

# 12600 Whitewater Drive

Minnetonka, MN 55343



HOME

PROPERTY INFO

AVAILABILITIES

AERIALS

PHOTOS

**55,000 RSF  
AVAILABLE**



**FOR SUBLEASE**

**Bill Rothstein**  
Executive Director  
+1 952 893 8214  
[bill.rpeter.fitzgerald@cushwake.com](mailto:bill.rpeter.fitzgerald@cushwake.com)

3500 American Blvd W Suite 200  
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[cushmanwakefield.com](http://cushmanwakefield.com)

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## 55,000 RSF AVAILABLE

### Property Information

YEAR BUILT	1997
BUILDING SIZE	70,000 RSF
FLOORS	2
PARKING	4/1,000
LEASE RATE	\$15.00 - \$18.00 PSF Gross
LOT SIZE	6.21 acres

- Term through December 31, 2030
- Sublease RSF is 55,000 RSF and can easily demise
- Entire building (70,000 RSF) could be available
- 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



## OUTDOOR SEATING

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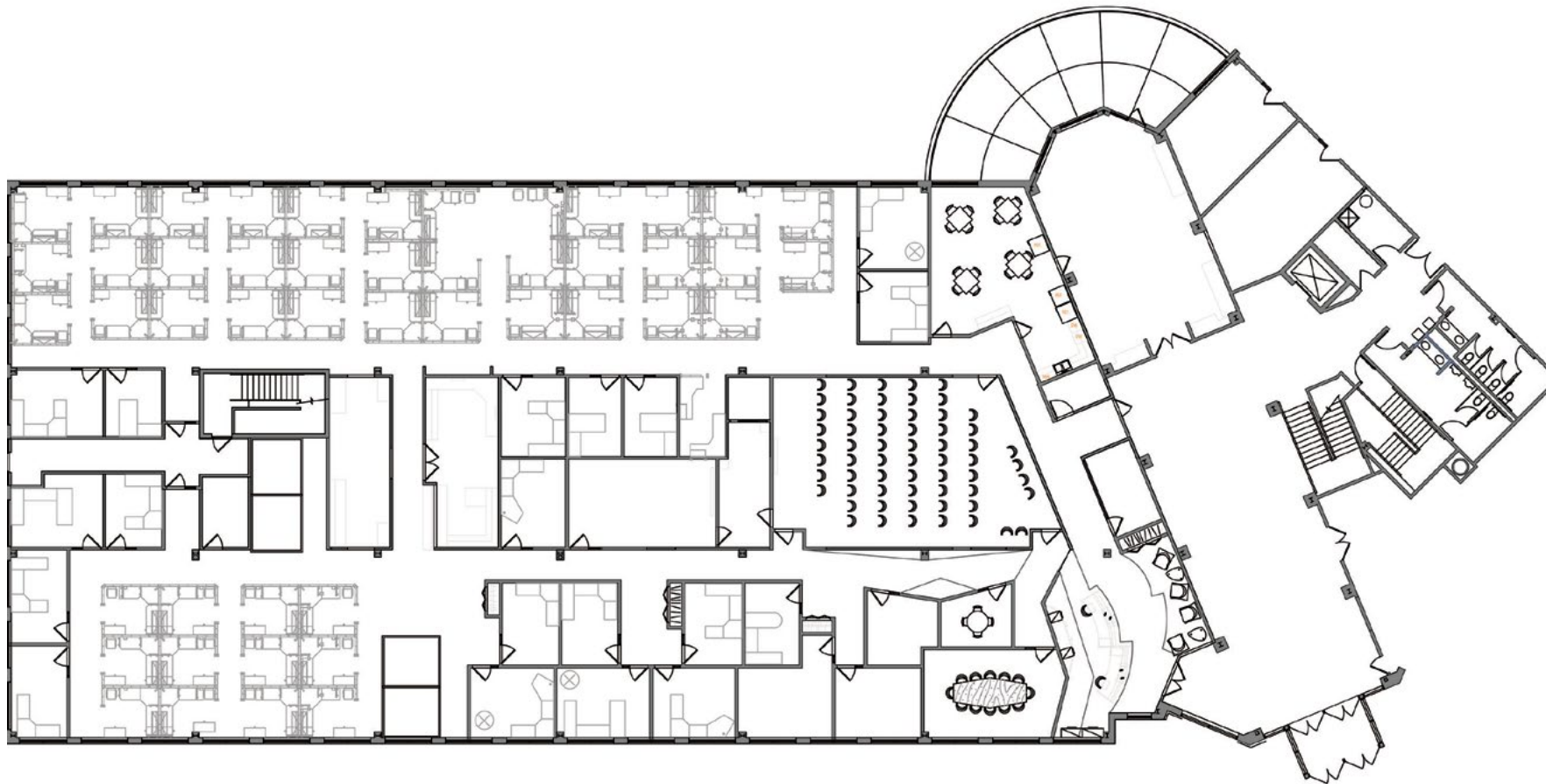
AVAILABILITIES

