

Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343



OFFICE SPACE FOR LEASE

Space Available: 1,467 - 8,933 RSF

NNN Rate: \$15.00/RSF

2025 OPEX & RE Taxes: \$12.82/RSF

Operating Expenses: \$8.78/RSF

RE Taxes: \$4.04/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

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



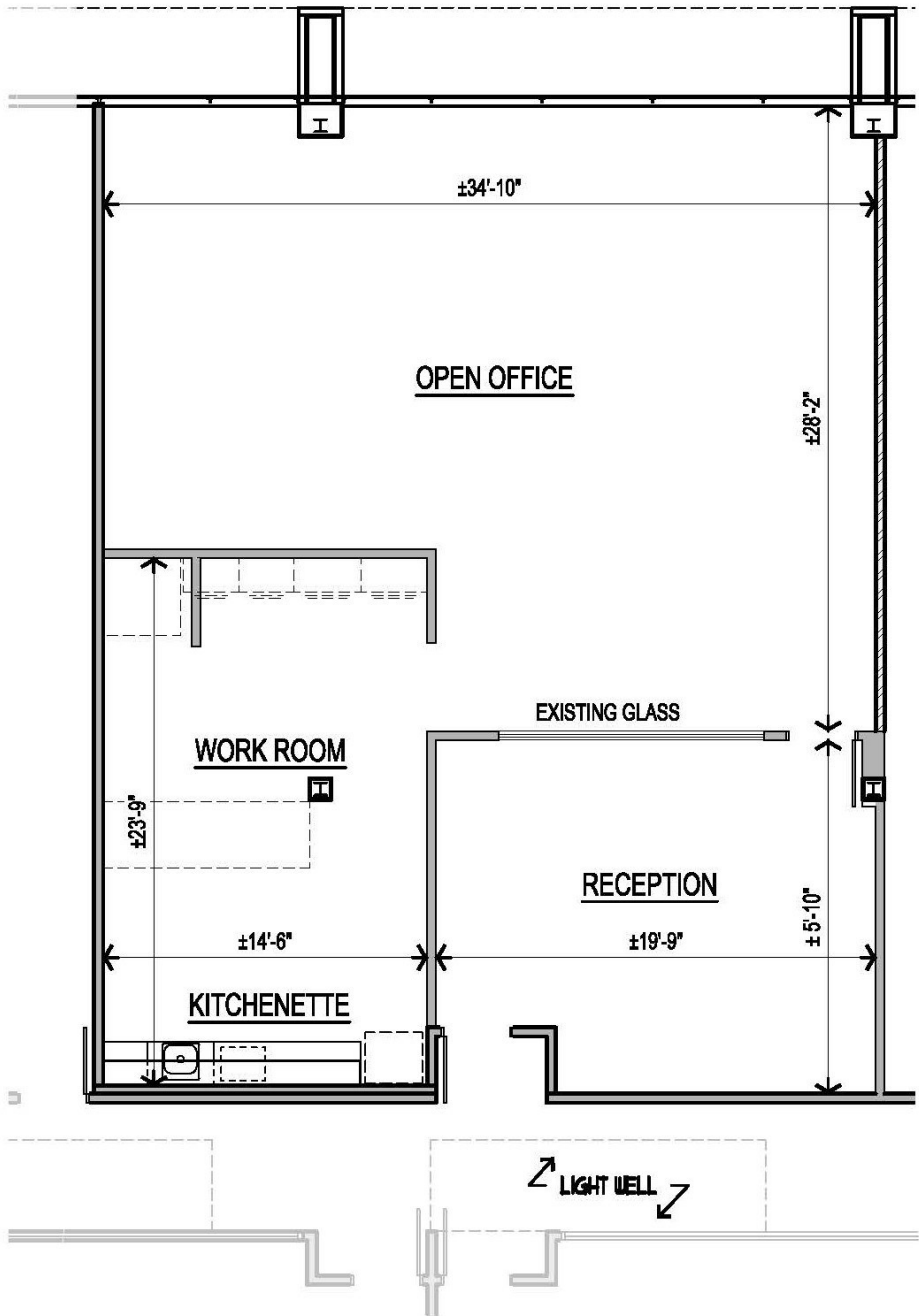
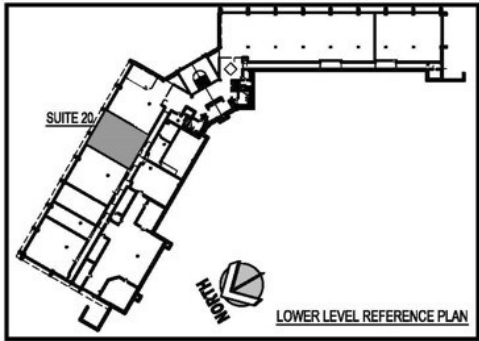
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Suite 20 - 1,888 RSF



