



**For Lease**

# ENCORE PARK OFFICE/WAREHOUSE

11503 K-Tel Drive, Minnetonka, MN 55343

**ETHAN FINGER**

Vice President

(507) 581-3479

Ethan@obsidiangroup.com

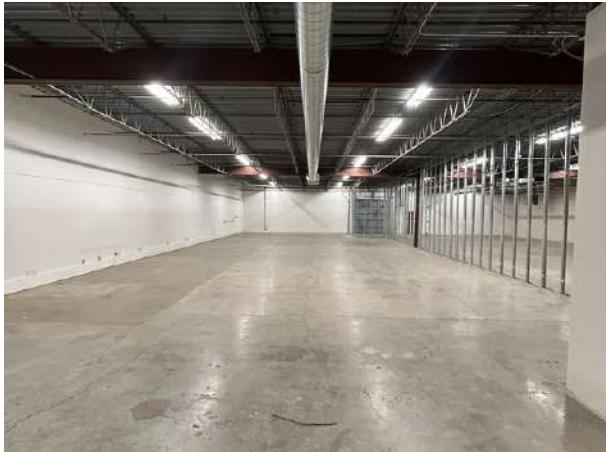
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REAL ESTATE



# Property Profile

Encore Park is conveniently located in Minnetonka off Hwy 169. We have a 5,000sf space with a loading dock and a 8,142 sf space with a loading dock and drive in door. Ownership is local and the business park is able to accommodate multiple different types of businesses.

**Address** 11503 K-Tel Drive, Minnetonka, MN 55343

**Availability** Approx. 5,000sf - Dock  
Approx. 8,142sf - Dock + Drive-In

**Rent + CAM/Tax** Negotiable (NNN) + \$5.31/sf CAM/Taxes

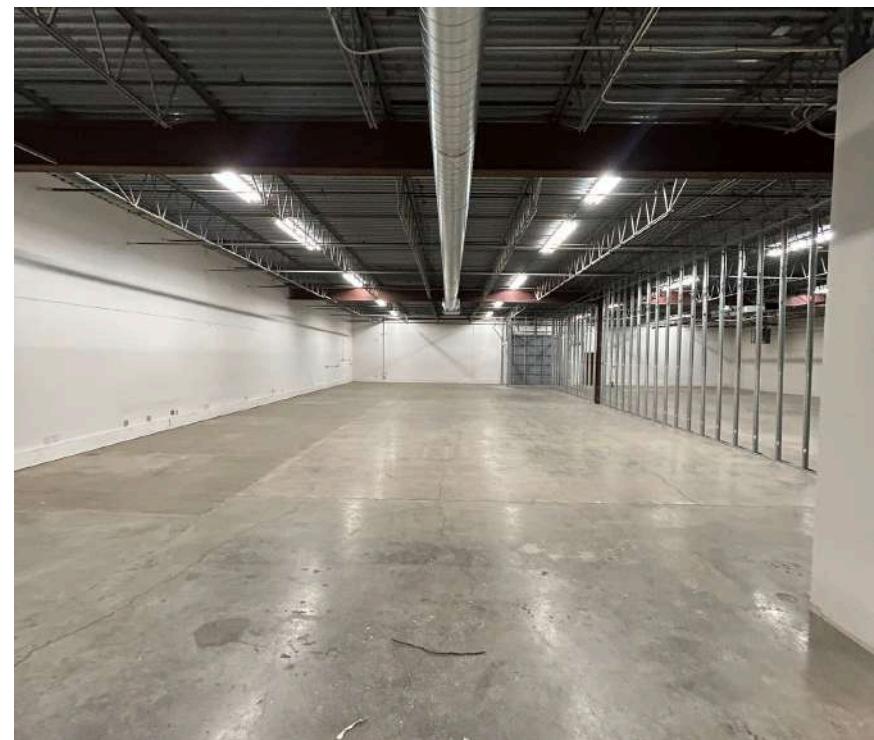
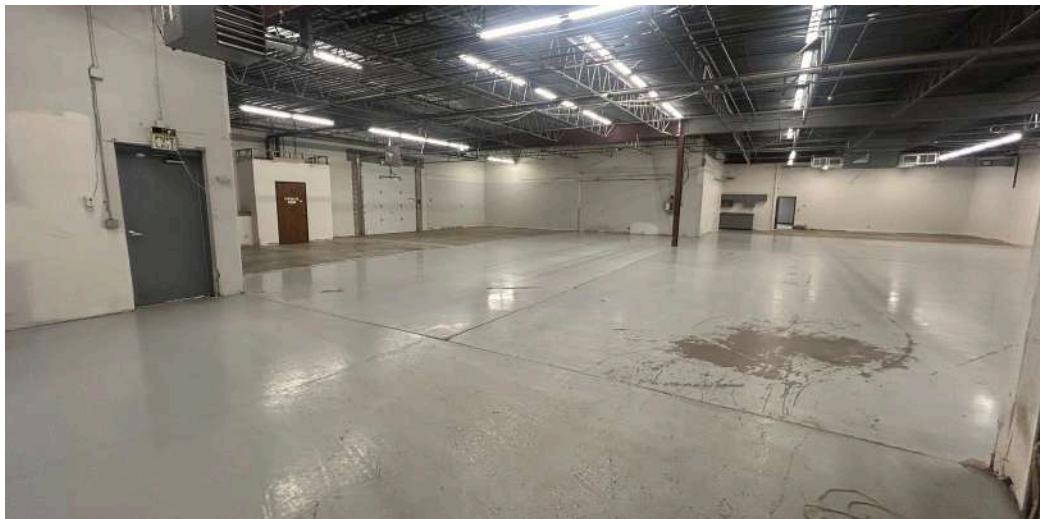
**Zoning** PUD