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## SUITE 100

18,367 RSF



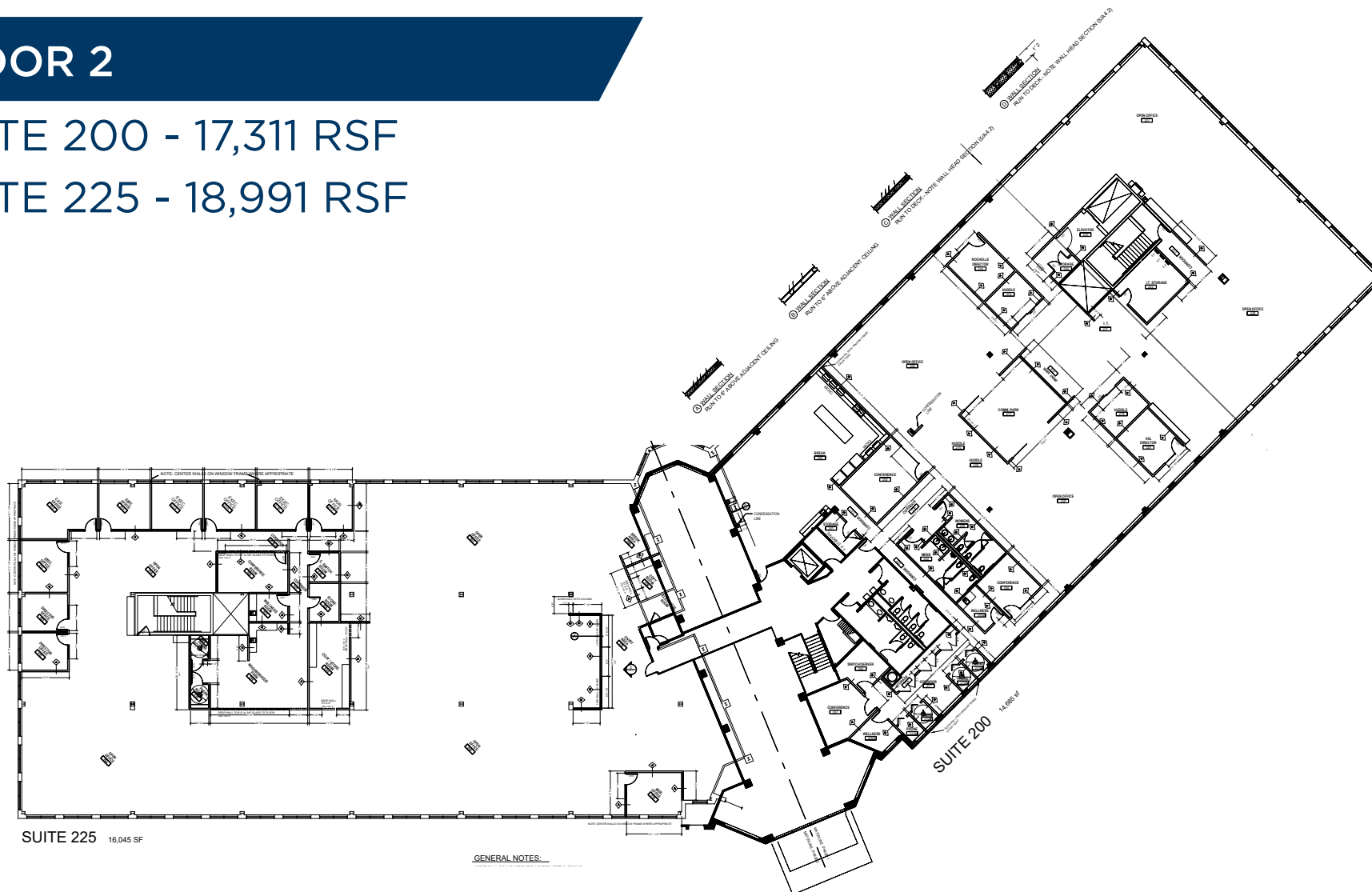
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## FLOOR 2

