

Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343



OFFICE SPACE FOR LEASE

Space Available: 1,888 - 7,392 RSF

NNN Rate: \$15.00/RSF

2024 OPEX & RE Taxes: \$12.81/RSF

Operating Expenses: \$8.76/RSF

RE Taxes: \$4.05/RSF

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

Close proximity to

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



Jeff Houg

D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

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



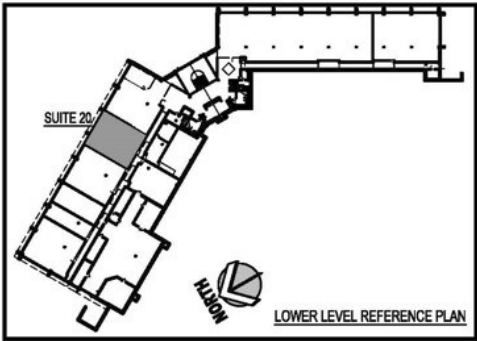
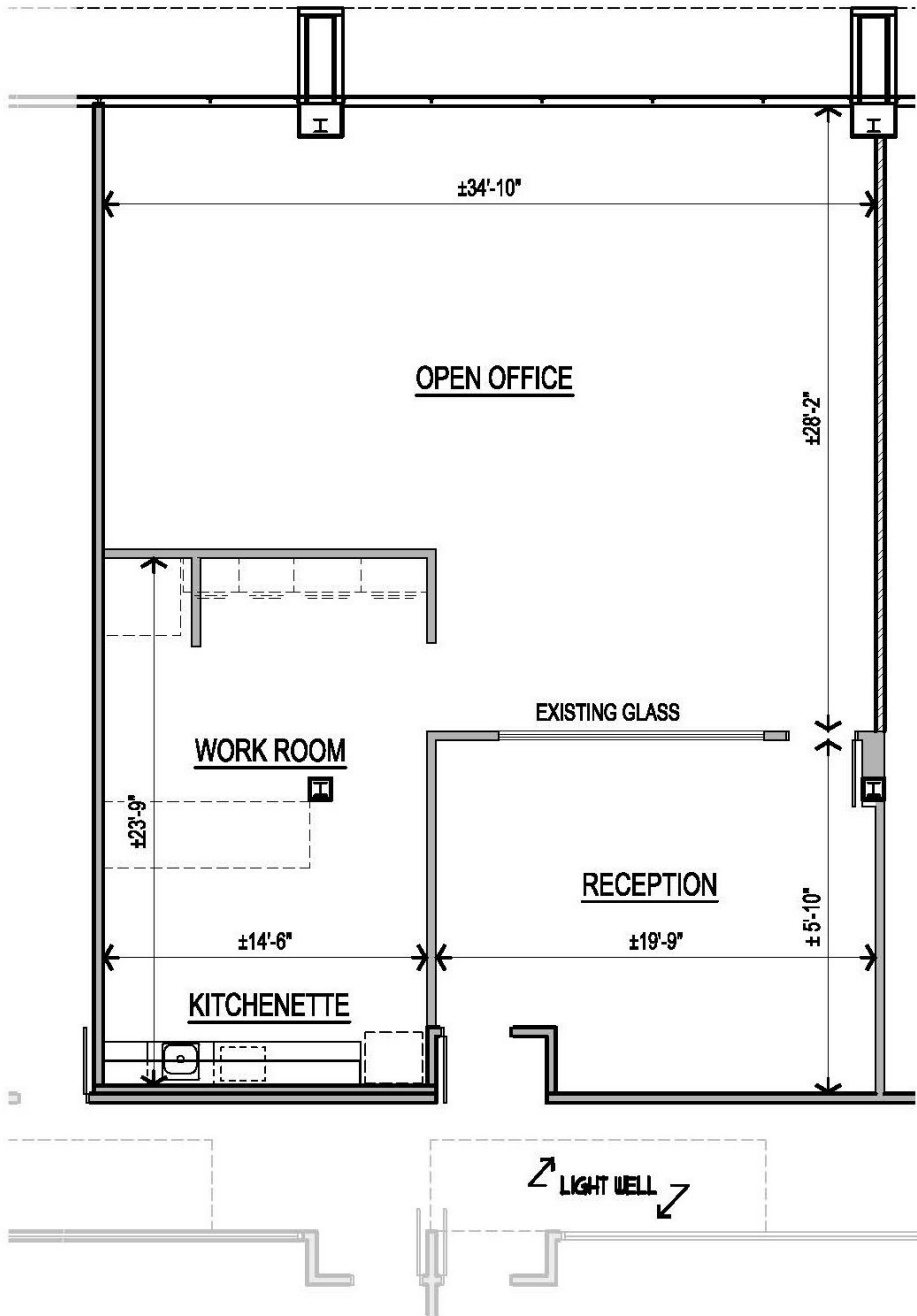
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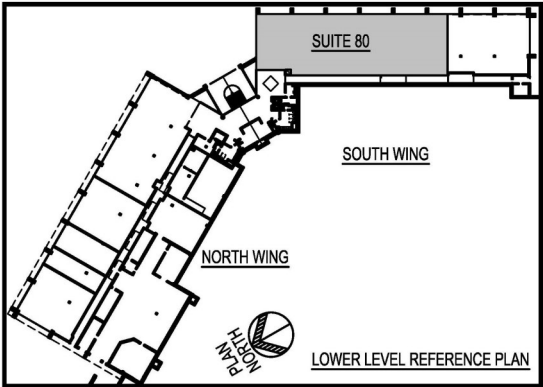
Suite 20 - 1,888 RSF



