

OFFICE SPACE FOR LEASE

305 W Washington Street, Brainerd, MN 56401

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | www.closeconverse.com

305 W Washington St, Brainerd, MN 56401

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End-Cap Office Space.

Join a well-positioned 5-tenant strip center at one of Brainerd's busiest intersections—the Walgreens stoplight along the Washington Street/Hwy 210 corridor. This end-cap office space offers 5 private offices, an open workspace and reception area. Enjoy excellent exposure, convenient access, and a prime opportunity to capture steady local and commuter traffic.



Address: 305 W Washington Street, Brainerd, MN 56401

Directions: From Hwy 210/371 intersection in Baxter - East on Washington Street (Hwy 210) - Property is the SE corner of Washington Street and NW 4th Street

Lot Size: 21,000 sq. ft. (0.48 Acres)

Lot Dimensions: 140' x 150'

Retail Center: 6,399 sq. ft. Total (5 Tenants)
Suite 305: 1,245 sq. ft. **AVAILABLE**
Suite 307: 1,245 sq. ft. (Faith Counseling & Wellness)
Suite 309: 1,245 sq. ft. (Nature's Massage)
Suite 311: 700 sq. ft. (Beyond Bella Aesthetics)
Suite 317: 1,600 sq. ft. (Collin W. Fritz & Assoc.)
Utility: 364 sq. ft.

Available Space:
Suite 305: 1,245 sq. ft.

Lease Rate:
Suite 305: \$10.00/sq. ft. Triple Net

Operating Expenses: \$5.50/sq. ft./Year

Continued on next page.

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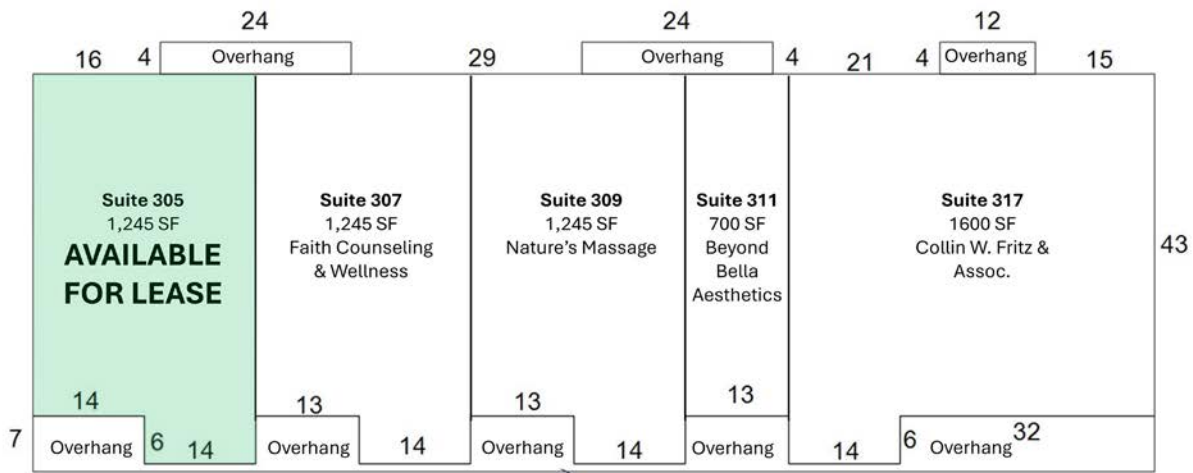
Features

