

# 70,000 SF OFFICE AVAILABLE FOR LEASE

12600 Whitewater Drive







## 12600 WHITEWATER DRIVE MINNETONKA

<b>YEAR BUILT</b>	1997
<b>BUILDING SIZE</b>	70,000 RSF
<b>FLOORS</b>	2
<b>PARKING</b>	4/1,000
<b>NET LEASE RATE</b>	\$15.00 PSF
<b>OP/TAX</b>	\$10.73 PSF
<b>LOT SIZE</b>	6.21 acres

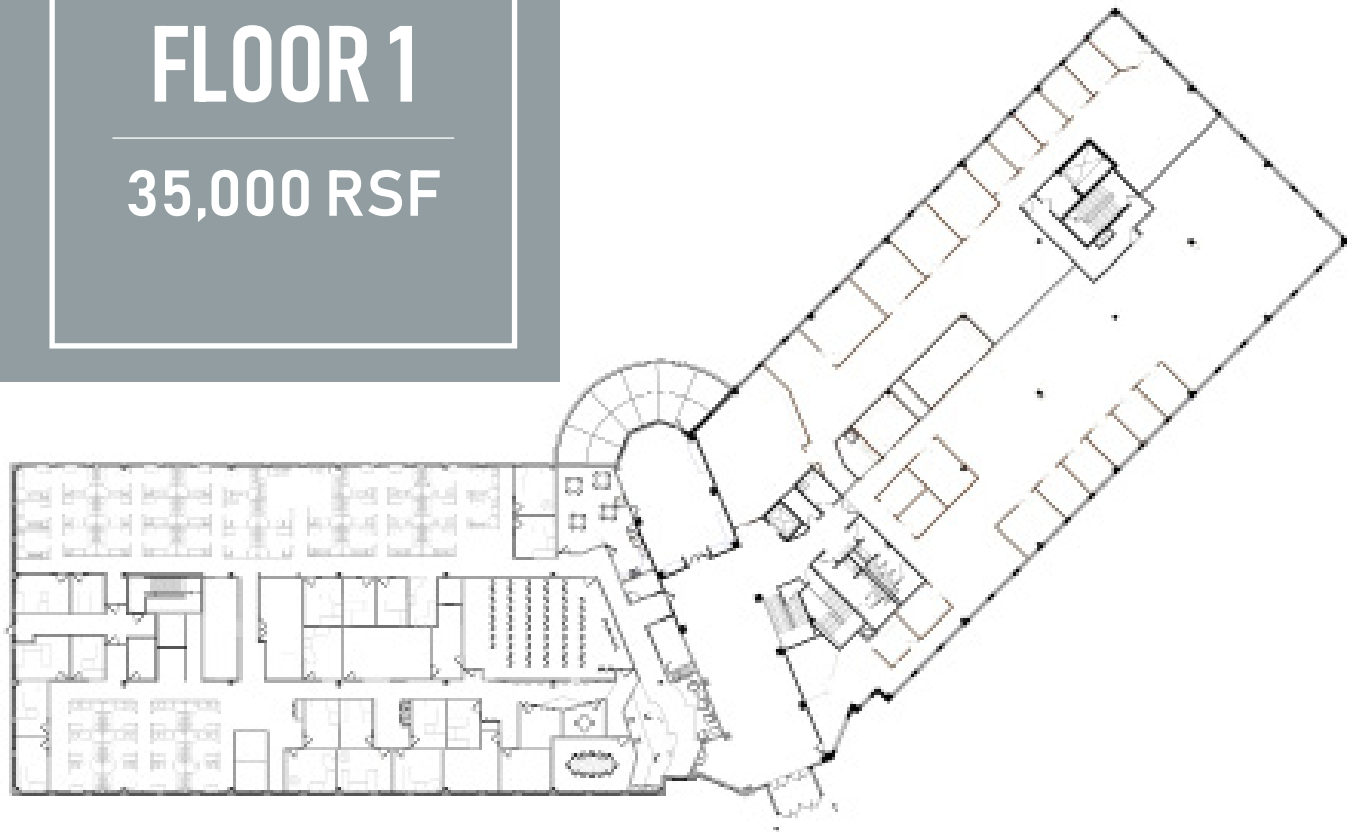
- Attractive Class A corporate office
- Situated in a natural park-like setting
- Continuous band of windows providing abundant natural light
- Professional lobby, break area, outdoor patio and executive parking
- Custom tailored improvements using Class A finishes
- Excellent location near I-494 and Highway 62
- Exterior building signage available





