

SECOND STORY

private event +
studio venue



Makayla Rae + Sarah Kay
@ *Thyme on Main Co.*





Second Story is the premier small-event, open-space concept with an elevated experience.

Centrally located in downtown Waseca, Minnesota, this minimally designed space with an influx of natural light surrounding is within walking distance to everything Waseca has to offer.

Just over 2,500 square feet, *Second Story* offers modern + bold indoor space meets rooftop experience.

From celebrating all of life's special events to photo shoots and workshops, offsite

relax.
celebrate.
stay

company retreats and full overnight stay experiences, *Second Story* provides the perfect blank canvas for your next occasion.

The *Second Story* story begins in the early 1900's.

In 1910, the building housed a dry goods store.

By 1920, the occupants were a clothing, boots and shoes store, becoming *Leuthold's Clothing and Shoes* during the Depression.

Some variation of this continued (including *Street Clair & Kastelle* from 1956 until the 1980s)....

Until 2007 when it became *The Workout Center*.

The building was sold to *Thyme on Main* in March of 2023.

Second Story represents the second building in the *Thyme on Main* portfolio. (100 State St. N was the first.)

The historical building has already brought so much joy to Waseca since the 19th century; now the *Second Story* begins.

Finally, in the literal sense, it's on the *Second Story* of the building.

It is our greatest hope that everyone who has the chance to enjoy all that *Second Story* has to offer feels the same amount of joy and inspiration as we did creating it.



BEST FOR

S

SHOWERS

Bridal shower, baby shower

W

WEDDING EVENTS

Groom's dinner, private + intimate wedding + receptions, wedding night suite, engagement party

P

PARTIES

Graduation, birthdays, retirement + everything else life offers to celebrate

F

FAMILY

anniversaries, reunions, celebration of life, gender reveal

C

COMPANY

Corporate meetings, presentations, trainings + events, banquets

M

MISCELLANEOUS

Class reunions, pop-up shops, workshops + classes, dinner parties + private cocktail events, wellness retreats, escape room, girl's night out, film + photoshoots

WHAT IS THIS SPACE?

PRIVATE EVENT VENUE

With over 2,500 square feet of indoor + outdoor space, *Second Story* offers a unique charm for private events.

Best for a guest list of up to 50 people.



STUDIO SPACE

Whether you're a photographer, videographer, or any other creative, *Second Story* provides ample opportunities for letting creativity run wild.

OPEN-CONCEPT STAY

Second Story is not just a place to stay for a few hours. It is also built for up to 12 people to comfortably stay for a day, week, or weeks at a time.



[contact us](#)

sarahkay@thymeonmain.com

thymeonmain.com

WHAT'S INCLUDED

AMENITIES: INDOORS

- Natural light flowing through the entire indoor space
- Versatile + flexible hard seating accommodations at our custom table
 - hard seating
 - soft seating
- 2 private restrooms (1 full bath; 1 half-bath)
- Large kitchen available to prep and store food
- Ability to close off the living space for a more private room environment
- Sleeps 11 - 12 people comfortably
 - 2 queen-sized Murphy Beds
 - 1 XL queen pull out sofa
 - 2 queen-sized air mattresses
 - 1 soft sleeping cubby (dimensions: 70" x 24")
- Bose bluetooth speaker
- Smart TV for streaming and projecting
- Free parking
- Free wifi access

WHAT'S INCLUDED

AMENITIES: OUTDOORS

- Roughly 1,000 sq ft rooftop access
- Flexible seating options
- Speaker system with microphone available

** When planning your event, we will have renderings with the different options for setups you can choose from.



Experiences over things.
People over possessions.

Time over tangibles.

RATES

FULL DAY / HOURLY

FULL DAY (UP TO 8 HOURS)	\$ 600
HALF DAY (UP TO 5 HOURS)	\$ 500
HOURLY RATE (2-HOUR MINIMUM)	\$ 150/HR

*FULL DAY / HOURLY ONLY AVAILABLE ON
SUNDAY - WEDNESDAY*

*** ADDITIONAL HOURS: \$100/HOUR*

OVERNIGHT EXPERIENCES

1 NIGHT STAY: SUNDAY - TUESDAY	\$ 650
2 NIGHT STAY: SUNDAY - TUESDAY	\$ 1100
2 NIGHT STAY: THURSDAY - SATURDAY	\$ 2000
1-WEEK SPACE TAKEOVER (6 NIGHT STAY)	\$ 5000

***WE HAVE A 2-NIGHT RESERVATION MINIMUM FOR ALL
THURSDAY - SATURDAY ARRIVALS.***

**CHECK IN TIME: 3PM
CHECK OUT TIME: 11AM**



Catering Options

Because we also own *Refinery 507*, we are able to provide food for your event. Inquire within for more information.