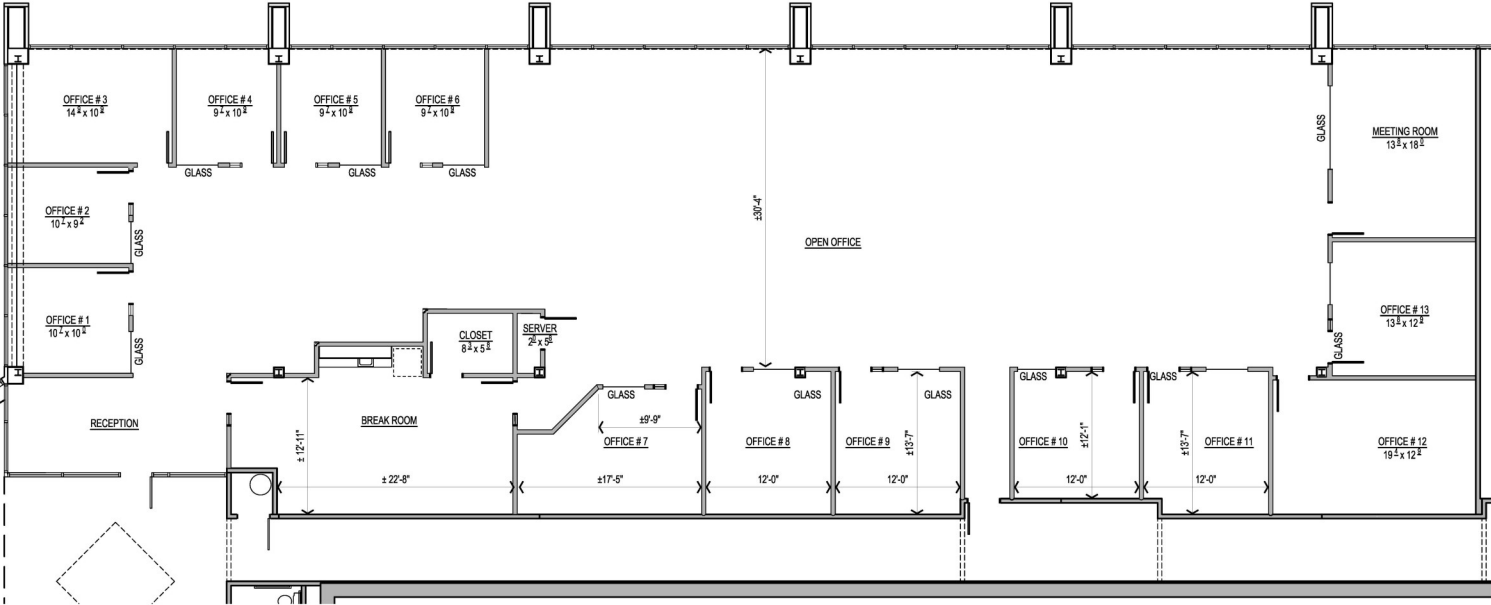
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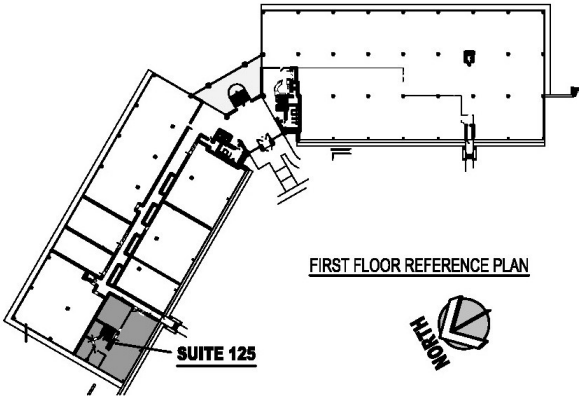
Available 12/1/2024
Suite 80 - 7,392 RSF