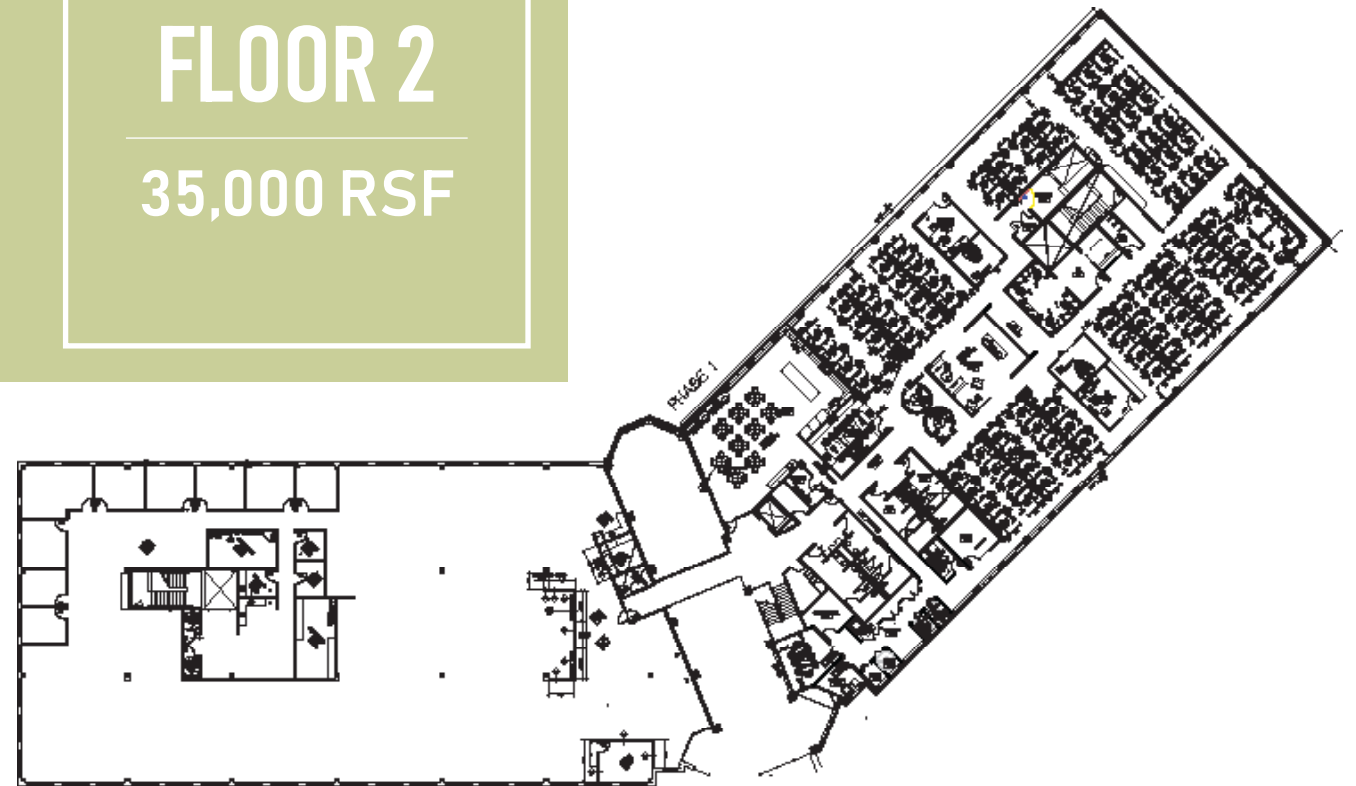
# FLOOR 1

35,000 RSF

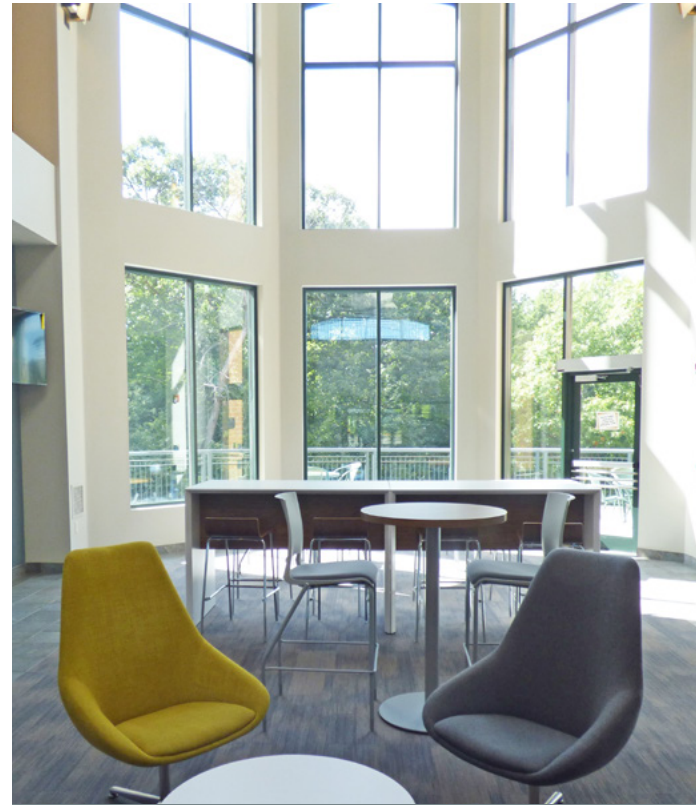


# FLOOR 2

35,000 RSF







## FRESHLY UPDATED AMENITIES & PUBLIC SPACES

- Upgraded lobby finishes
- Training room
- Patio seating
- Fitness center
- Tenant lounge
- Heated executive parking





## HIGHLY DESIRED MINNETONKA LOCATION

- Conveniently located at the intersection of I-494 and Hwy 62
- Within minutes of Bryant Lake Regional Park
- Easy access to trails for biking and walking





**12600 WHITEWATER  
DRIVE, MINNETONKA**

**FOR LEASING:**

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