**Clear Height** 12'

**Loading** Drive In + Docks Available

**Uses** General Office/Showroom/Warehouse

# Property Photos

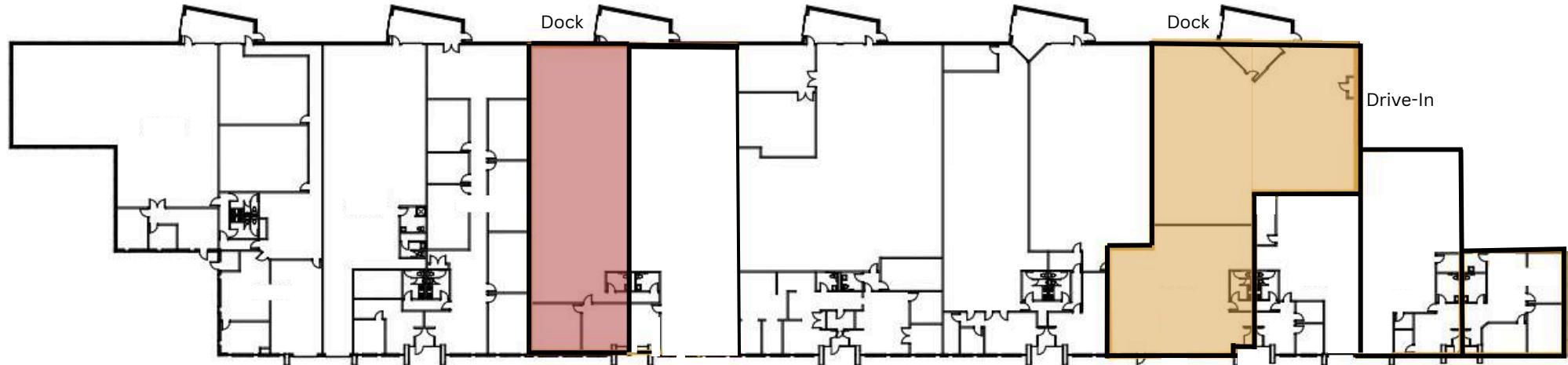


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# Available Space



Approx. 5,000sf

- 600sf office + 4,400sf warehouse
- Drive-In Door Can Be Added
- Blank Slate

Approx. 8,142sf

- 2,725sf office + 5,417sf warehouse
- Drive-In + Dock Door
- Blank Slate (office newly remodeled)