SUITE 200 - 17,311 RSF

SUITE 225 - 18,991 RSF



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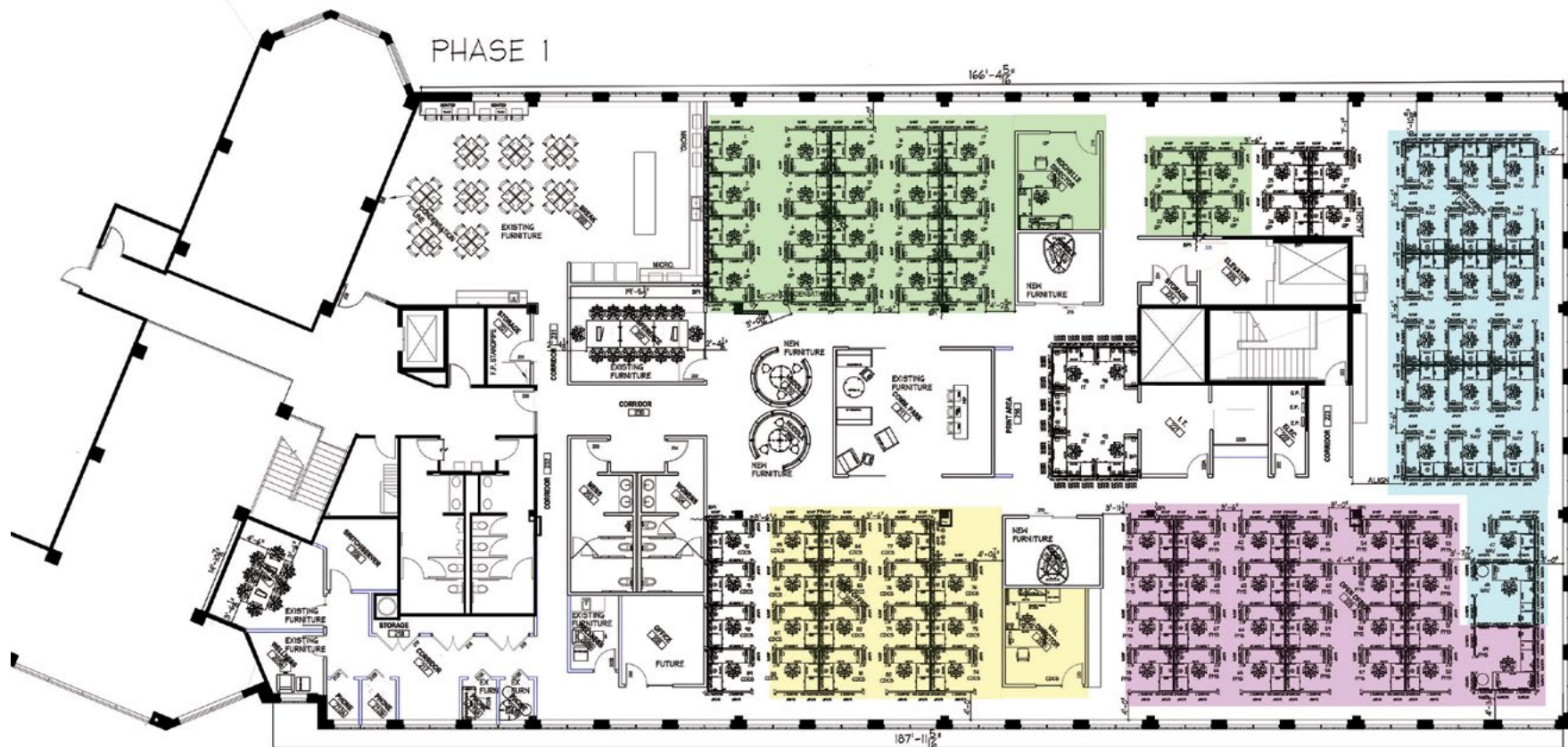
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## SUITE 200 - WITH FURNITURE