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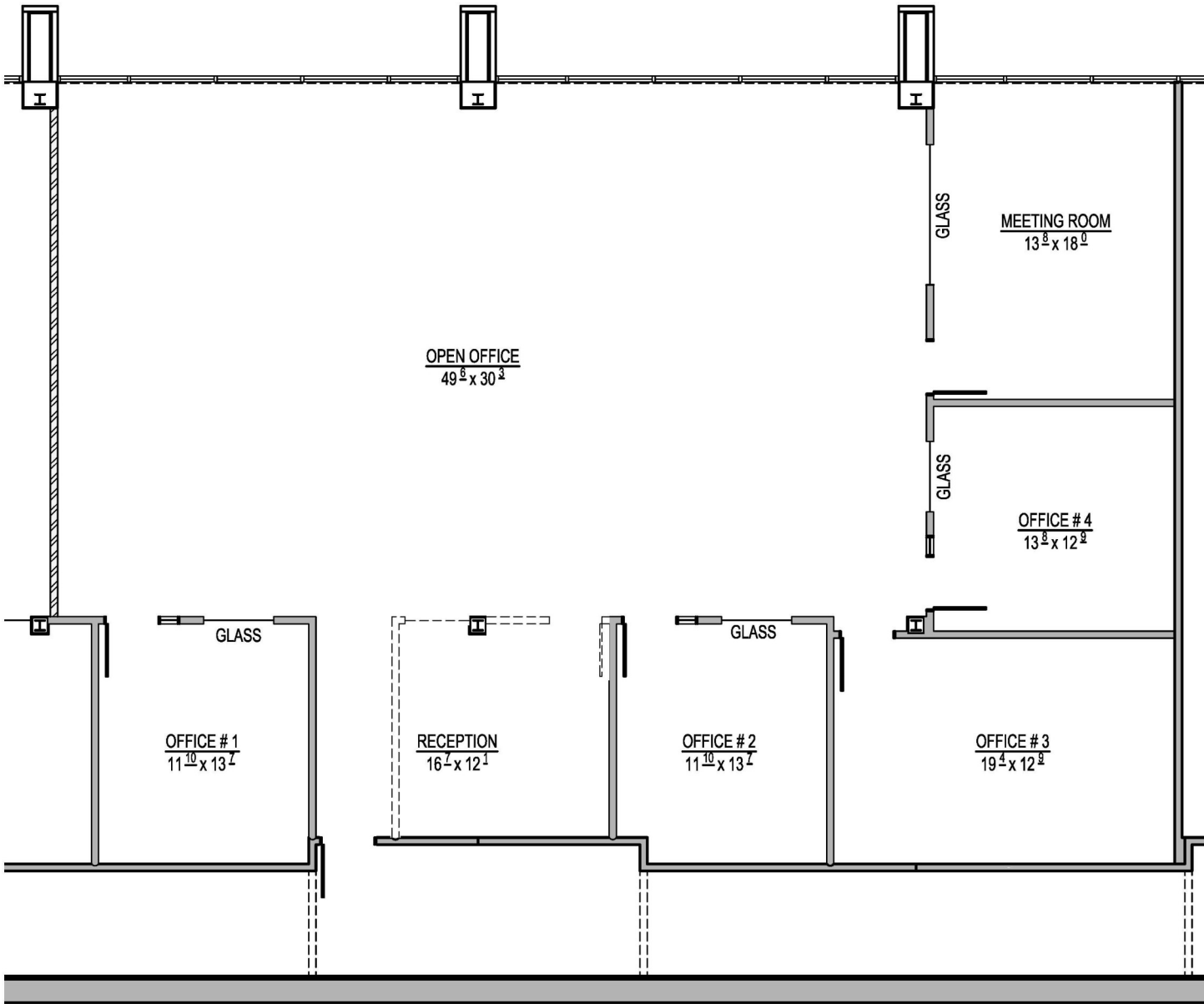
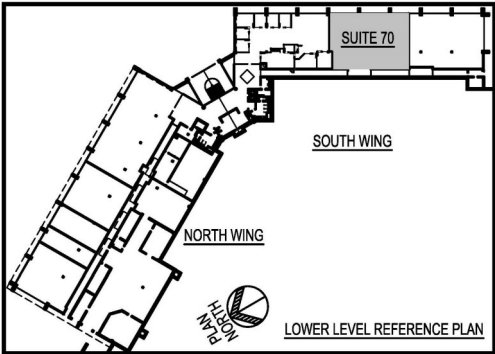
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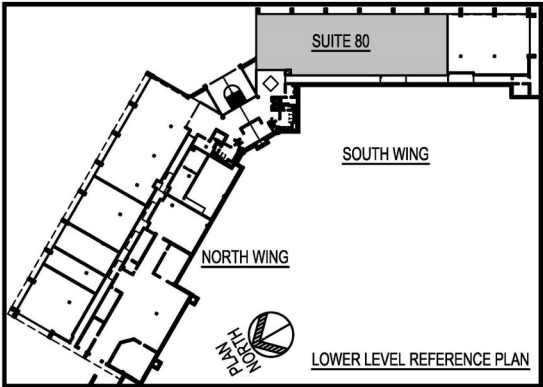
