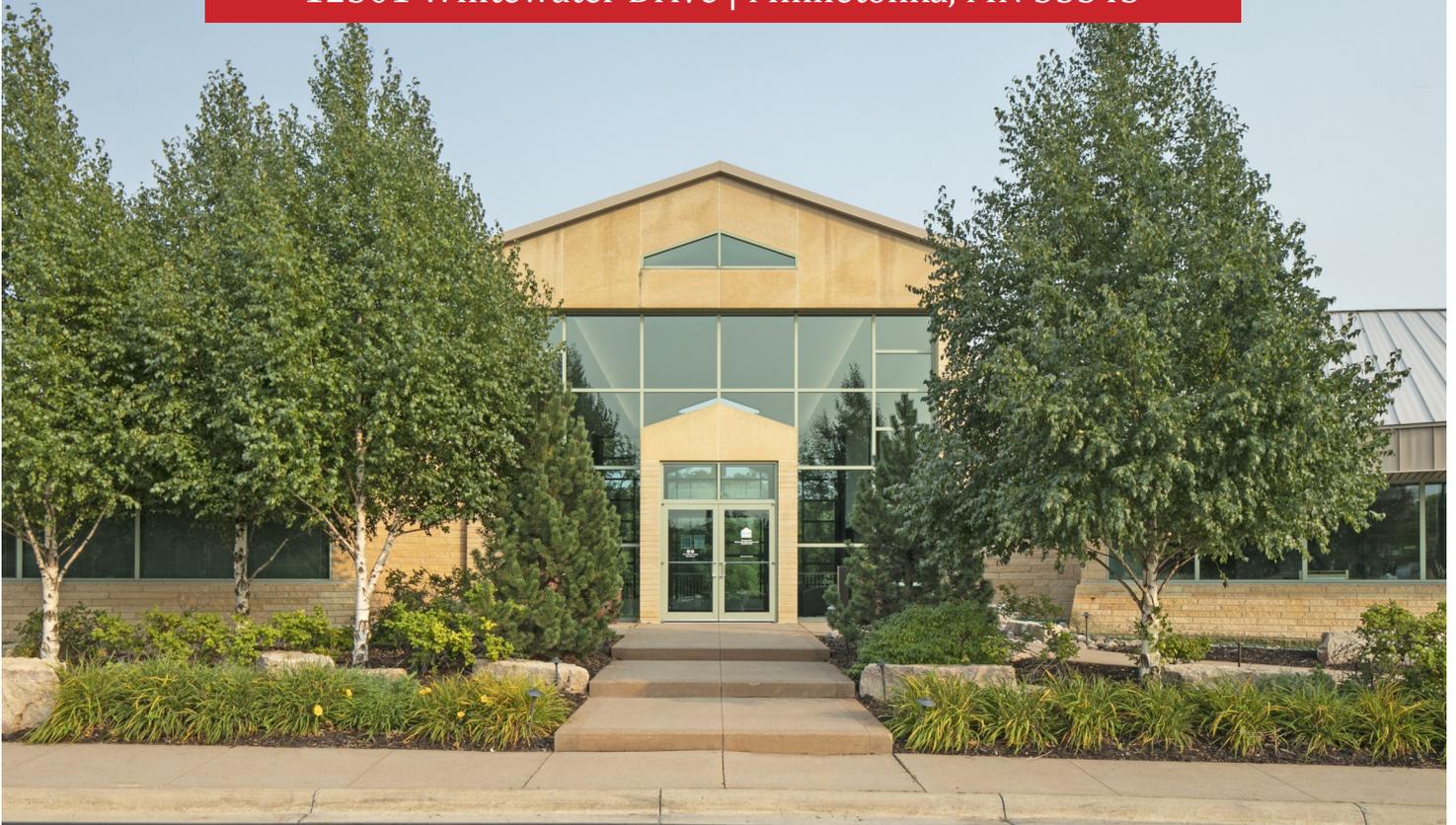


Whitewater Business Center

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

D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343

Jeff Houg

D: 952-300-9545

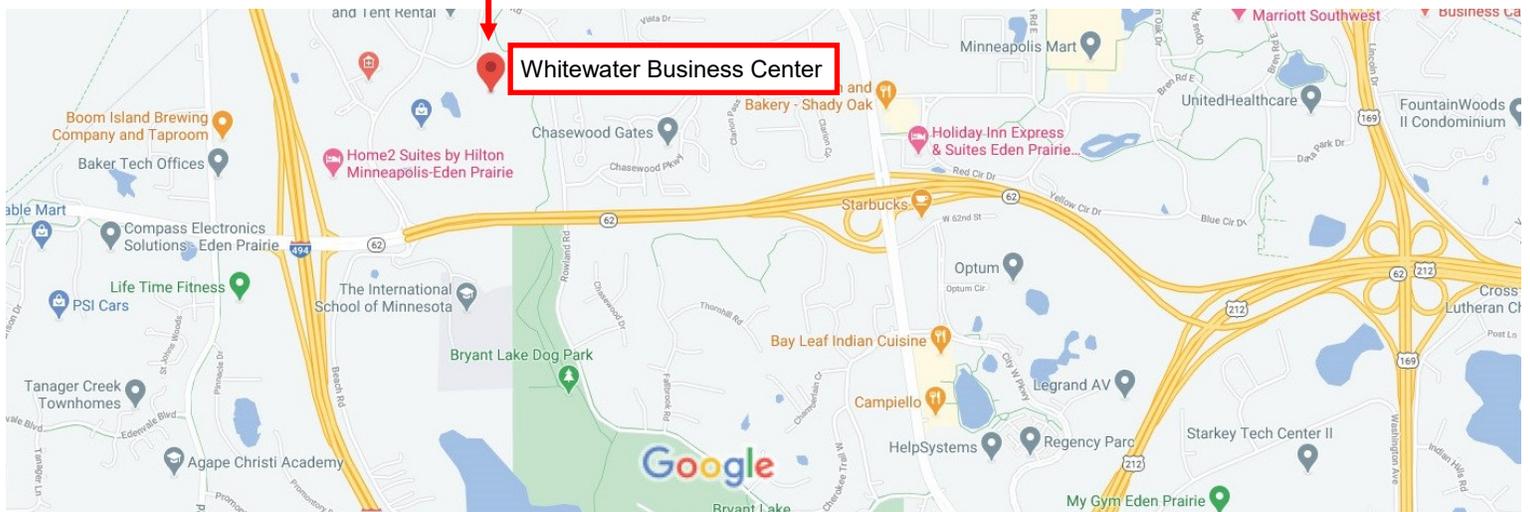
M: 612-889-2242

jhoug@shcre.com

www.shcre.com