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# Property Proximity



## POPULATION

POPULATION

MEDIAN AGE

DAYTIME EMPLOYEES

## 1 MILE

13,206

## 3 MILES

85,461

## HOUSEHOLDS

HOUSEHOLDS

MEDIAN HH INCOME

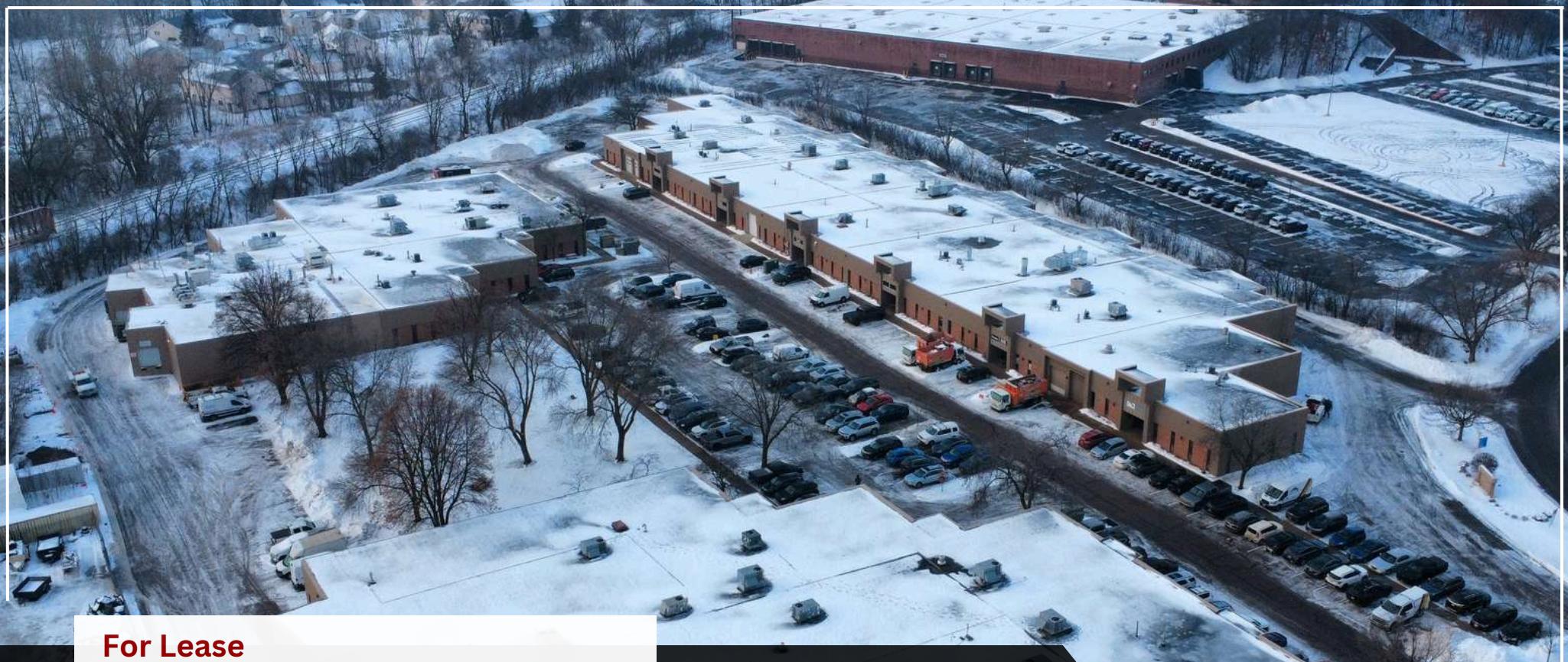
## 1 MILE

6,549

## 3 MILES

33,870

\$64,018



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This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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