Suite 70 - 3,376 RSF



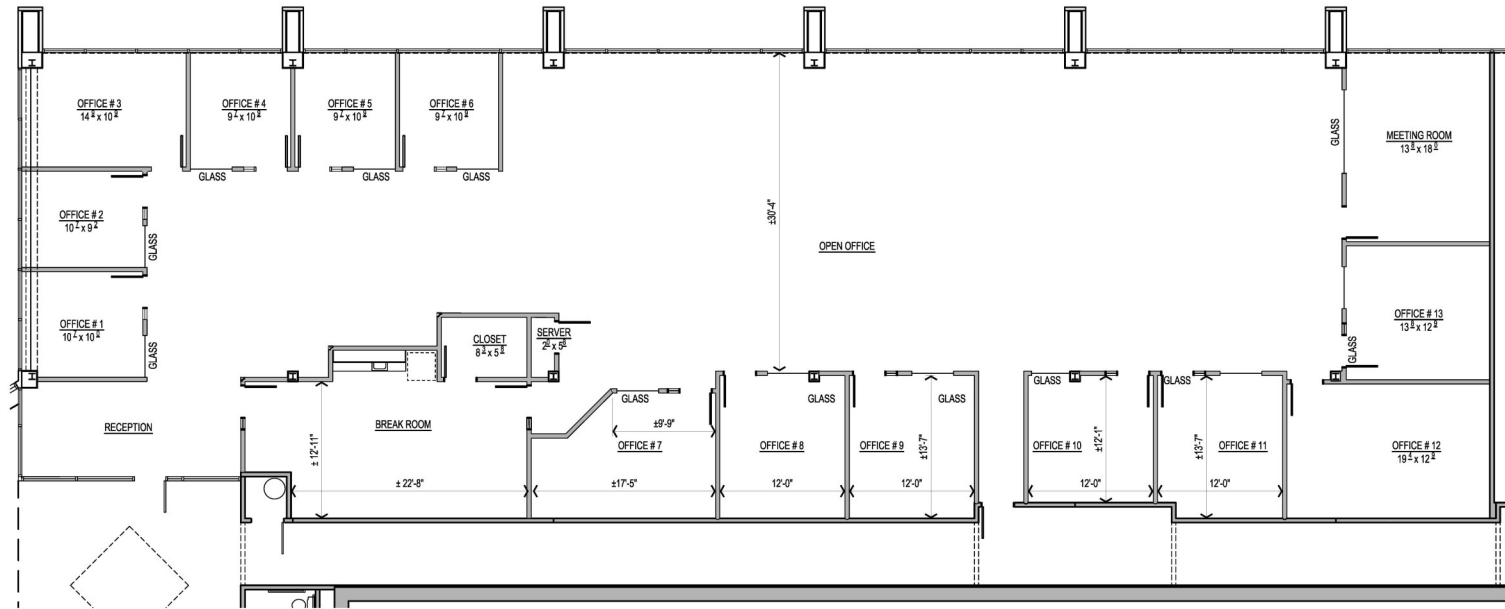
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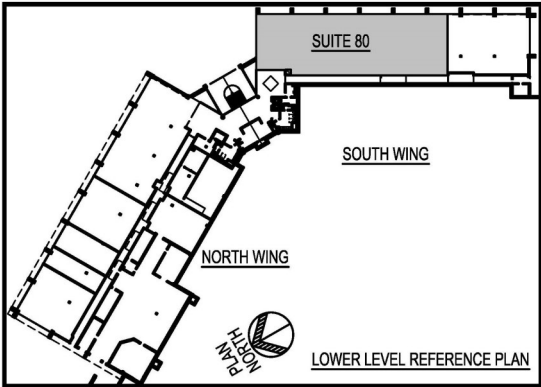
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