



50,000 SF AVAILABLE | FOR LEASE

CLEARWATER CORPORATE CENTER

6000 CLEARWATER DRIVE | MINNETONKA



PROPERTY HIGHLIGHTS

- Highly desirable Minnetonka location
- Abundant natural light
- Efficient floor plates
- Opportunities to brand your space
- Fitness center with lockers and showers
- New common area upgrades
- Trails for biking and walking
- Free on-site training/conference center

50,000 SF AVAILABLE

04	25,000 SF AVAILABLE
03	25,000 SF AVAILABLE
02	LEASED
01	LEASED

Total Building Size	100,000 SF
Available	50,000 SF
Floors	4
Net Rate	\$14.00 PSF
Op/Tax	\$10.50 PSF

AMENITIES

Featuring the most desirable benefits demanded by employees, this renovated workplace will motivate and excite your employees to be back in the office.



TENANT LOUNGE & KITCHEN



GRAB'N'GO MICRO MARKET



TRAINING CENTER



CONFERENCE ROOMS



FITNESS CENTER

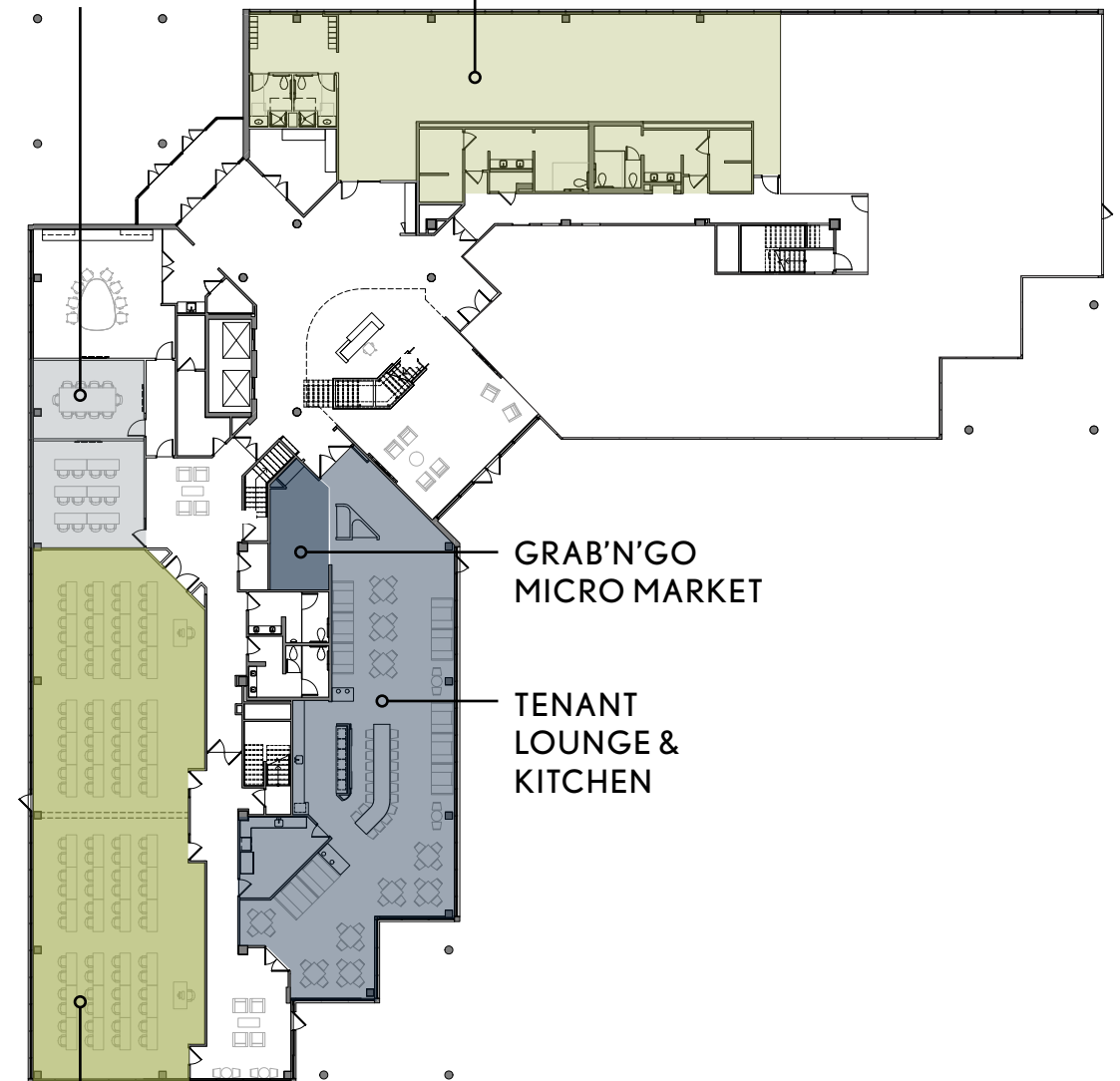


LOCKERS & SHOWERS



CONFERENCE ROOMS

FITNESS CENTER + LOCKERS/SHOWERS



GRAB'N'GO MICRO MARKET

TENANT LOUNGE & KITCHEN

TRAINING CENTER



25,000 SF

SAMPLE FITPLAN

Workstations	85
Private Offices	33
Conference Rooms	4
Huddle Rooms	5



**CUSTOM-
DESIGNED
SPACE**

ABUNDANT
NATURAL LIGHT

FULLY
CUSTOMIZABLE





LOCATION

- Highly desirable 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





CLEARWATER
CORPORATE
CENTER

MINNETONKA, MN



DAN GLEASON
952 893 8884
dan.gleason@cushwake.com

GRACE PERILLO
952 837 8693
grace.perillo@cushwake.com

SAM GLEASON
952 241 1111
sam.gleason@cushwake.com