Drinks

The *Refinery 507* can also accommodate any needs for cocktails, mocktails, beer, wine, and other spirits.

Extra spaces

Should you need extra spaces for your event and/or guests to stay, we have several more within just footsteps of *Second Story*.

- *The Studio*
- *The Event*
- *The Smith's Room* (2-bedroom AirBnB suite)
- *The Miller's Room* (1-bedroom AirBnB suite)
- *The Jones' Room* (studio-style AirBnB suite)



[contact us](#)

sarahkay@thymeonmain.com

thymeonmain.com

FAQ

EVERYTHING YOU WANT TO KNOW.

WHERE EXACTLY IS THIS LOCATED?

102 State St. N
Waseca, MN 56093
(on the second floor)

IS THIS WITHIN WALKING DISTANCE TO MY WEDDING VENUE, *THE MILL*?

Yes! We are only a couple blocks walking distance to *The Mill*. We are also only a couple blocks from *Starfire Event Center*.

IS THERE AN ELEVATOR?

No. There is no elevator.

HOW MANY STAIRS ARE THERE TO GET TO THE SECOND STORY?

There are exactly 24 steps to get to *Second Story*.

FAQ, CONT.

CAN I BRING IN MY OWN FOOD/CATERER?

Yes. As of right now, we allow your own food and caterer of choice to join you.

CAN I BRING IN MY OWN ALCOHOL?

If you are staying the night with us, you are allowed to bring in your own alcohol. Otherwise, The Refinery 507 must supply any alcoholic beverages due to our liquor and catering license.

DO YOU HAVE A DEPOSIT FEE?

No, since full payment is due upon booking.

WHEN IS MY PAYMENT FOR THE SPACE RENTAL DUE?

Your full payment is due upon booking.

FAQ, CONT.

WHAT IS YOUR CANCELLATION POLICY?

We offer a full refund for up to 45 days before your event / check in. There is a 50% refund for 16-44 days prior to the event. No refunds 0 - 15 days prior to the event.

IS THE SPACE HANDICAP ACCESSIBLE?

Unfortunately, it is not. In order to access the space, you'll need to walk up a set of stairs.

WHAT ARE THE HOURS IT'S AVAILABLE?

This space is available for rent 24/7, 365 days a year.

HOW MANY PEOPLE CAN SECOND STORY COMFORTABLY HOST?

49

FAQ, CONT.

HOW MANY PEOPLE CAN THE SPACE SLEEP?

Second Story can comfortably sleep 11 - 12 people. (There is, however, plenty of room for more if you want to use couches and/or bring additional sleeping bags/mattresses.)

HOW MANY BATHROOMS ARE THERE?

There are 2 bathrooms; a full bathroom(walk in shower with linens) and half bathroom.

IS SMOKING AND VAPING ALLOWED?

It is not allowed on the inside of *Second Story*.

CAN WE MOVE THE FURNITURE?

No. Please do not, as it scratches the floor. With special arrangements prior to your event, we may be able to accommadote your needs.

FAQ, CONT.

WHAT IS YOUR CLEANING POLICY?

- All garbage must be taken out. We have a dumpster in the back of the building that you are free to use for any garbage accumulated from your time in the space
- Ensure all dishes are washed
- Make sure all furniture is in the same place as when you arrived
- Please turn the heat down to 68 degrees (September 1 – April 1); heat should be turned up to 75 degrees (April 2 – August 31).
- All lights must be turned off, and curtains + external doors closed
- Upon leaving the space, please send us an email (sarahkay@thymeonmain.com) so we can notify our cleaners immediately
- (Overnight stays) Gather bedding, towels, and linens and leave them in a pile on the floor