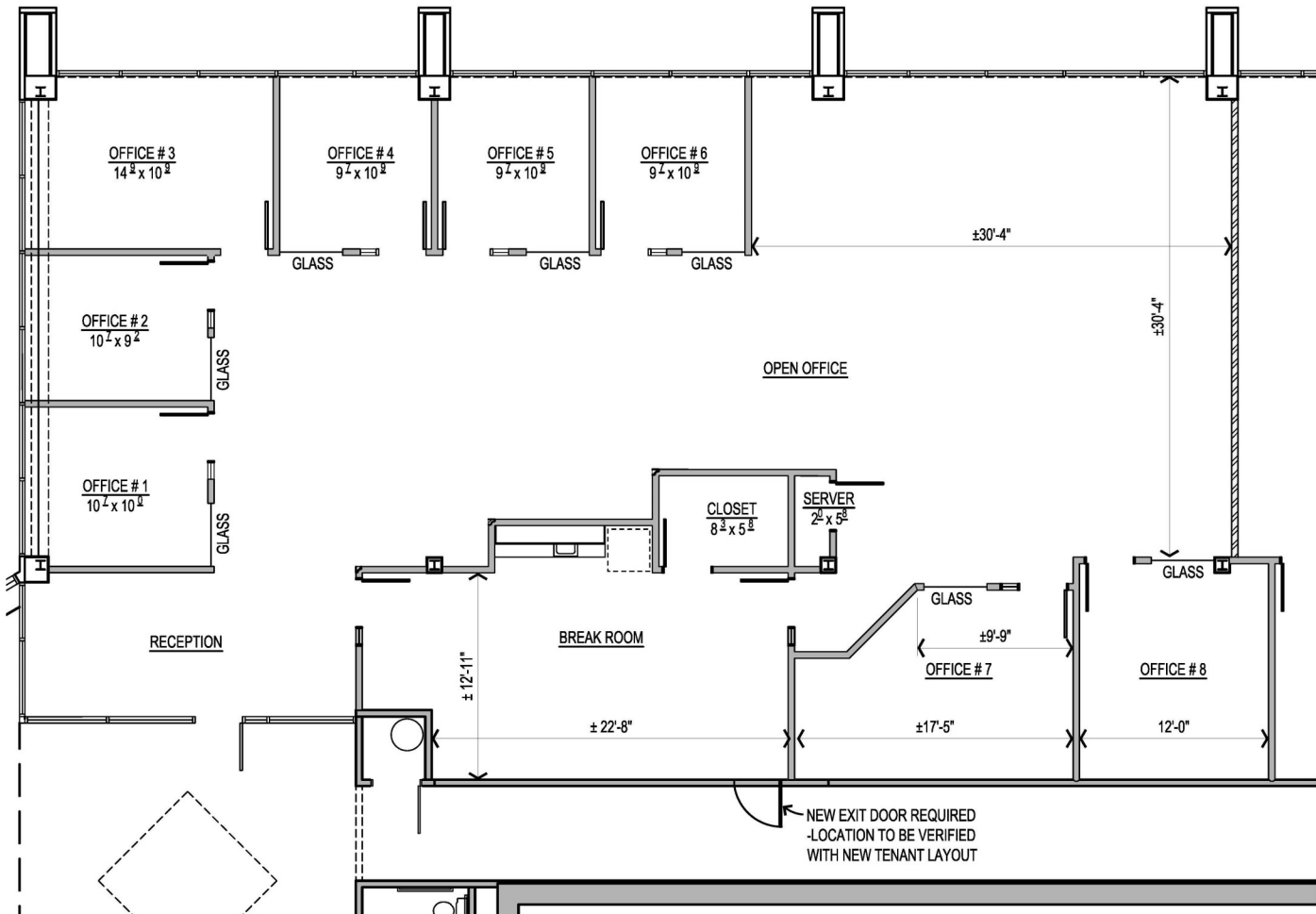
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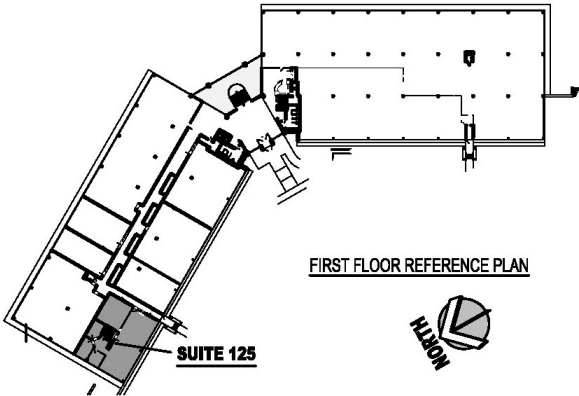
Suite 80A - 4,016 RSF



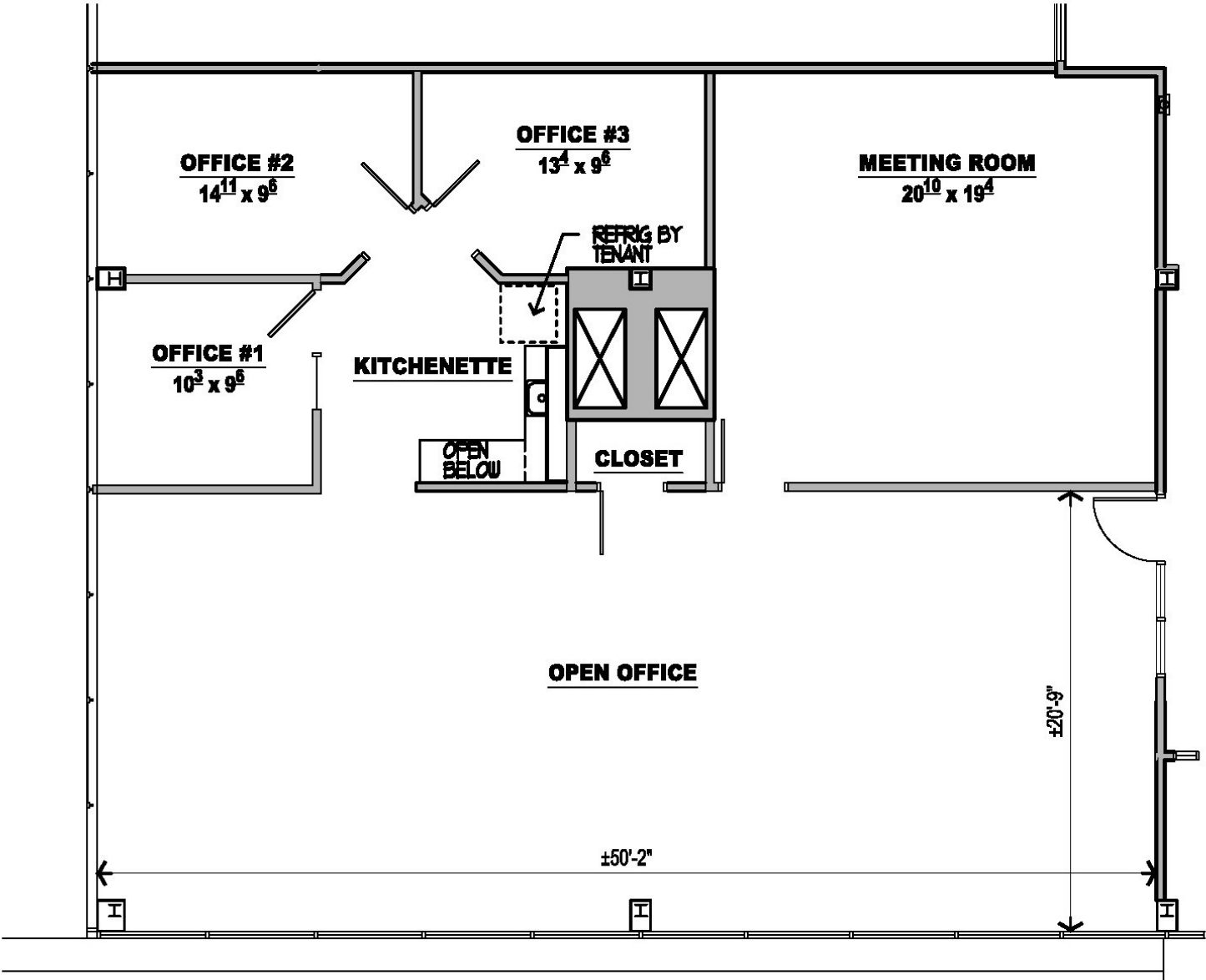
