

Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343



OFFICE SPACE FOR LEASE

Space Available: 1,084 RSF

NNN Rate: \$15.00/RSF

2023 OPEX & RE Taxes: \$11.99/RSF

Operating Expenses: \$8.27/RSF

RE Taxes: \$3.72/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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- * Immediate access to I-494 and Hwy 62. Easy access to Hwy 169.
- * Scenic views of tranquil surroundings
- * Ample parking



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