

2941

WINNERS CIRCLE DRIVE

Shakopee, MN 55379

1,000–4,080 SF OFFICE FOR LEASE IN CANTERBURY PARK



Colliers

PROPERTY OVERVIEW

WORK IN THE CENTER OF IT ALL

Be among the first to establish your business in this **brand-new office** building featuring a striking atrium entrance and modern common areas. With 1,000–4,080 SF available, this flexible space is ideal for companies seeking a fresh, professional setting tailored to their needs.

Located within the dynamic **Winners Circle Development**, tenants will enjoy unmatched convenience and energy with a mix of award-winning dining, retail, entertainment, housing and hospitality options just steps away. From on-site restaurants to the excitement of Canterbury Park Racetrack and upcoming amenities—including a new 19,000 capacity amphitheater set to be one of the largest in the Midwest Region when it opens in summer 2026—everything you need to attract clients and support employees is right at your doorstep.

This is a unique opportunity to position your business in a **vibrant, fast-growing destination** in the southwest metro.

ADDRESS	2941 Winners Circle Drive, Shakopee, MN 55379
BUILDING SIZE	28,621 SF
AVAILABLE FOR LEASE	Suite 120: 4,080 SF (Divisible to 1,000 SF)
AVAILABILITY DATE	Upon Completion of Tenant Improvements
YEAR BUILT	2025
PARKING	73 Spaces
NET RENTAL RATES	\$22.50/sf
EST. CAM & TAX	*2027 - \$11.14/sf
TRAFFIC COUNTS	4,000 Vehicles Per Day

2025 DEMOGRAPHICS



43,004

Estimated Population



43,551

Daytime Population
(23.5K Workers | 20K Residents)