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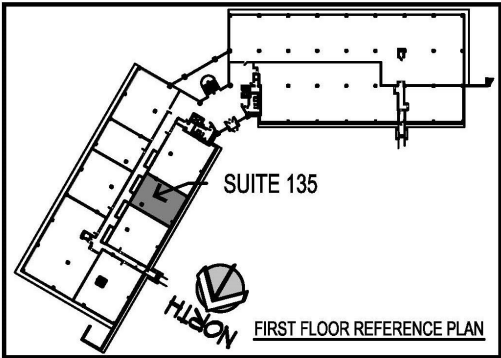
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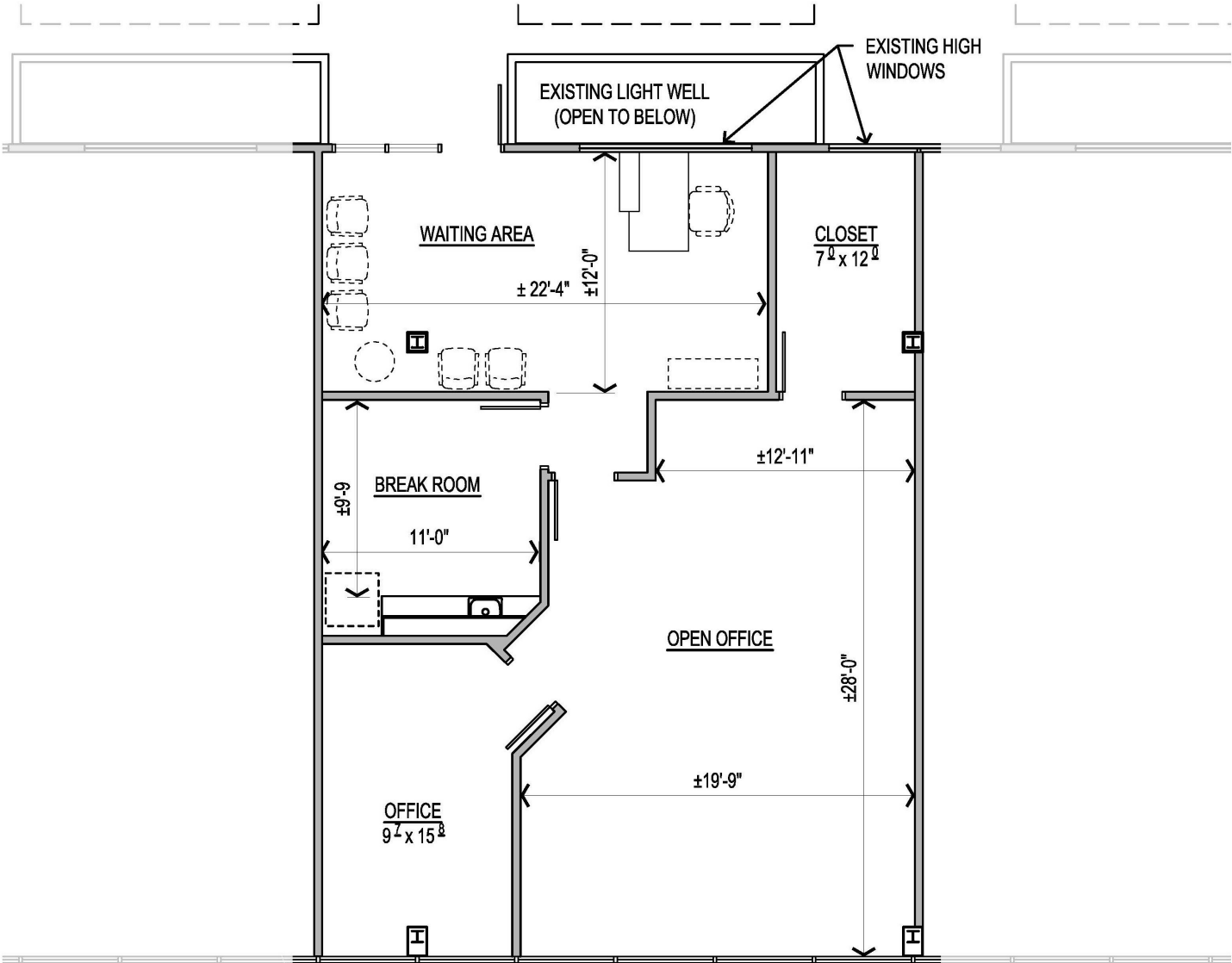
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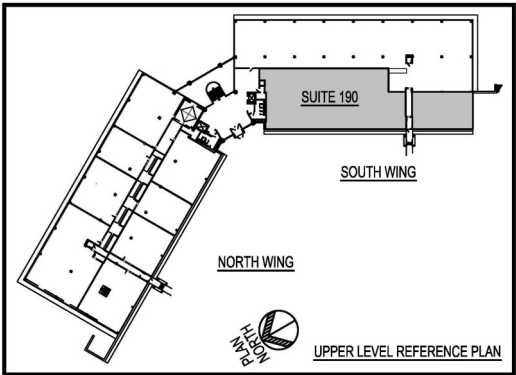