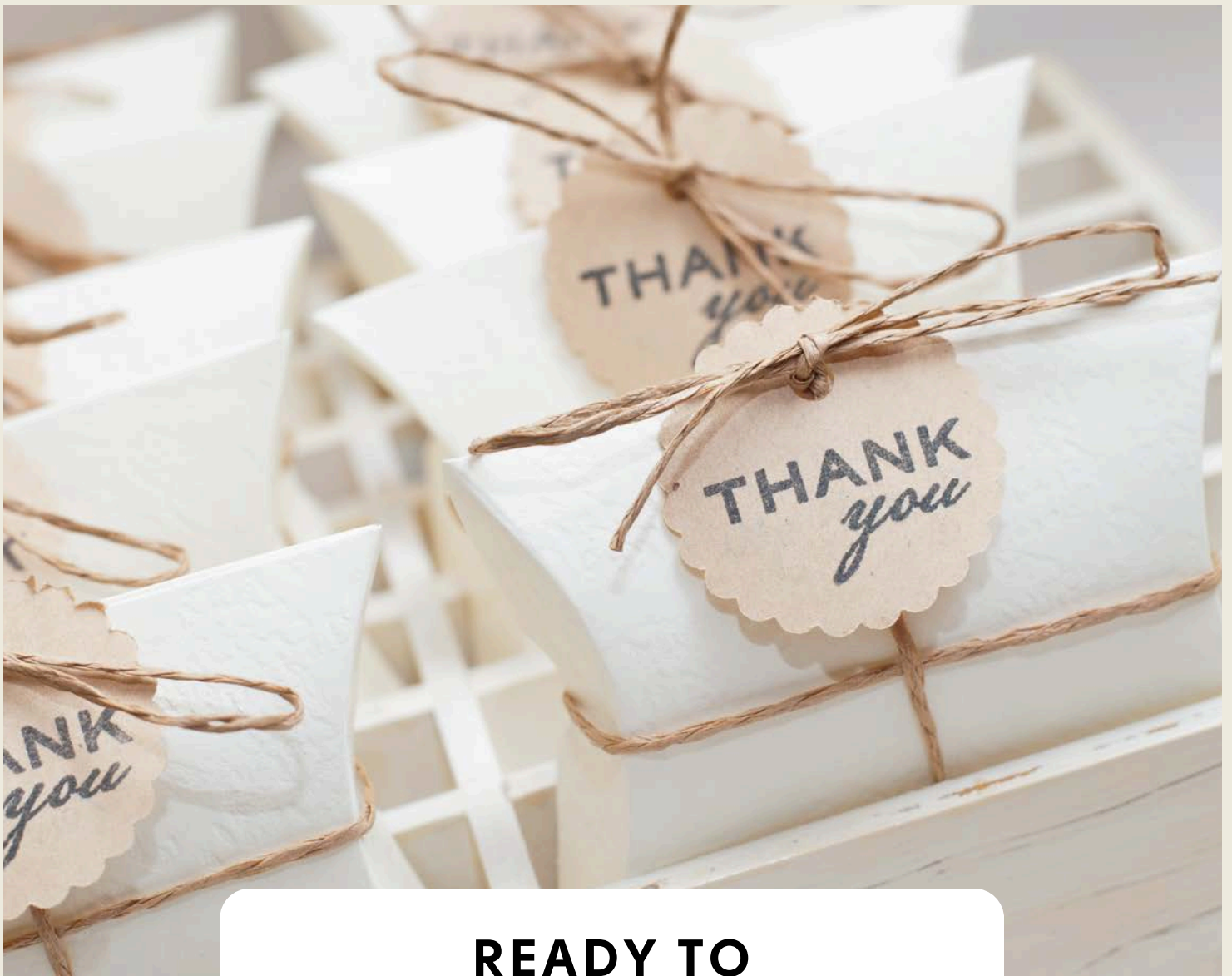
FAQ, CONT.

WHAT IF I STILL HAVE MORE QUESTIONS?

Great! We have answers. Please email Sarah at sarahkay@thymeonmain.com

I'M READY TO BOOK! WHAT'S NEXT?

- **Step 1:** Fill out our booking form: <https://www.thymeonmain.com/reserve-second-story> (You'll find this at **thymeonmain.com** > **Second Story** > click on **"I want to inquire about renting 'Second Story.'"**)
- **Step 2:** We will respond to your request within 48 hours.



READY TO

BOOK THE SPACE?

Contact us today to get started!

Sarah Kay Hoffman

SARAHKAY@THYMEONMAIN.COM

IF YOU'RE STILL IN THE EXPLORATION PHASE OR WANT TO VIEW ALL OUR SPACES, YOU CAN VISIT OUR WEBSITE AT [THYMEONMAIN.COM](https://www.thymeonmain.com)