Water & Sewer:	City
Heating:	Natural Gas Forced Air
Cooling:	Central Air - Electric Ground Units
Electric:	200 Amp, Single Phase
Lighting:	Fluorescent
Year Built:	1960
Construction:	Wood & Steel
Foundation:	Concrete
Roof:	Flat
Exterior:	Brick & Stucco
Ceiling Height:	7' to 9'
Bathrooms:	1
Parking:	30 Shared Paved Parking Spaces
Frontage:	140' on Washington Street and 150' on NW 4th Street
Zoning:	GC - General Commercial
PID#:	41040641
Legal Description:	Lots 8 & 9, Block 40, West Brainerd
Neighboring Businesses:	Nearby businesses include Corral Auto, Northridge Insurance Agency, AW Research Laboratories, Auto Value, Walgreens, Nail Studio, UPS Store, Wells Fargo, Wendy's, Caribou, Cricket, Pinecrest of Country Manor, Marco, Fancy Pants Chocolates, Subway, Dominos, Heartland Tire, McDonalds, Perkins, Tanner Motors, Planet Fitness, Westgate Mall, Dollar Tree, Lakes 12 Theater, Westport Center plus numerous others.

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Building Plan

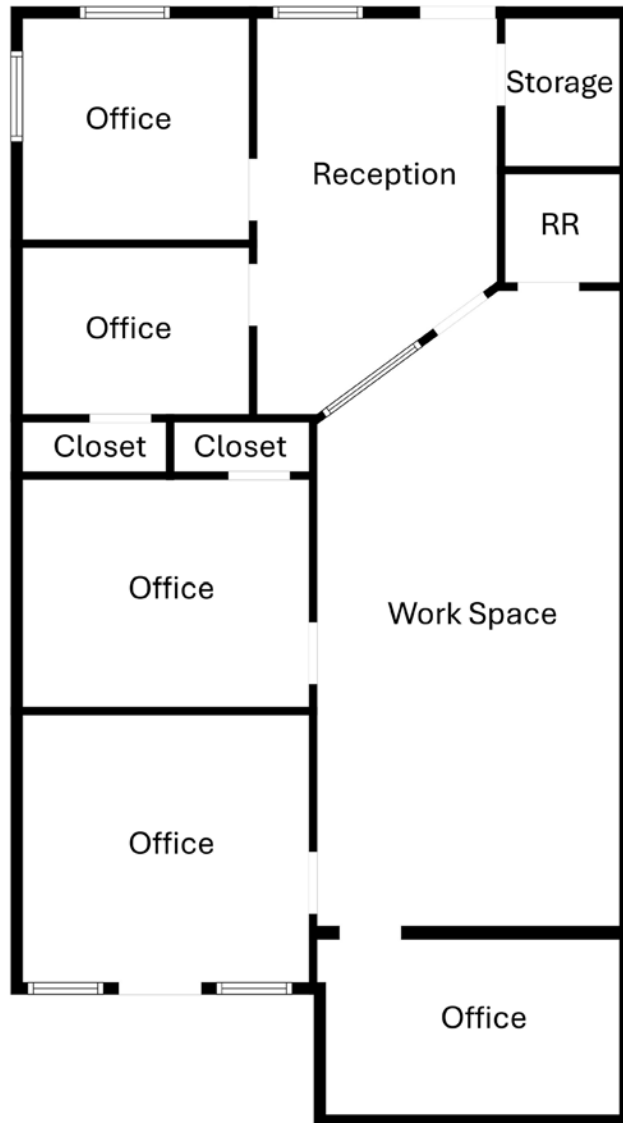


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Suite 305 **Floor Plan**



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Photos



Retail Center (North Side)



Retail Center (South Side)



Suite 305



Suite 305



Suite 305



Suite 305

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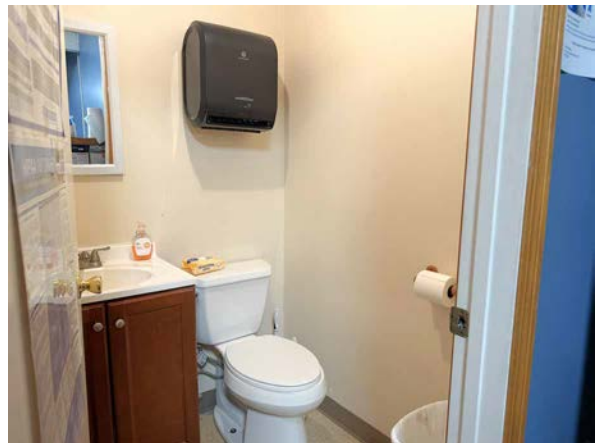
Suite 305