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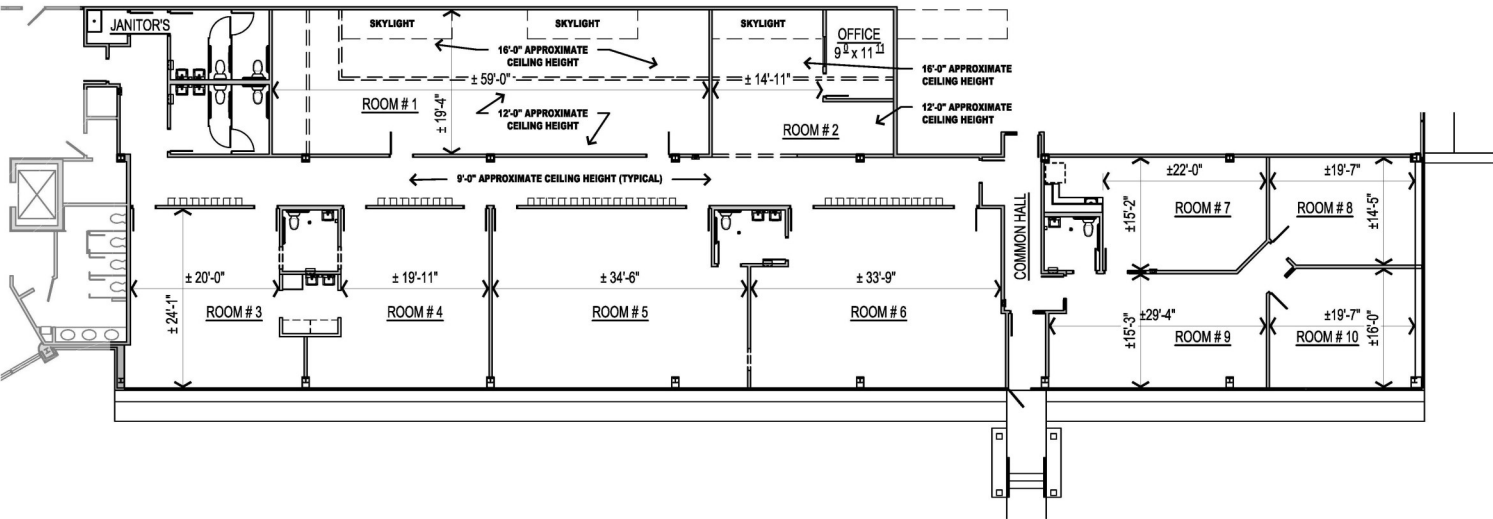
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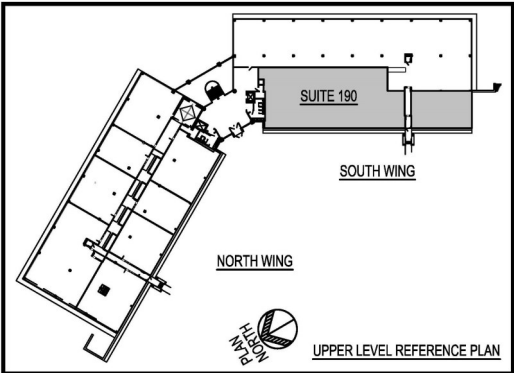