\$129,961

Average Household
Income



14,910

Households





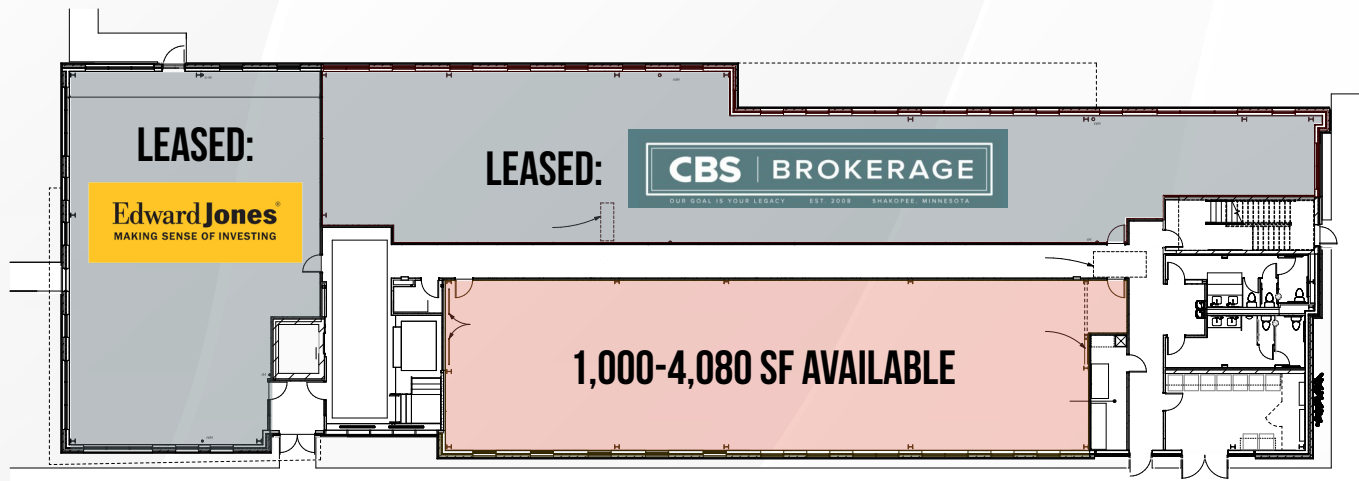
MAIN LOBBY WITH ATRIUM



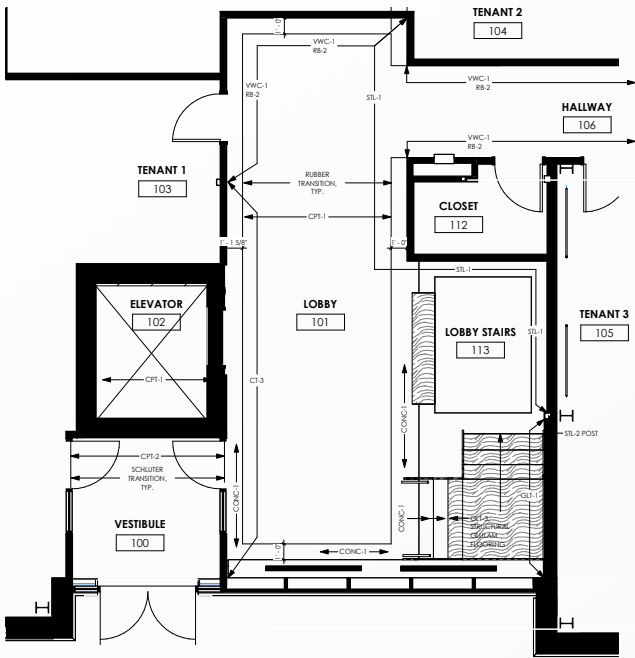
CLICK OR SCAN QR CODE FOR
PROPERTY VIDEO!

