

Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343



OFFICE SPACE FOR LEASE

Space Available: 3,394 RSF

NNN Rate: \$14.00/RSF

2021 OPEX & RE Taxes: \$9.97/RSF

Operating Expenses: \$7.51/RSF

RE Taxes: \$2.46/RSF

- Controlled access entry system
- Touch screen building directory
- Lots of natural light
- Outdoor patio
- Training room
- Fitness center and shower
- Atrium with vending
- Redundant power

Close proximity to

- Restaurants
- Hotels
- Caribou Coffee
- Starbucks
- Life Time Fitness
- Lone Lake Loop
- Minnesota River Bluffs Regional Trail



Jeff Houg

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www.shcre.com



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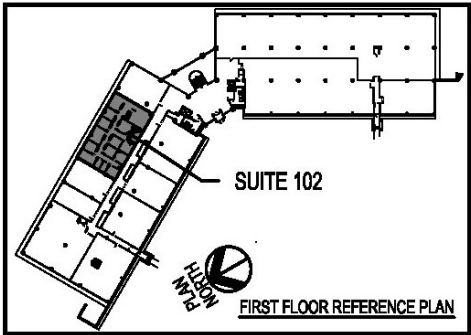
- * Immediate access to I-494 and Hwy 62. Easy access to Hwy 169.
- * Scenic views of tranquil surroundings
- * Ample parking



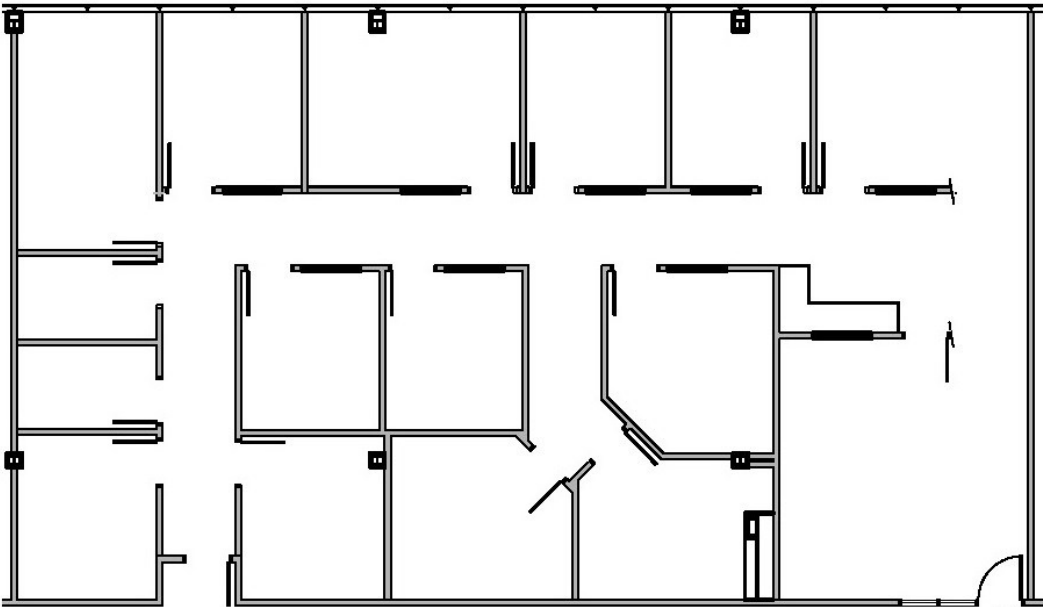
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NEW ENTRANCE SYSTEM
LOCATION TO BE VERIFIED
WITH TENANT LAYOUT