17,311 RSF



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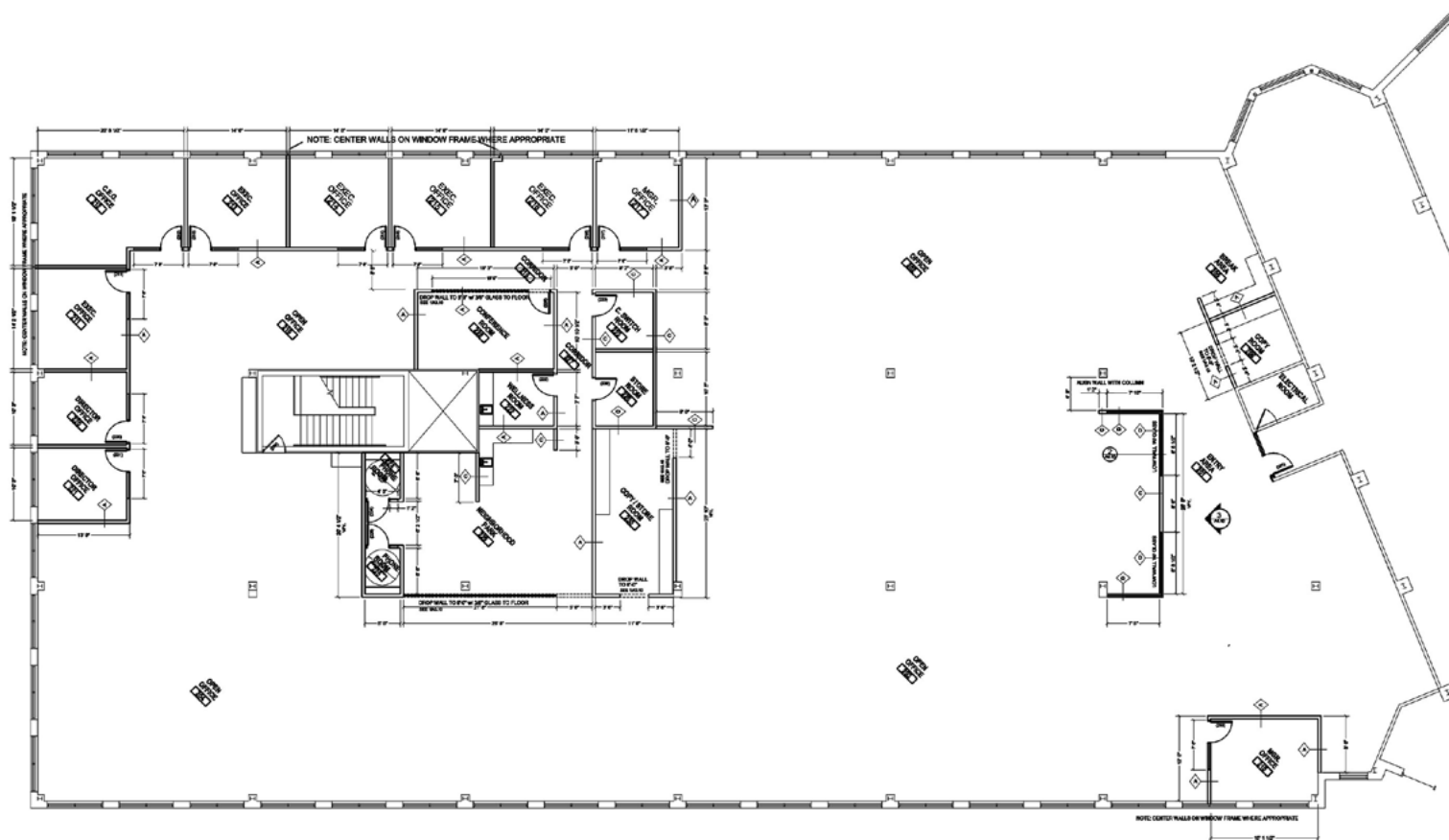
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## SUITE 225