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



Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343

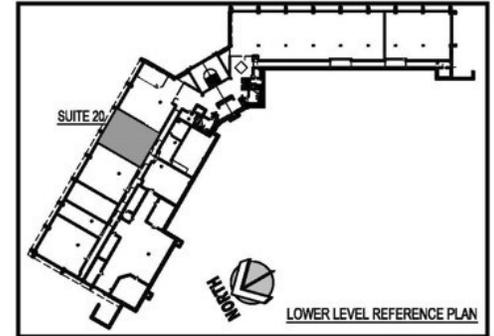
Jeff Houg

D: 952-300-9545

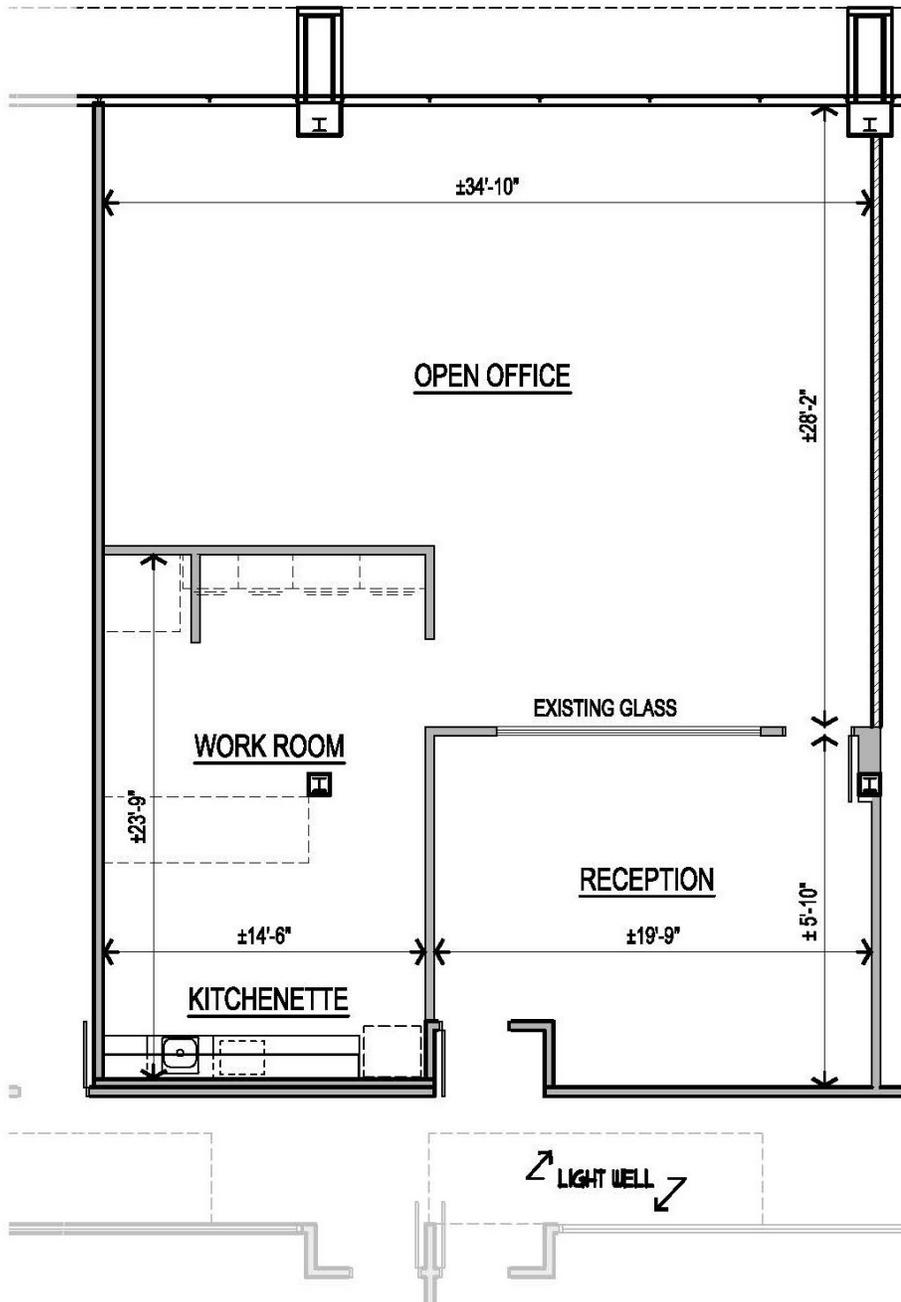
M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Suite 20 - 1,888 RSF



Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343

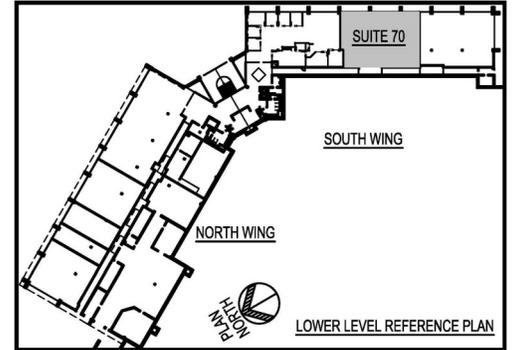
Jeff Houg

D: 952-300-9545

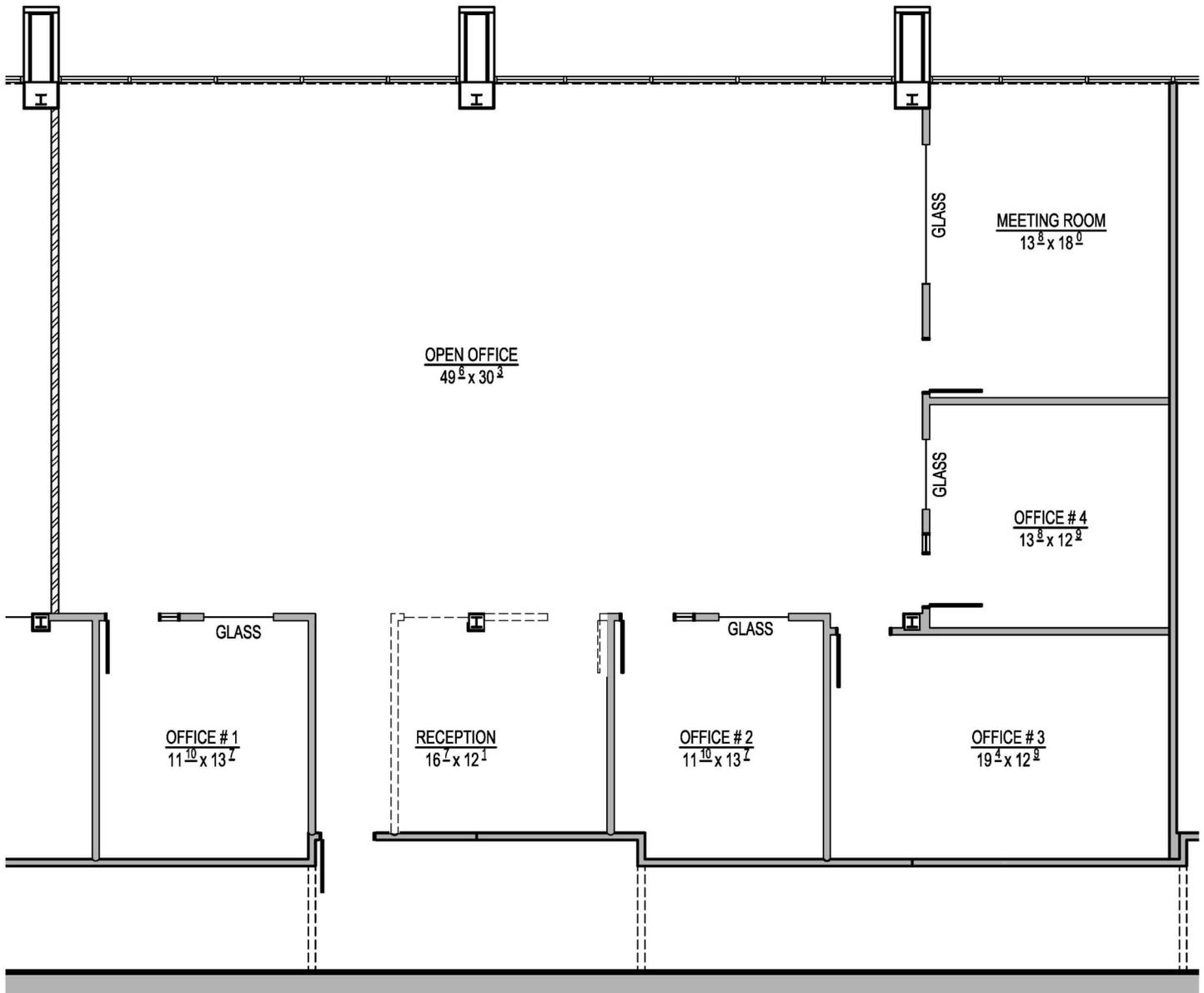
M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Suite 70 - 3,376 RSF



Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343

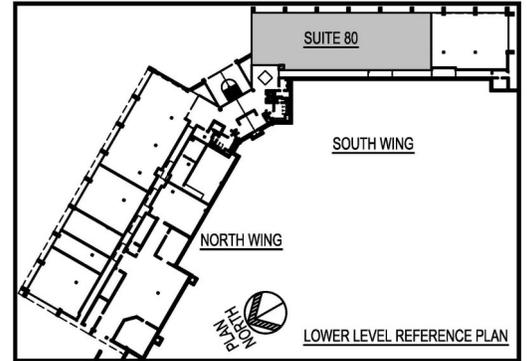
Jeff Houg

D: 952-300-9545

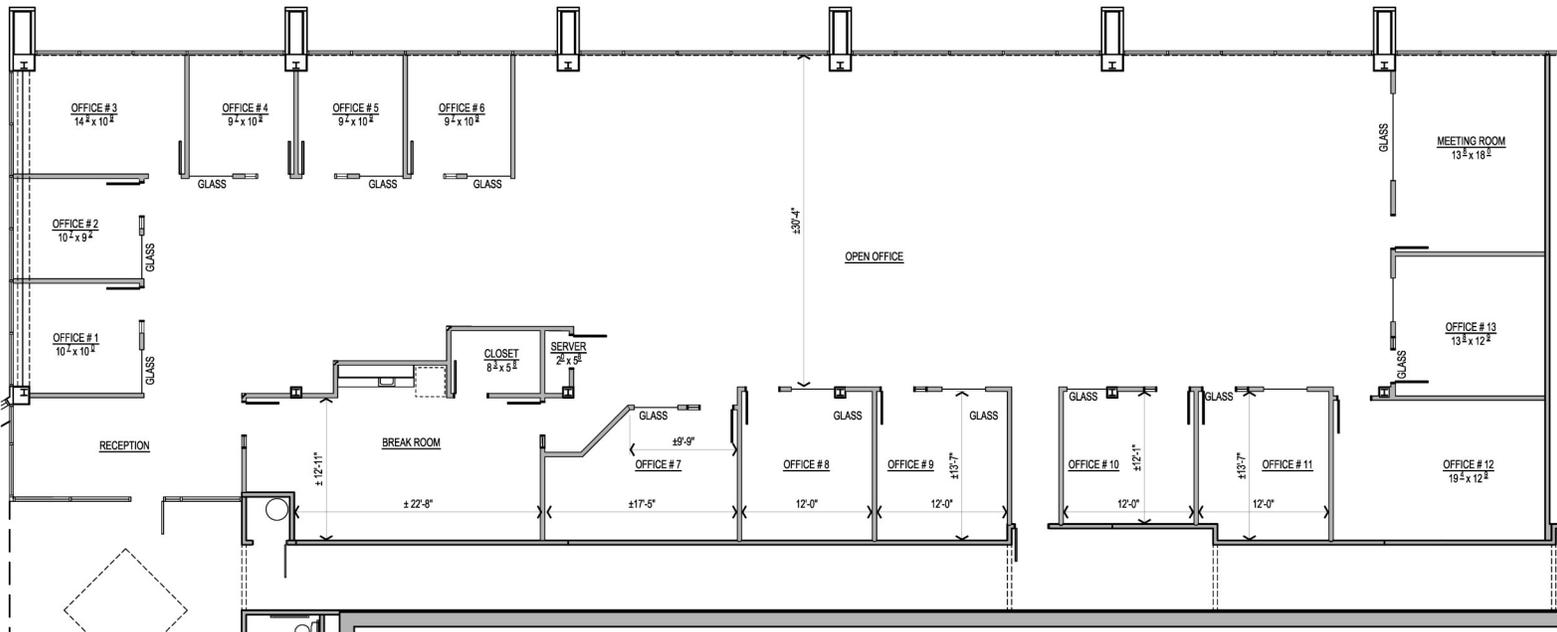
M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Suite 80 - 7,392 RSF



Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343

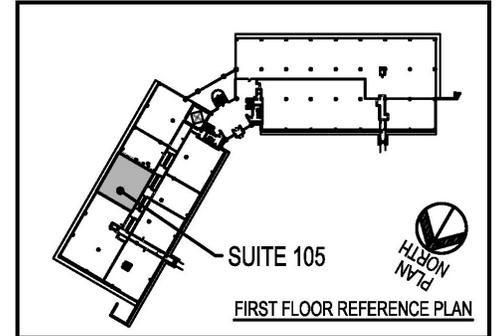
Jeff Houg

D: 952-300-9545

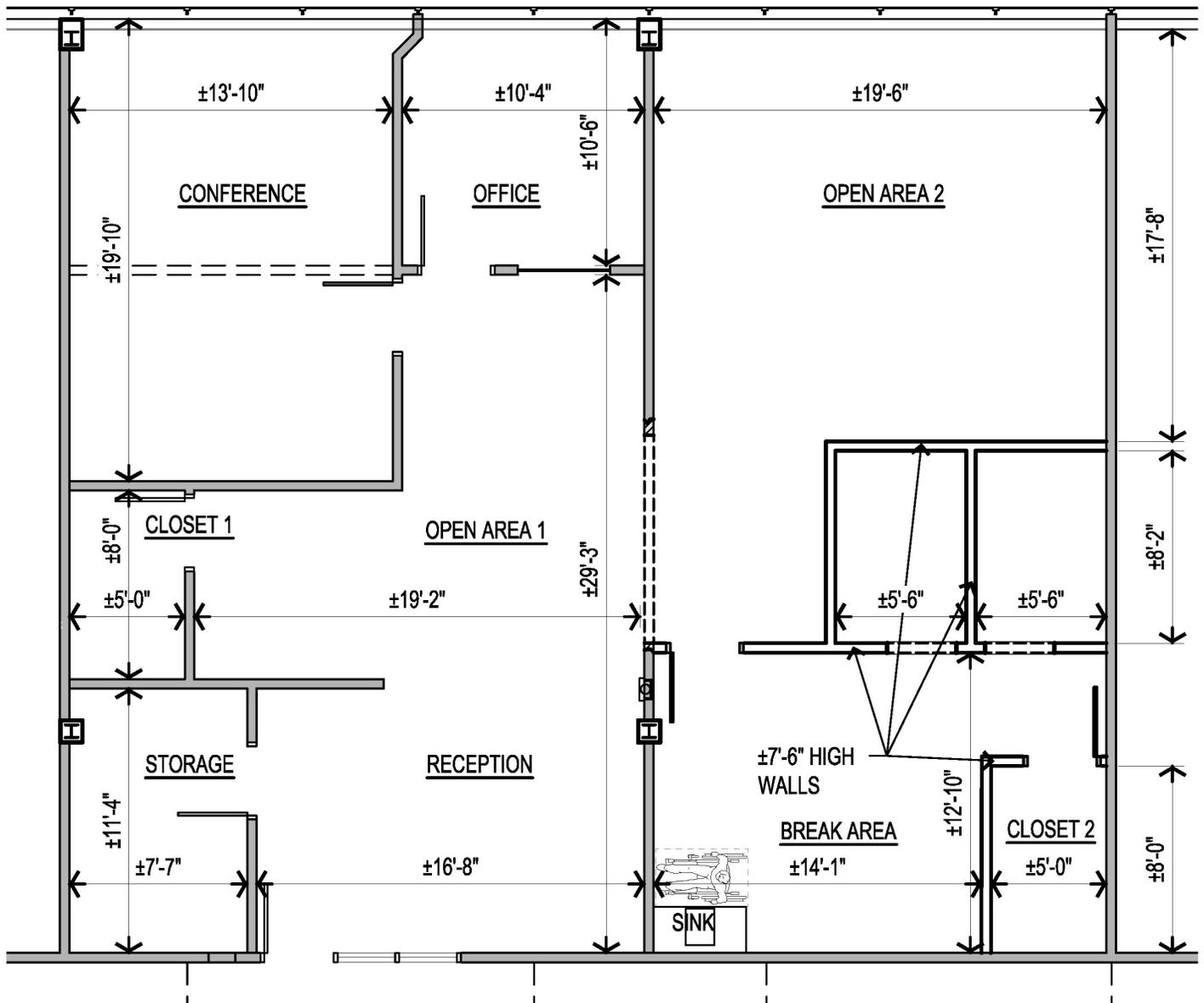
M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Suite 105 - 2,196 RSF



Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343

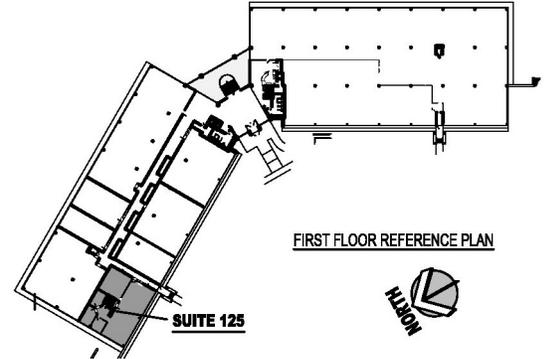
Jeff Houg

D: 952-300-9545

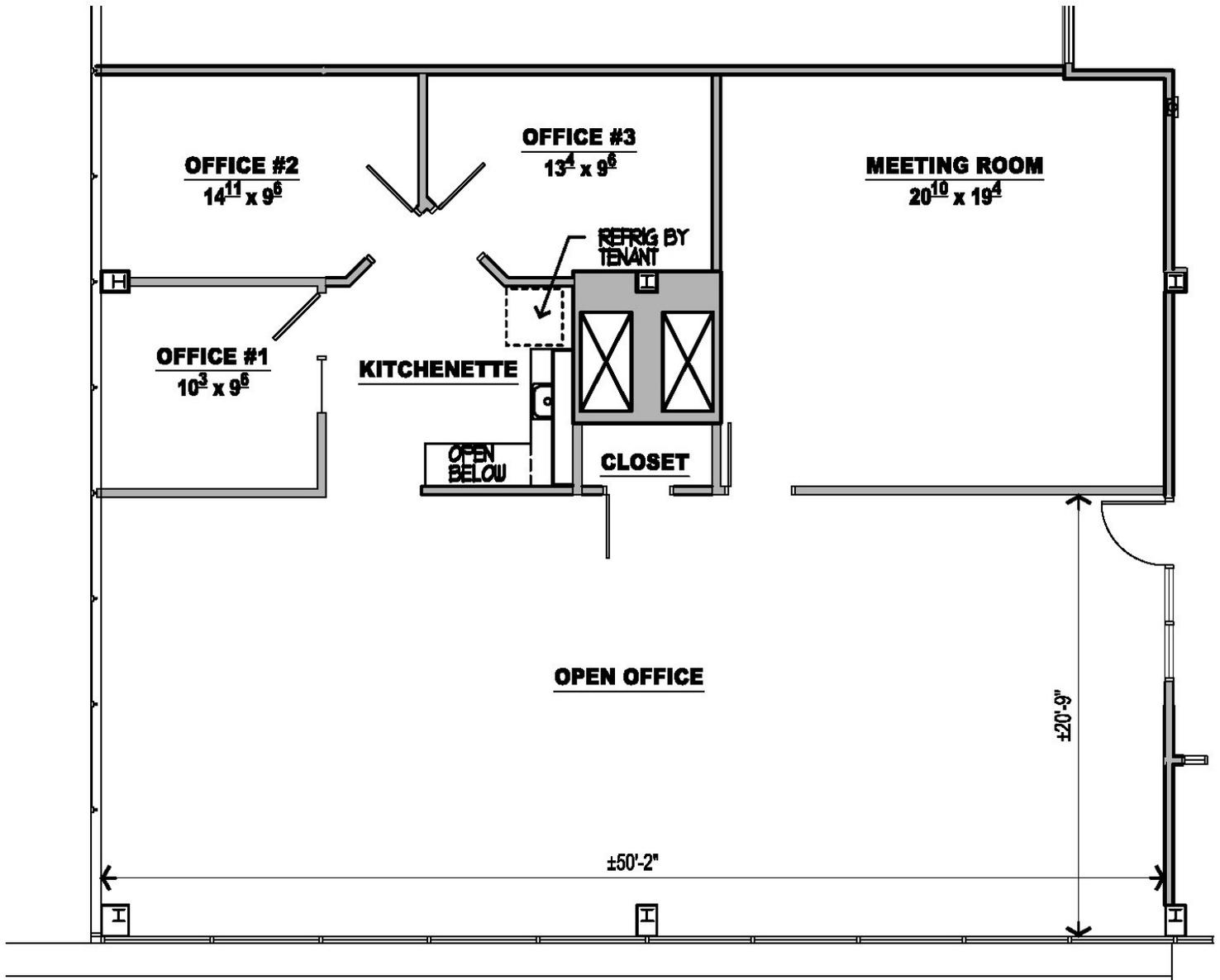
M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Suite 125 - 2,420 RSF



Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343

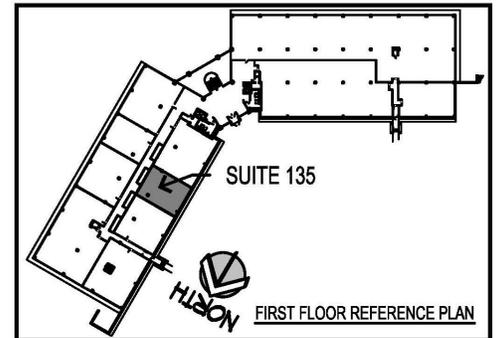
Jeff Houg

D: 952-300-9545

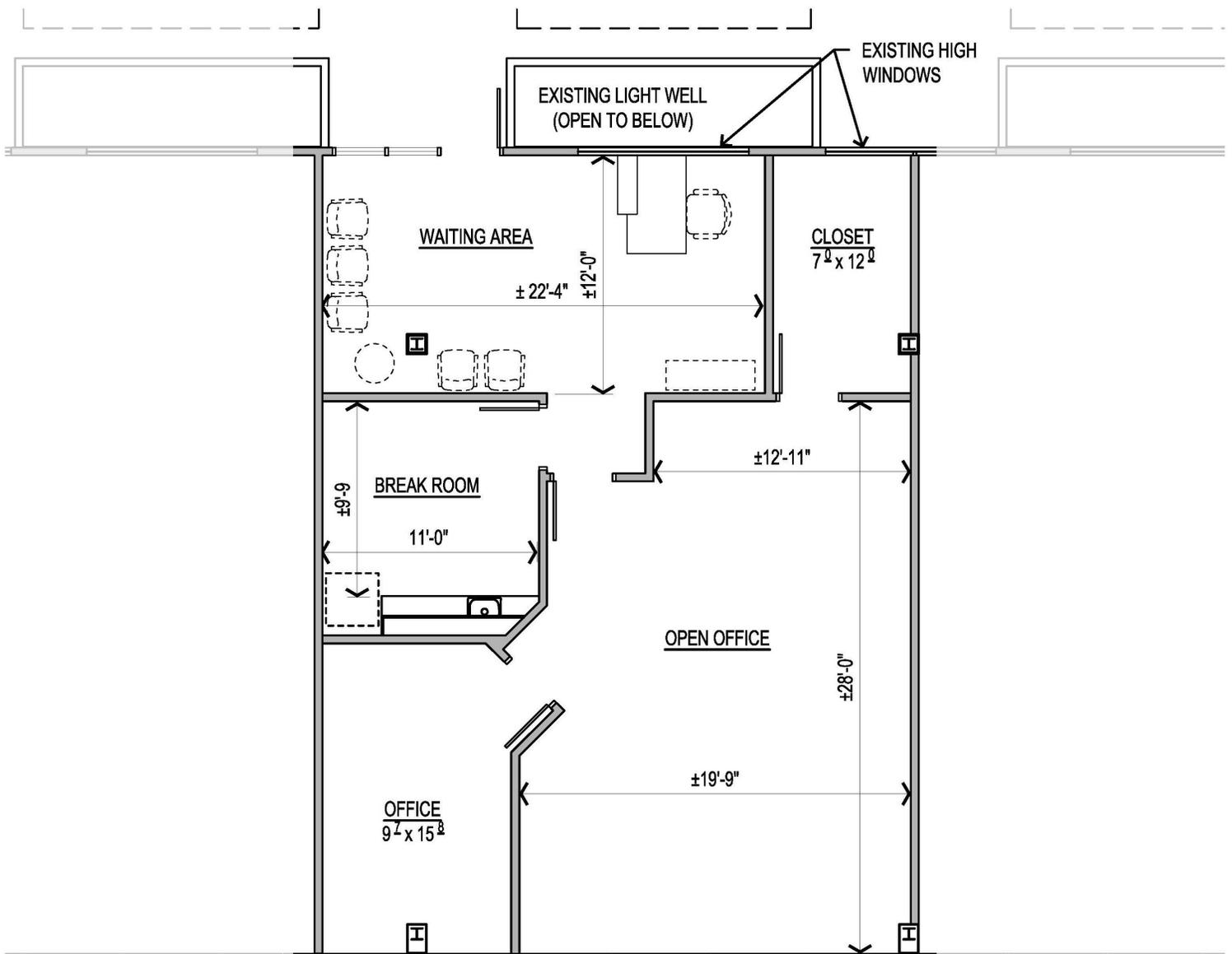
M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Suite 135 - 1,467 RSF



Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343

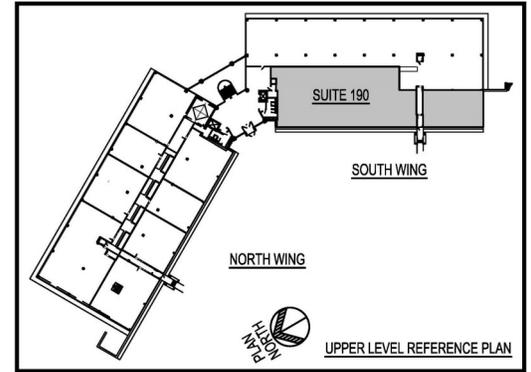
Jeff Houg

D: 952-300-9545

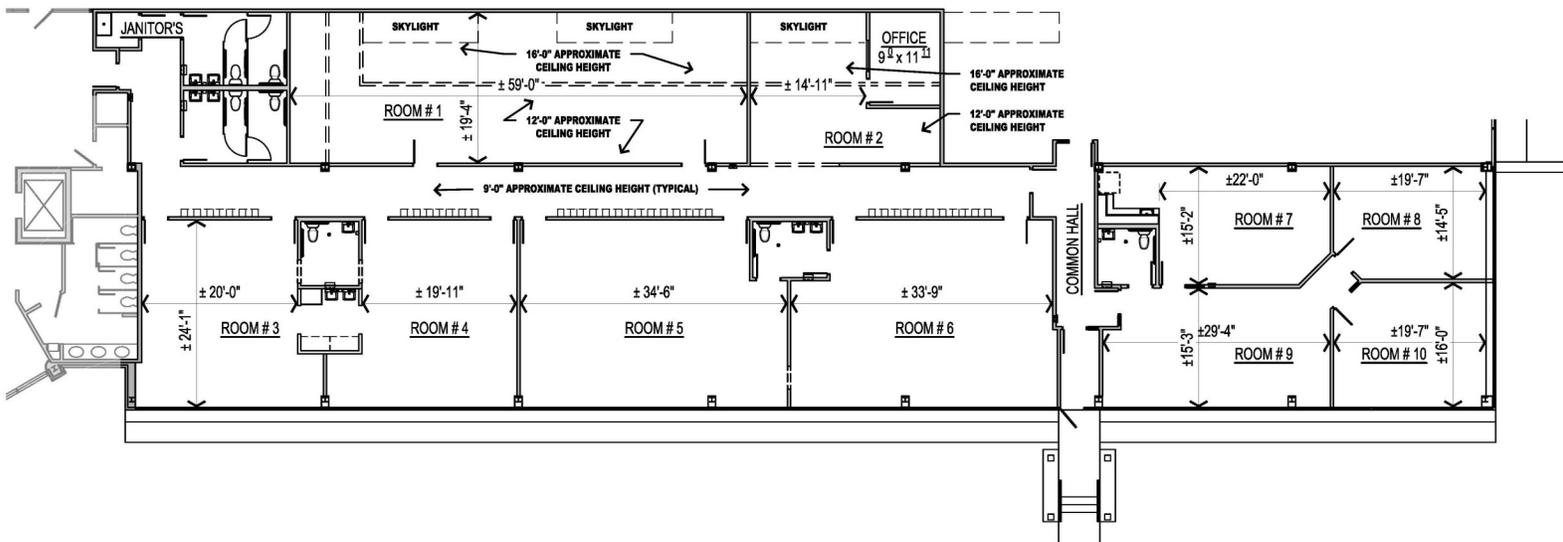
M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Suite 190 - 8,933 RSF



Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343

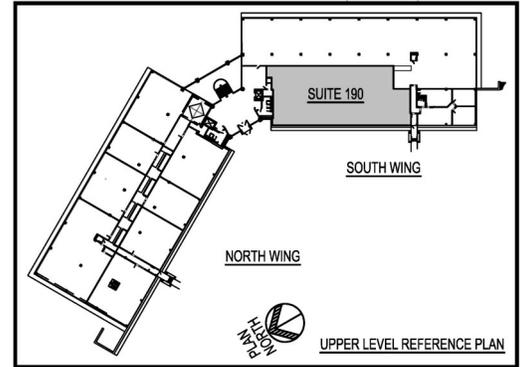
Jeff Houg

D: 952-300-9545

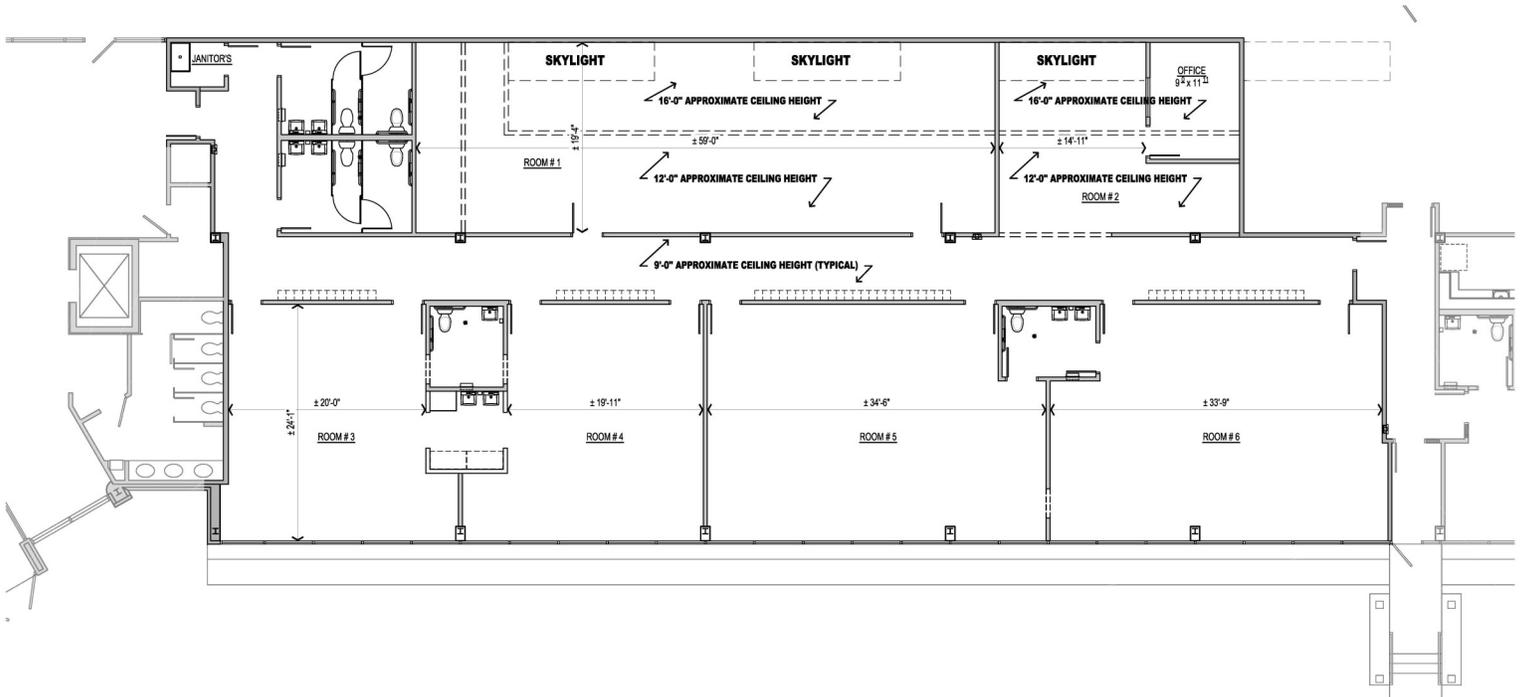
M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Suite 190A - 6,999 RSF



Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343

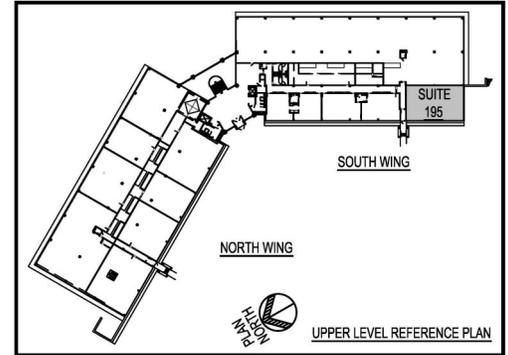
Jeff Houg

D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Suite 195 - 1,934 RSF

