



**For Lease**

# ENCORE PARK OFFICE/WAREHOUSE

11503 K-Tel Drive, Minnetonka, MN 55343

**ETHAN FINGER**

Vice President  
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OBSIDIAN GROUP





# 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.

<b>Address</b>	11503 K-Tel Drive, Minnetonka, MN 55343
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<b>Availability</b>	Approx. 5,000sf - Dock Approx. 8,142sf - Dock + Drive-In
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<b>Rent + CAM/Tax</b>	Negotiable (NNN) + \$5.31/sf CAM/Taxes
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<b>Zoning</b>	PUD
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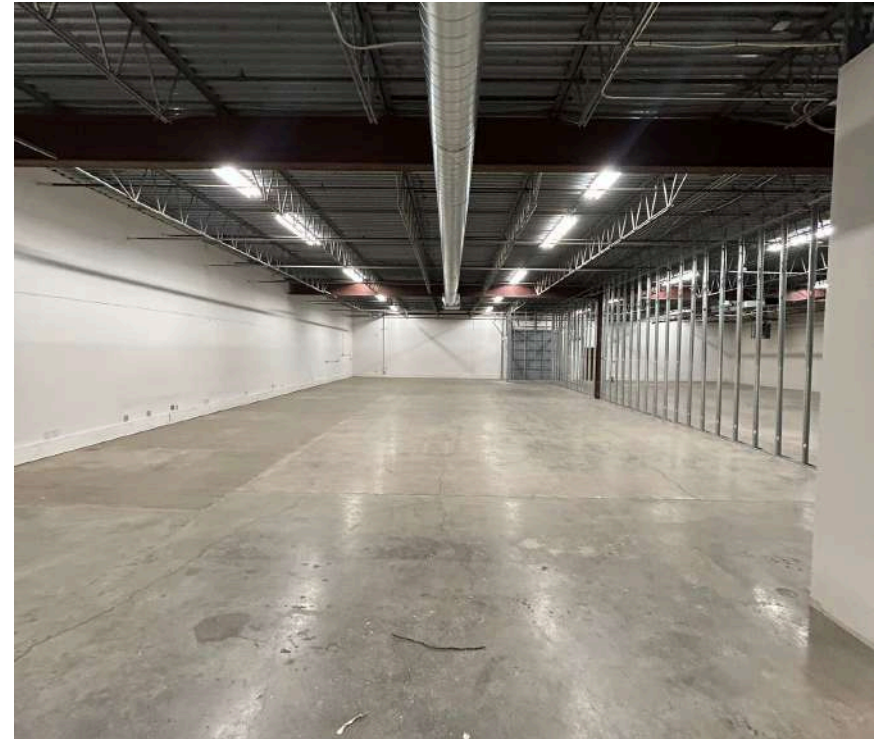
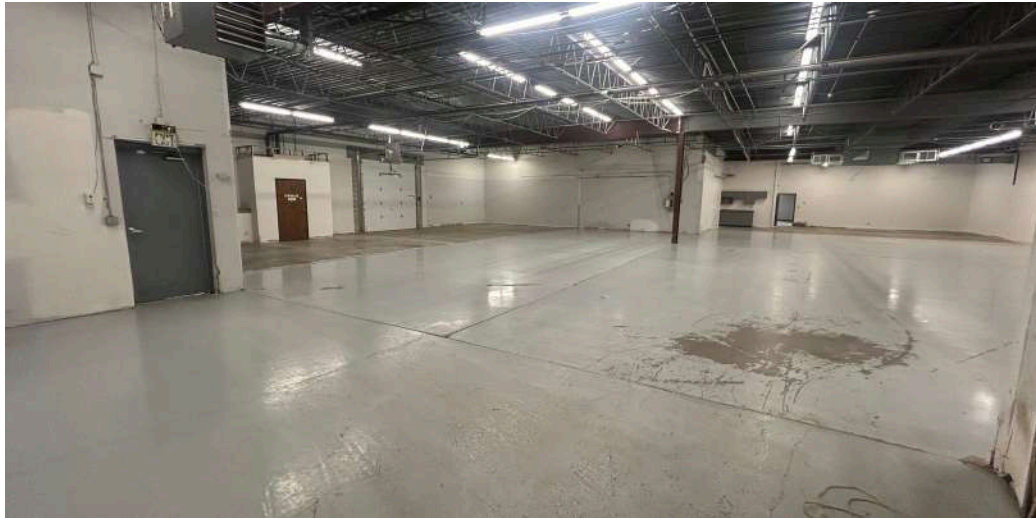
<b>Clear Height</b>	12'
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<b>Loading</b>	Drive In + Docks Available
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<b>Uses</b>	General Office/Showroom/Warehouse
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# Property Photos

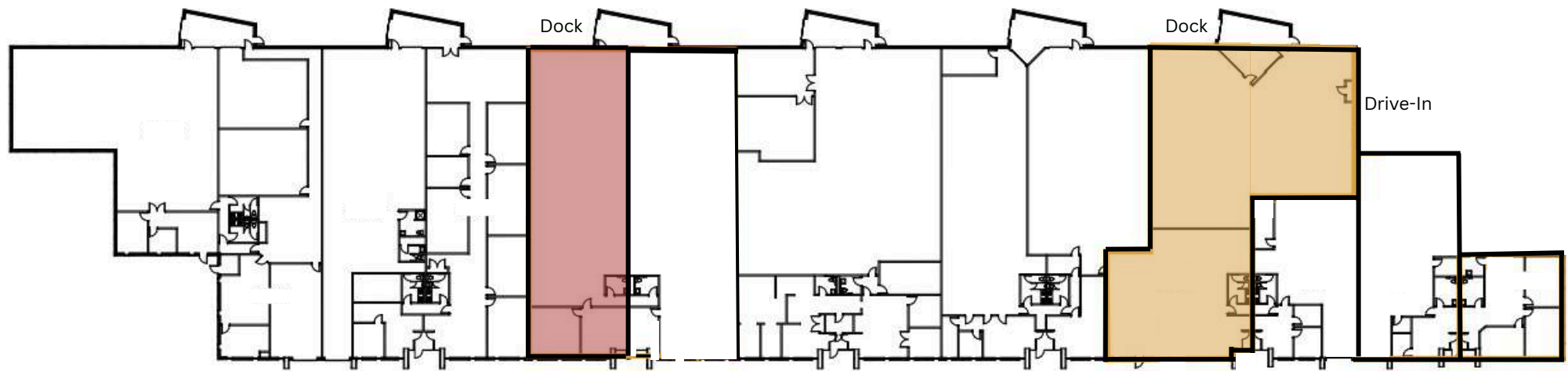


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# Available Space



- 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)



# Property Proximity



## POPULATION

POPULATION

MEDIAN AGE

DAYTIME EMPLOYEES

## 1 MILE

13,206

39

12,375

## 3 MILES

85,461

38

42,689

## HOUSEHOLDS

HOUSEHOLDS

MEDIAN HH INCOME

## 1 MILE

6,549

\$64,018

## 3 MILES

33,870

\$86,609



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