18,991 RSF



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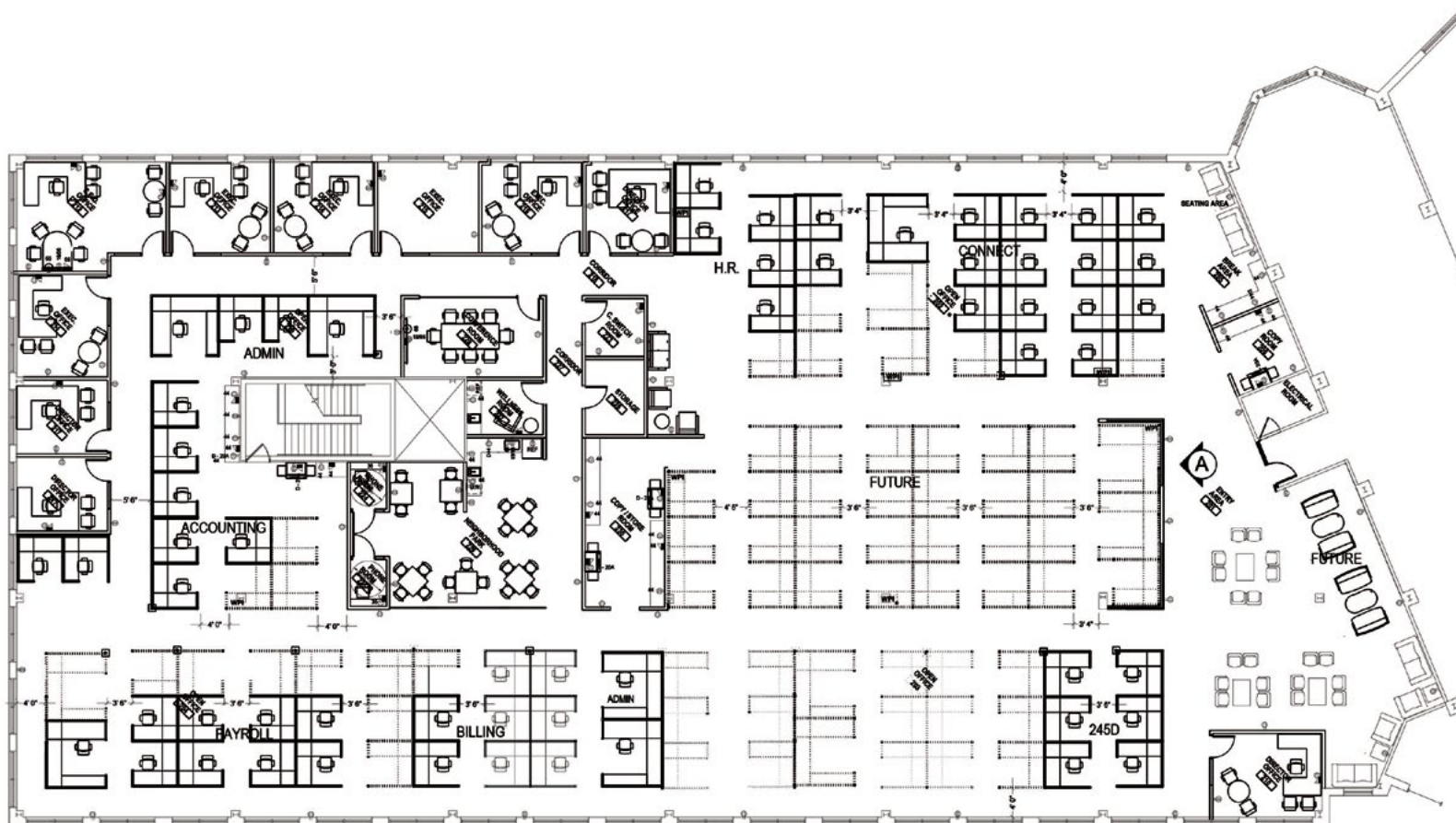
AVAILABILITIES

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## SUITE 225 - WITH FURNITURE

18,991 RSF



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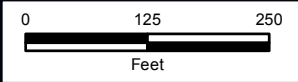
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494