Suite 305



Suite 305



Suite 305

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Aerial Photo



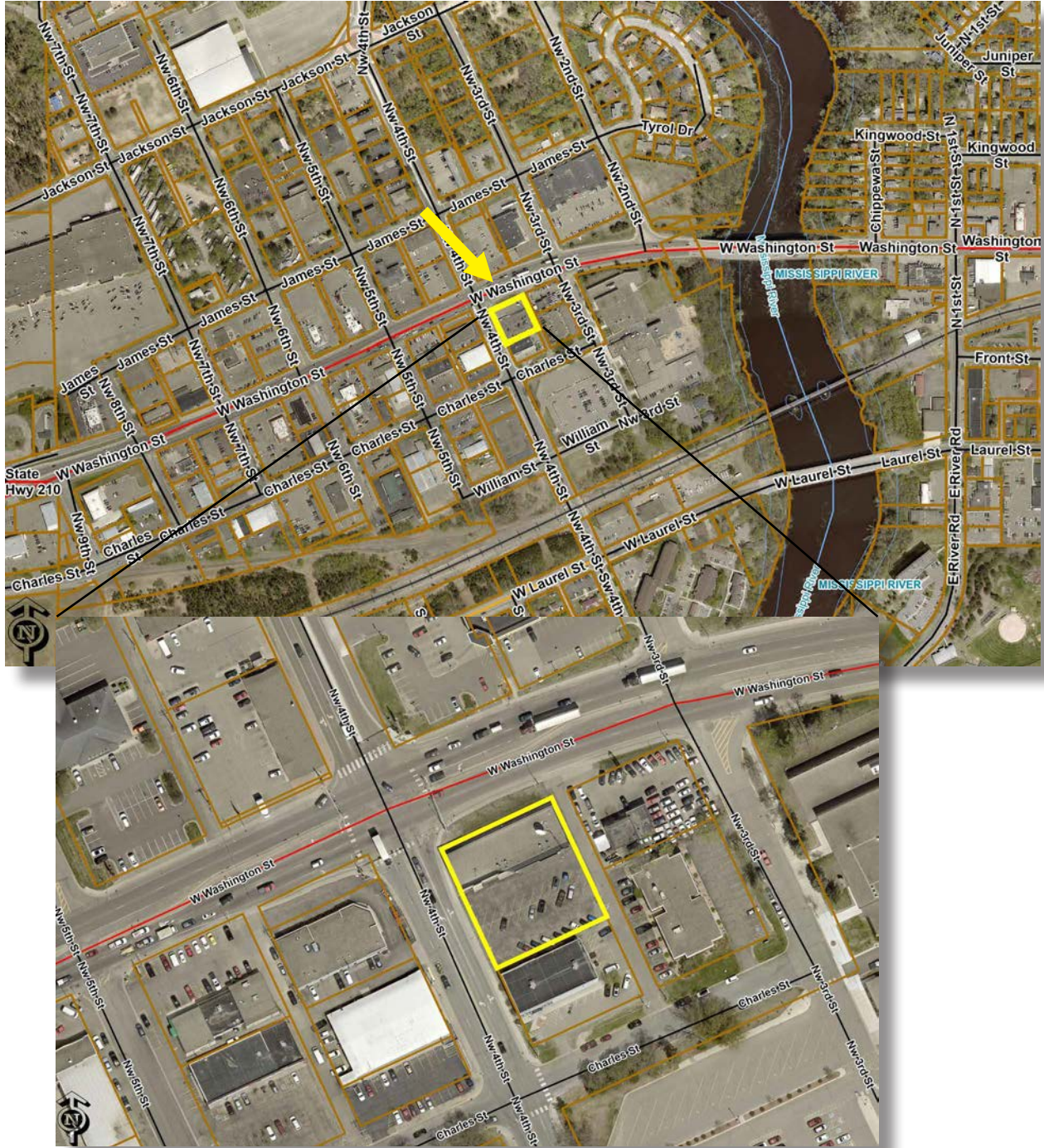
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Section Aerial