FLOOR PLANS

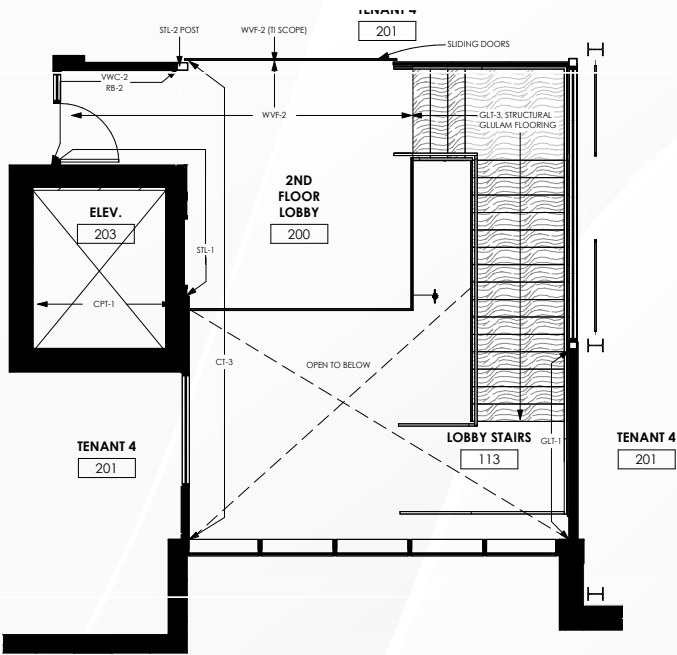
FIRST FLOOR



LOBBY – FIRST FLOOR



LOBBY – SECOND FLOOR

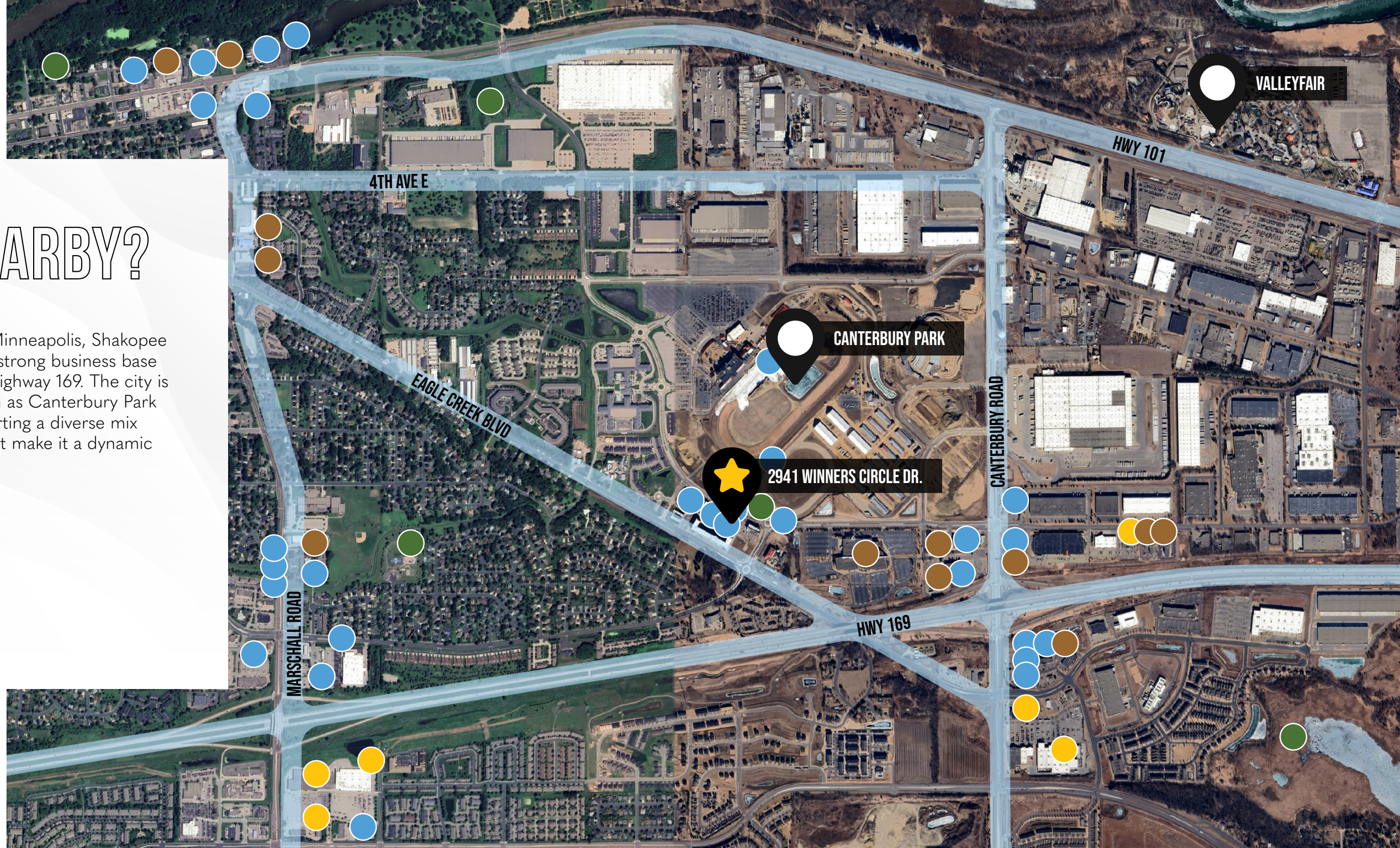


WHAT'S NEARBY?

GROWING SHAKOPEE

Just 25 minutes southwest of Minneapolis, Shakopee is a growing community with a strong business base and excellent accessibility via Highway 169. The city is home to major attractions such as Canterbury Park and Valleyfair, while also supporting a diverse mix of employers and amenities that make it a dynamic place to live and work.

-  Restaurants
-  Shopping
-  Parks
-  Hotels



CANTERBURY COMMONS

Canterbury Commons is the premier mixed-use development in the Minneapolis–St. Paul Southwest Metro. Adjacent to Canterbury Park, this emerging community is designed for a modern era, offering unique spaces to live, stay, work, and play—bringing new energy and opportunity to Shakopee. Additional development opportunities available.

