

Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343



Building Size
66,133 sq ft

Year Built
1985

Space Available
3,394 RSF

Rate
\$14.00/RSF

2020 OPEX & RE Taxes
\$9.81/RSF

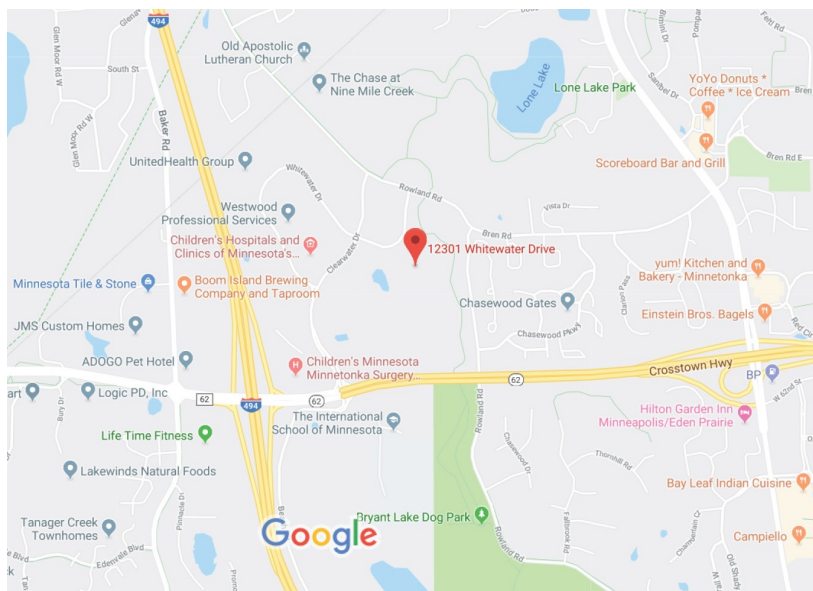
Operating Expenses
\$7.25/RSF

RE Taxes
\$2.56/RSF



- Controlled access entry system
- Fitness center and training room
- Atrium, vending, and central seating area
- Scenic views of tranquil surroundings
- Lots of natural light
- Outdoor patio
- Ample parking
- Redundant power
- Touch screen building directory
- Near restaurants, hotels, Caribou Coffee, & Starbucks

Immediate access to I-494 & HWY 62



Contact Broker: Jeff Houg

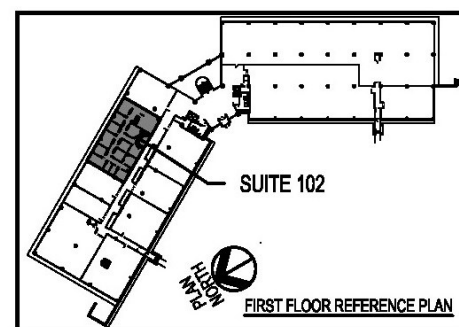
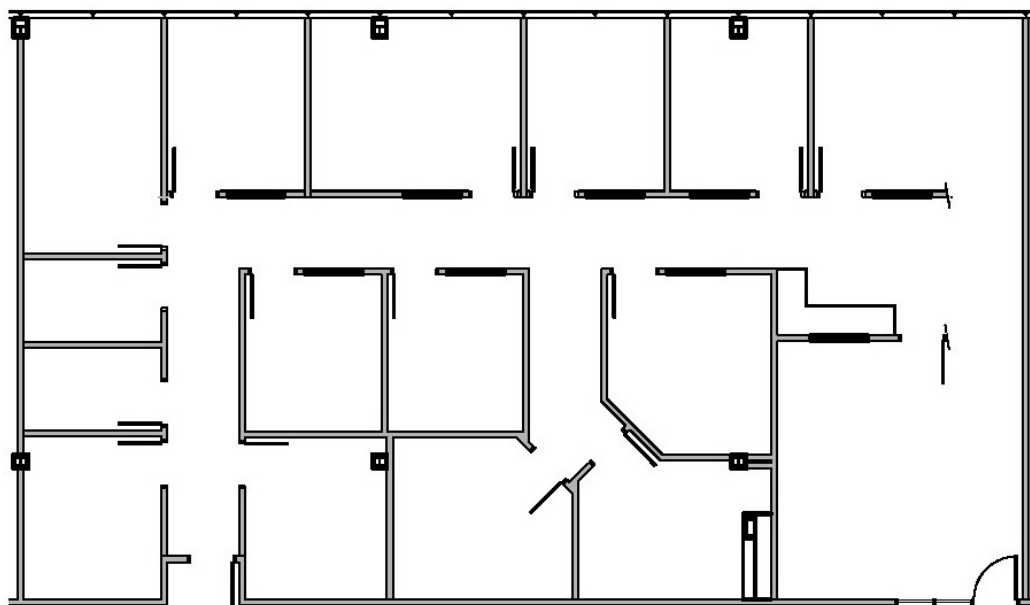
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Suite 102 - 3,394 RSF



NEW ENTRANCE SYSTEM
LOCATION TO BE VERIFIED
WITH TENANT LAYOUT

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