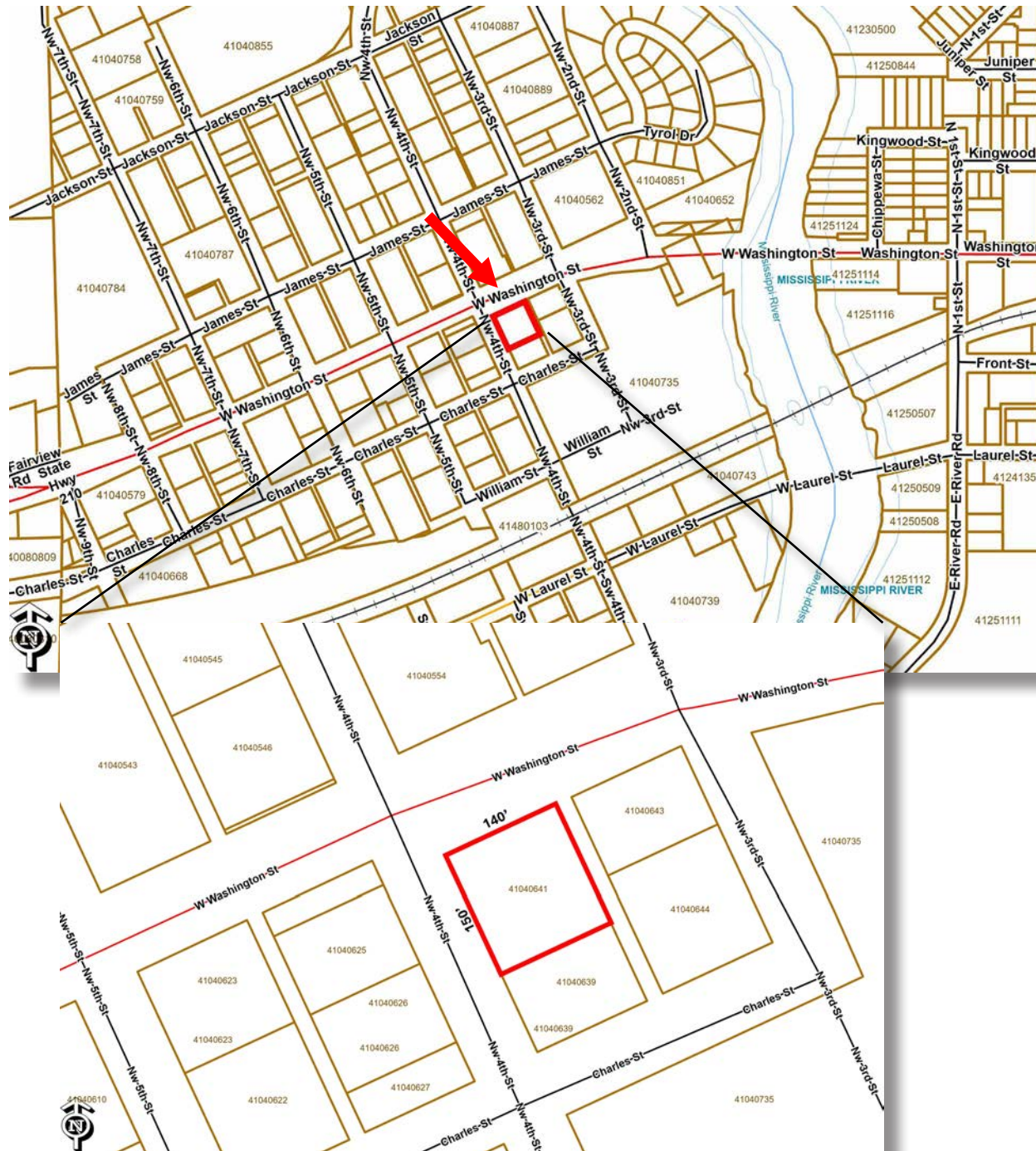


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