- | | | | | | |
|---|----------------------------|----|--------------------------|----|-------------------------|
| 1 | Triple Crown Residences | 7 | Discover Strength | 13 | Practice Track Facility |
| 2 | Development Opportunity | 8 | OG Zaza | 14 | Greystone Construction |
| 3 | Badger Hill Brewing | 9 | Mr. Pig's Smokery | 15 | Development Opportunity |
| 4 | Bravi's | 10 | OMRY Apartments | | |
| 5 | Next Steps Learning Center | 11 | Danny's Construction | | |
| 6 | Boardwalk Kitchen & Bar | 12 | Ampitheater (Opens 2026) | | |



WINNERS CIRCLE DEVELOPMENT



BRAVI'S



DANNY'S CONSTRUCTION



GREYSTONE CONSTRUCTION



BOARDWALK KITCHEN & BAR



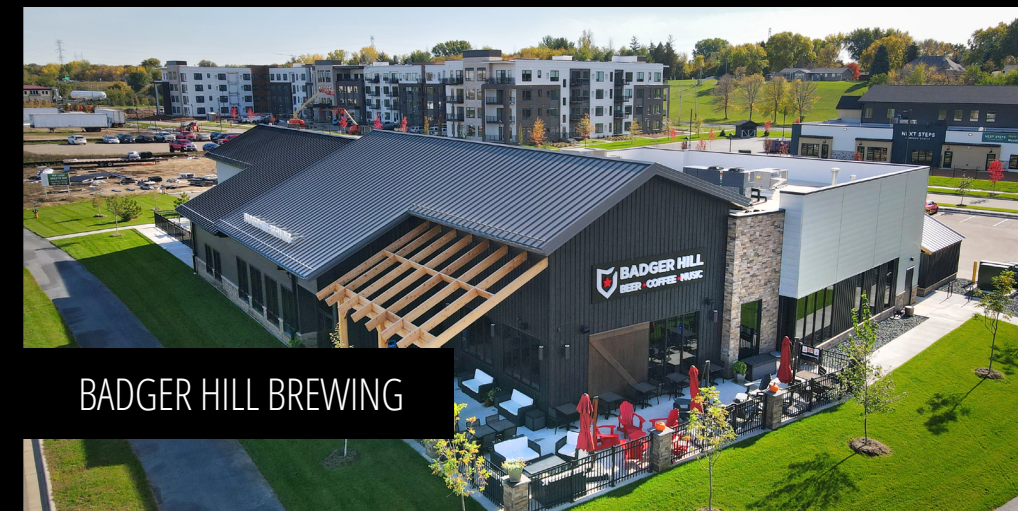
OMRY APTS



DISCOVER STRENGTH, OG ZAZA, MR. PIG'S SMOKERY



NEXT STEPS
LEARNING CENTER



BADGER HILL BREWING



BADGER HILL BREWING



BOARDWALK KITCHEN & BAR





BRAVI'S

OG ZAZA

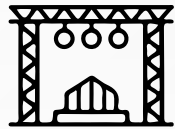
MYSTIC LAKE AMPITHEATER

COMING 2026

The Mystic Lake Amphitheater, a state-of-the-art outdoor venue with a 19,000-seat capacity, will debut in the summer of 2026 as a key part of the Canterbury Commons development in Shakopee. Managed by Live Nation, the venue will offer 30-45 live performances each season, complete with premium suites and expansive lawn seating. Its arrival is expected to provide a substantial economic boost to the surrounding community.



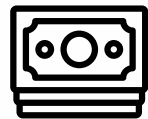
19,000
Seat Capacity



30-45
Shows Per Season



LUXURY SUITES
And Lawn Seating



ECONOMIC GROWTH
For the Local Area



2941

WINNERS CIRCLE DRIVE

Shakopee, MN 55379



CONTACT US

RYAN KRZMARZICK

Executive Vice President

+1 952 897 7746

Ryan.Krzmarzick@colliers.com

ANSEL COOK

Associate

+1 952 897 7894

Ansel.Cook@colliers.com

[Colliers.com](https://www.colliers.com)

1600 Utica Ave S, Suite 300

St. Louis Park, MN 55416