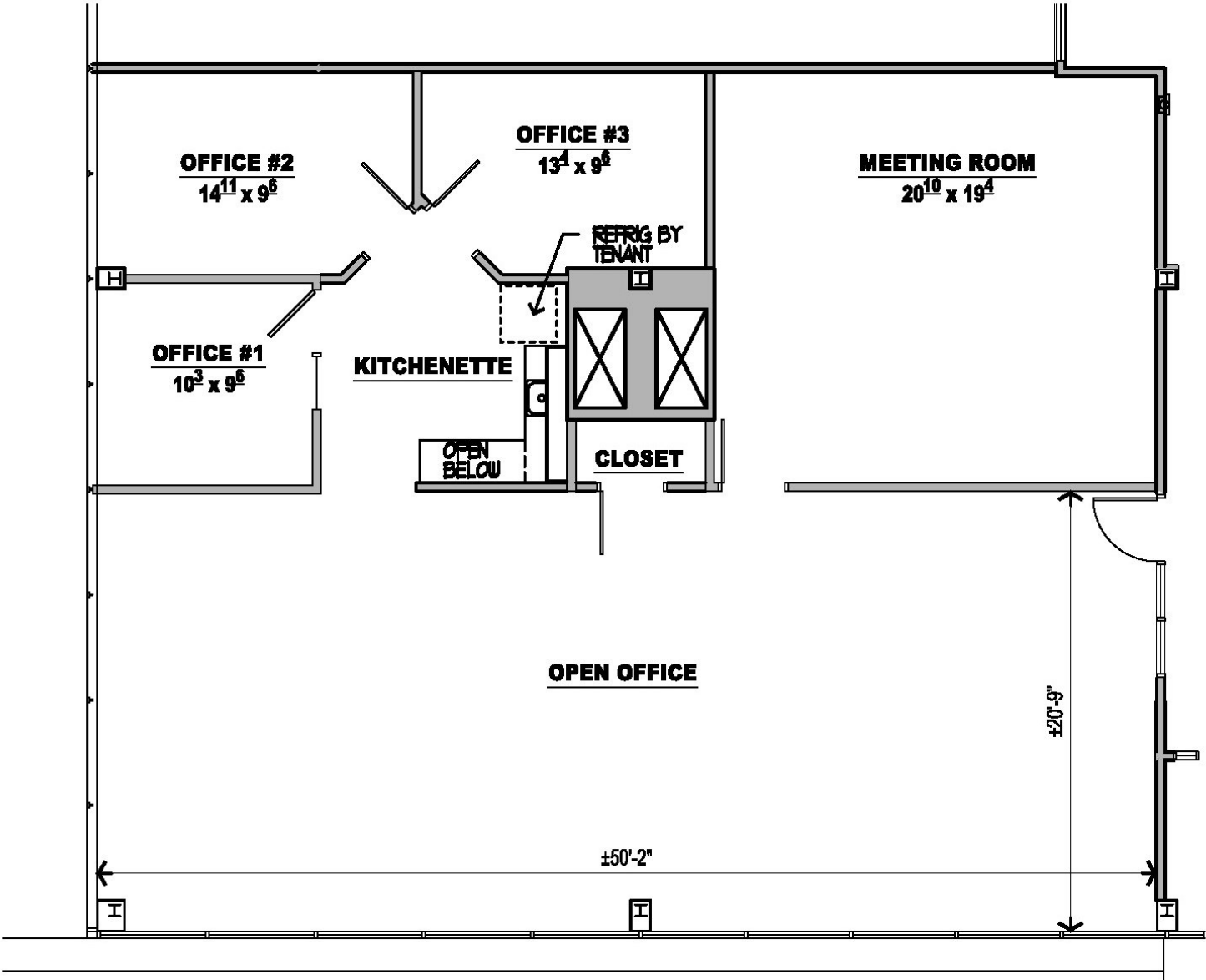
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Suite 125 - 2,420 RSF



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Available 3/1/2025
Suite 135 - 1,467 RSF