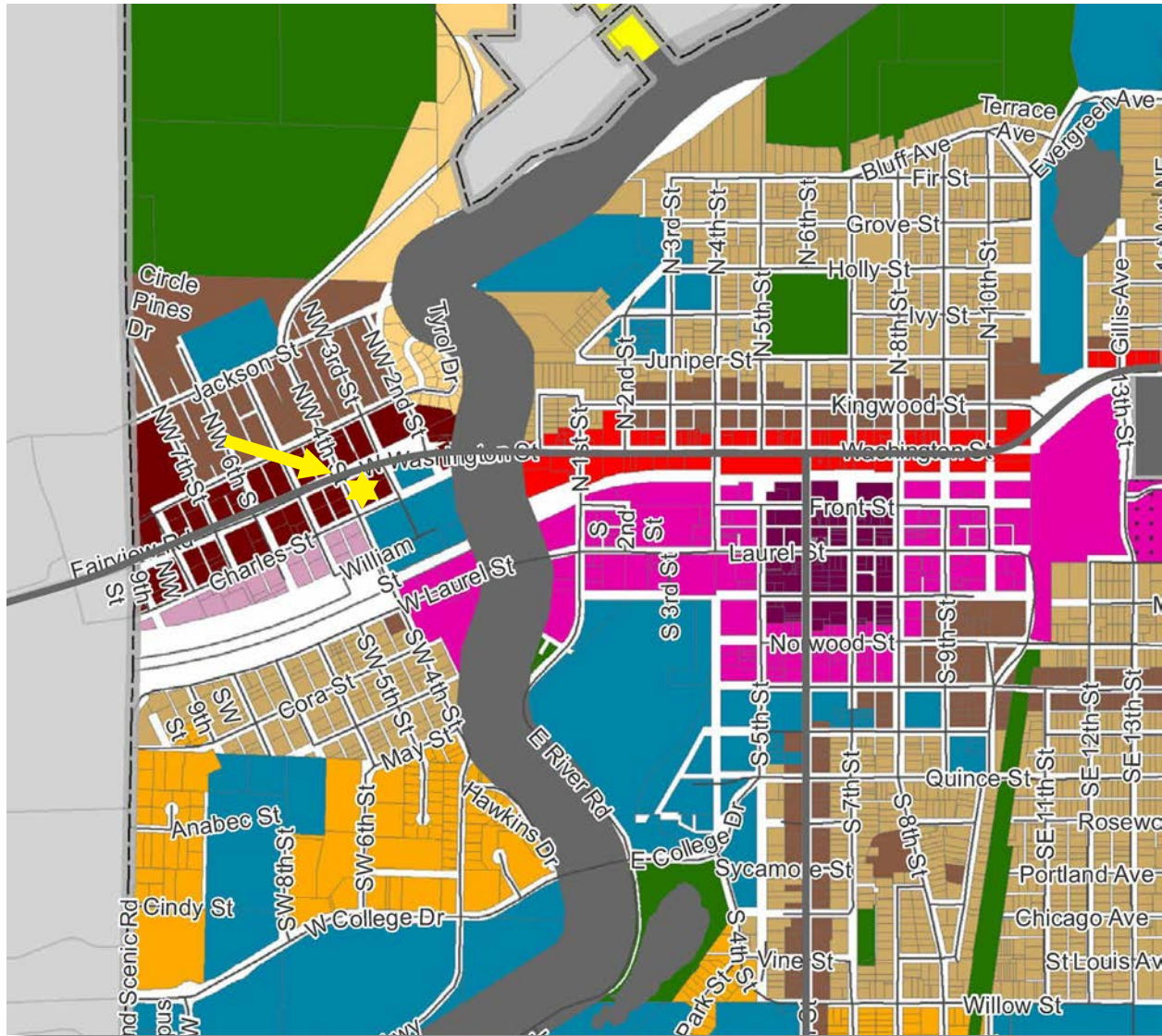
Section Map