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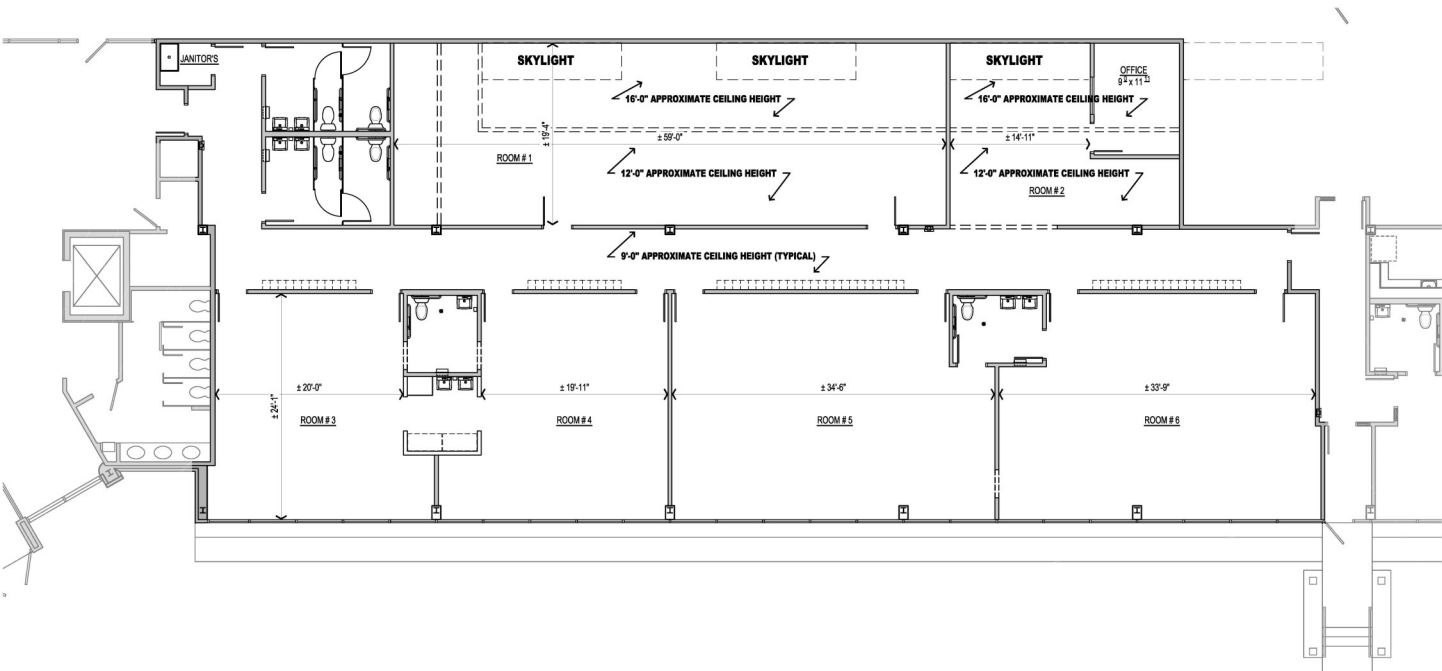
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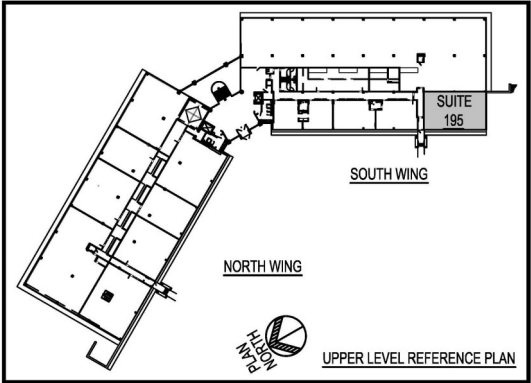
Suite 190A - 6,999 RSF



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