

Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343



- ◆ Immediate access to I-494 and Hwy 62.
Easy access to Hwy 169.
- ◆ Lots of natural light
- ◆ Scenic views of tranquil surroundings
- ◆ Outdoor patio
- ◆ Training room
- ◆ Fitness center
- ◆ Atrium, vending, and central seating area
- ◆ Ample parking
- ◆ Controlled access entry system
- ◆ Touch screen building directory
- ◆ Redundant power
- ◆ Near restaurants, hotels, Caribou Coffee, Starbucks, and Life Time Fitness
- ◆ Lone Lake Loop and Minnesota River Bluffs Regional Trail nearby

Building Size: 66,133 sq ft

Year Built: 1985

Space Available: 3,394 RSF

NNN Rate: \$14.00/RSF

2020 OPEX & RE Taxes: \$9.81/RSF

Operating Expenses: \$7.25/RSF

RE Taxes: \$2.56/RSF

Jeff Houg

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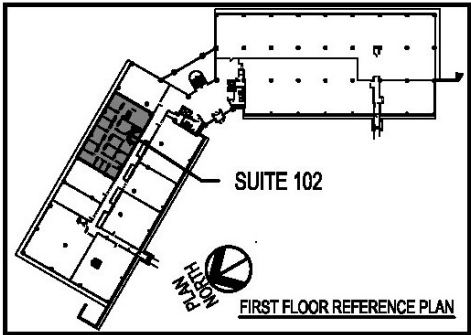
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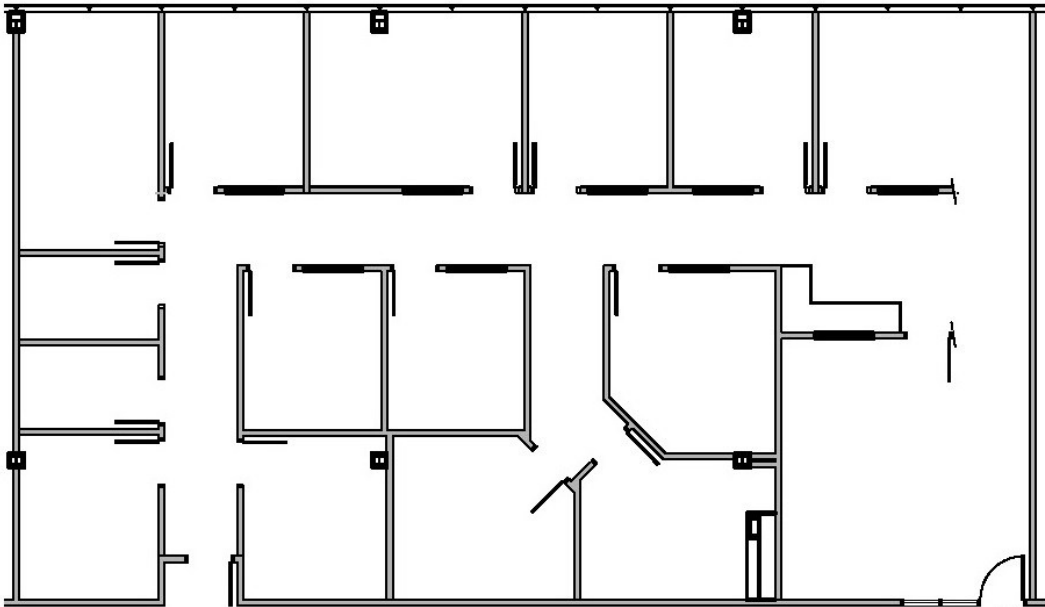
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Suite 102 - 3,394 RSF



NEW ENTRANCE SYSTEM
LOCATION TO BE VERIFIED
WITH TENANT LAYOUT