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GC - General Commercial



Zoning Districts

Rural Living 1 (RL-1)	General Commercial (GC)	Main Street (MS)
Rural Living 2 (RL-2)	Commercial Corridor (CC)	Makers and Employment (ME)
Garden Living (GL)	Traditional Neighborhood 1 (TN-1)	General Industrial (GI)
Contemporary Neighborhood 1 (CN-1)	Traditional Neighborhood 2 (TN-2)	Public/Semi-Public (PSP)
Contemporary Neighborhood 2 (CN-2)	Town Center (TC)	Park (P)

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Counts from MNDOT

Traffic Counts

Traffic Counts: 24,865 (2023) on Washington St and 7,810 (2023) - 8,490 (2023) on 4th Street NW



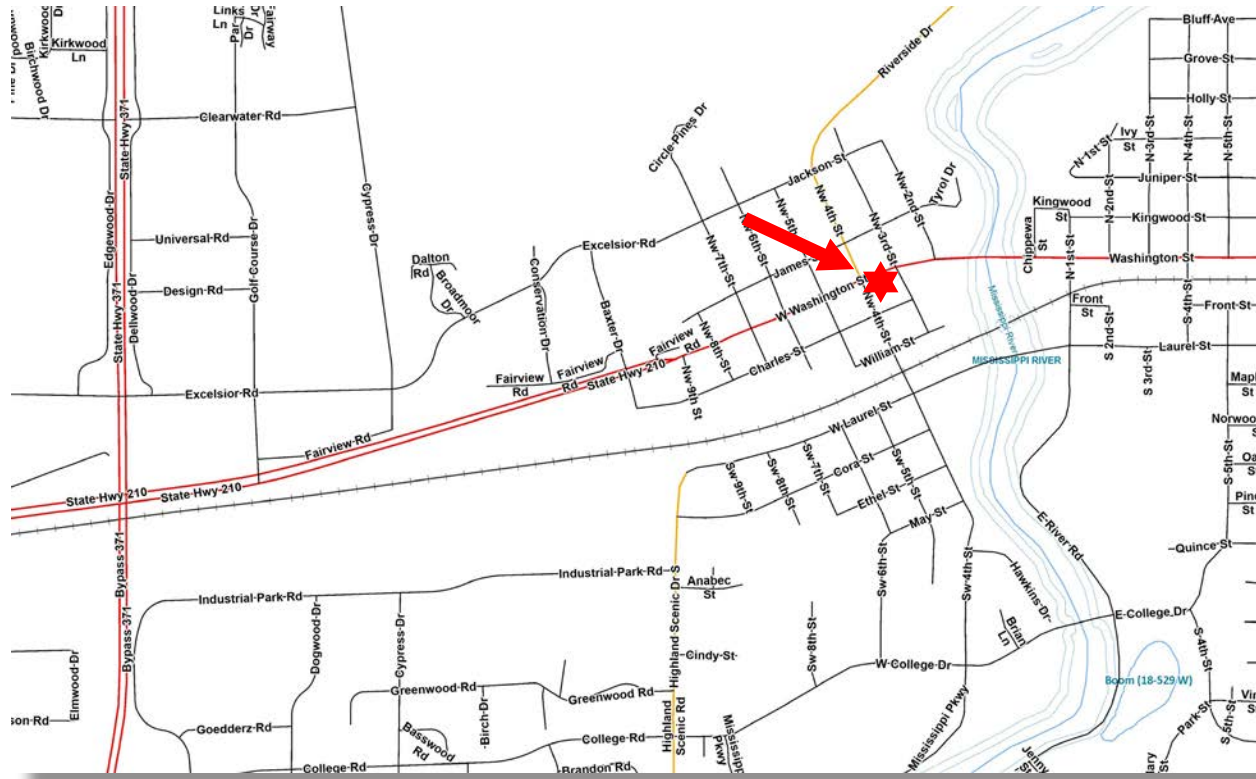
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Location Map



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Trade Area 2025 Population (Includes the following counties):