Rowland Rd

Whitewater Dr





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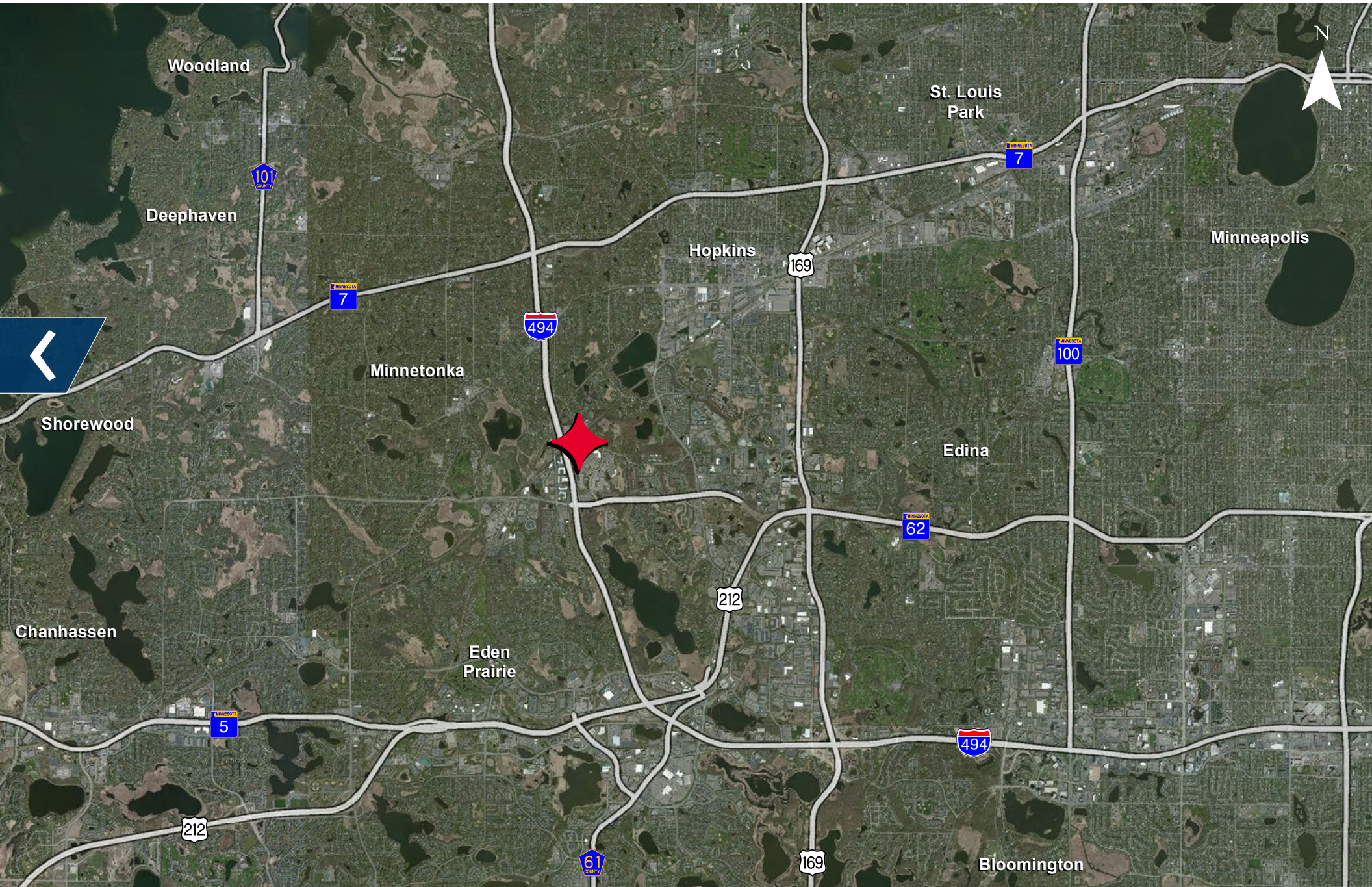
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**UPGRADED LOBBY FINISHES**



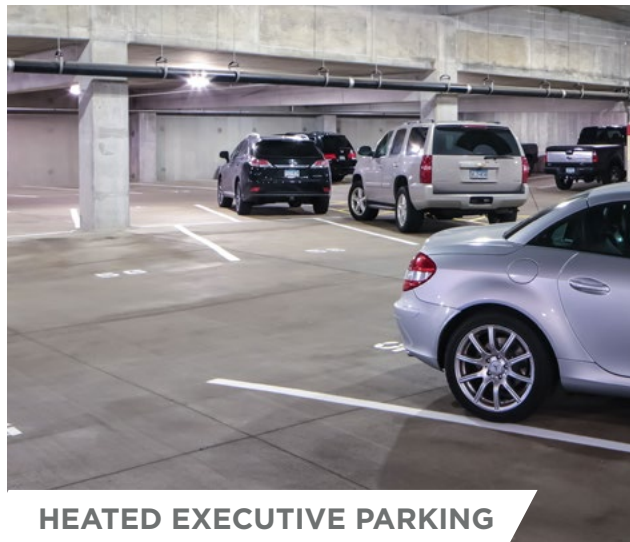
**PATIO SEATING**



**TRAINING ROOM**



**TENANT LOUNGE**



**HEATED EXECUTIVE PARKING**



**FITNESS CENTER**