Crow Wing County	69,034
Cass County	31,987
Total Trade Area Population	101,021

2025 Population (by Zip Code):

Brainerd	32,366
Baxter	9,120

Estimated Summer Population:

Brainerd/Baxter	200,000+
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Projected Population Growth Change 2025-2030:

Crow Wing County	0.49%
Brainerd	0.52%
Baxter	1.15%

Households in 2025:

Crow Wing County	29,595
Brainerd	13,428
Baxter	3,700

2025 Median Household Income:

Crow Wing County	\$79,236
Brainerd	\$75,710
Baxter	\$79,528

Leading Employers in Crow Wing County in 2025:

- Essentia Health
- Cuyuna Regional Medical Center
- Brainerd School District
- Grandview Lodge
- Breezy Point Resort
- Ascensus
- Clow Stamping
- Crow Wing County
- Madden’s Resort
- Cragun’s Resort
- Walmart
- Ruttgers Bay Lake Resort
- Super One (3 Stores)
- Central lakes College
- Anderson Brothers Construction
- Pequot Lakes School District
- Mills Automotive
- Bang Printing
- City of Brainerd
- Costco
- Bethany Good Samaritan
- Woodland Good Samaritan
- Crosby Ironton School District
- Minnesota Care

Leading Employers Cont.:

- Landis + Gyr
- Northstar Plating
- Nortech Systems
- Lindar
- Avantech
- Reichert Bus
- Lexington
- Growth Zone
- CTC
- Stern Companies
- MNDOT
- MNDNR
- TDS
- Graphic Packaging
- Crow Wing Power

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Thank You

Thank you for considering this Close - Converse opportunity

Close Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with
 3. consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This
 4. is **not a contract. This is an agency disclosure form only. If you desire representation you must enter into a**
 5. **written contract, according to state law** (a listing contract or a buyer/tenant representation contract). Until such time
 6. as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive
 7. any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see
 8. paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options.**
 10. **I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the**
 11. **broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____
 (Signature) (Date) (Signature) (Date)

14. **i. Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker,
 15. represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to
 16. the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer
 17. material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and
 18. significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to
 19. rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the
 20. Seller/Landlord, they must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information
 21. disclosed to them, except confidential information acquired in a facilitator relationship (see paragraph IV on page
 22. two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the
 23. broker or salesperson.

24. **ii. Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent
 25. and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord,
 26. even if they are being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the
 27. Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts
 28. as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect
 29. the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)
 30. If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, they
 31. must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to them,
 32. except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In
 33. that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or
 34. salesperson.

35. **iii. Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one
 36. broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same
 37. broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and
 38. means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This
 39. role limits the level of representation the broker and salesperson can provide, and prohibits them from acting
 40. exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing
 41. a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose
 42. specific information about them. Other information will be shared. Dual agents may not advocate for one party
 43. to the detriment of the other.⁽²⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary
 45. duties described below.⁽²⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd.
 46. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the
 47. property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. **IV. Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but
 49. does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual
 50. Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY**
 51. **DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A**
 52. **WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of
 53. confidentiality to the party but owes no other duty to the party except those duties required by law or contained in
 54. a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/
 55. Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson
 56. must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or
 57. salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented
 58. by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's
 59. Broker (see paragraph II on page one (1)).
 60.

61. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by
 62. one to four families as their residence.

63. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
 64. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
 65. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
 66. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge
 67. which might reasonably affect the client(s)' use and enjoyment of the property.
 68. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific
 69. information (such as disclosure of material facts to Buyers).
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

72. ⁽³⁾ If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the
 73. opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/
 74. Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to
 75. purchase/lease properties listed by the broker.

76. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender
 77. registry and persons registered with the predatory offender registry under MN Statute 243.166 may be
 78. obtained by contacting the local law enforcement offices in the community where the property is located,
 79. or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at
 80. <https://coms.doc.state.mn.us/publicreglstrantsearch>

MNAGCYDISC-2 (8/25)

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Contact

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Agents

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