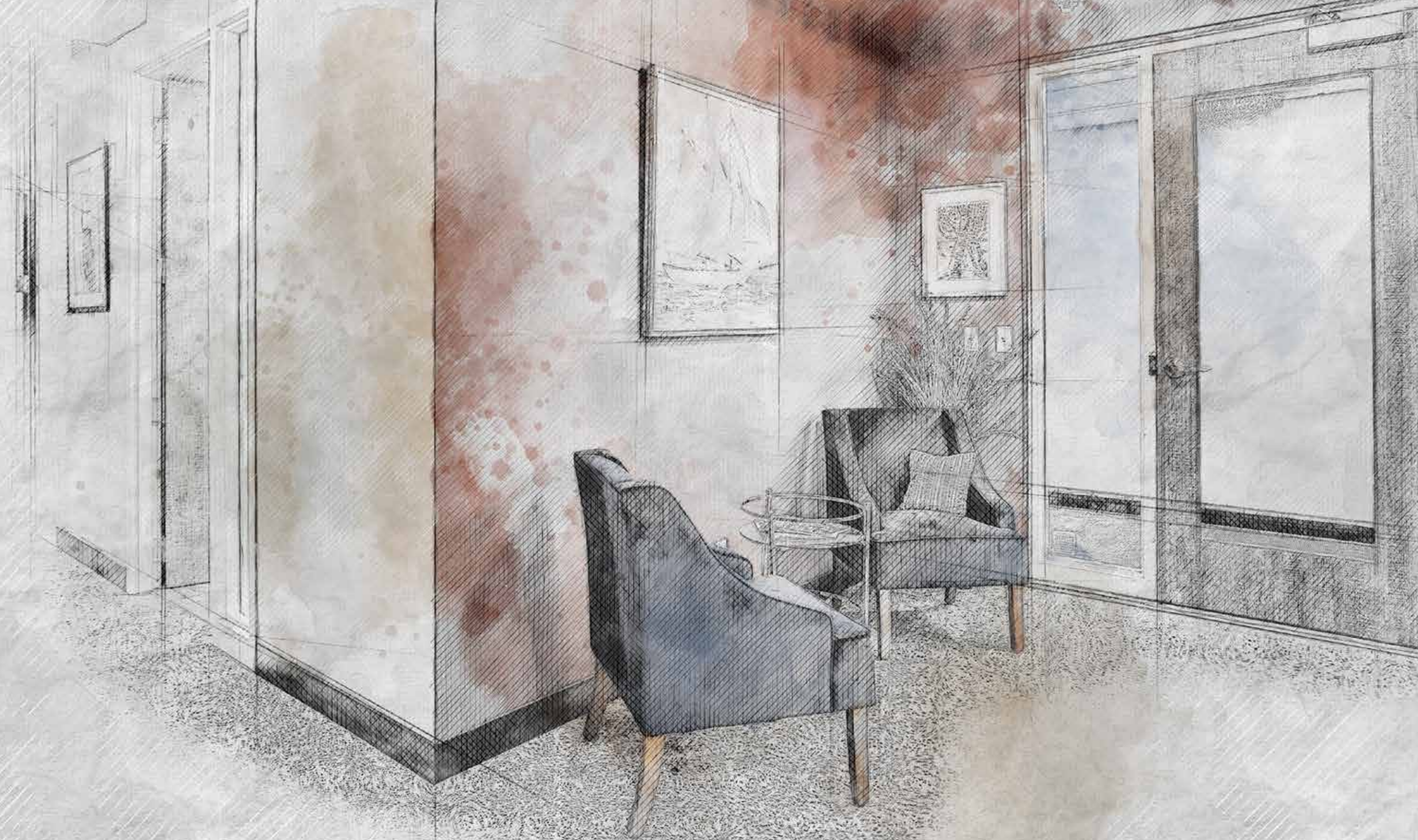


14525 Highway 7, Minnetonka, MN 55345



**LAKE WEST**

# MISSION



*"Our mission is to enhance the quality of work life and the customer experience, encapsulating values that are the cornerstone of being a part of growing, supporting and empowering business owners in every way."*



“

We help businesses grow by providing premium commercial space for them to occupy and conduct commerce.

– Curt Fretham, Owner

”

# WELCOME TO LAKE WEST

Lake West was acquired by Lake West Development in 2014 and has undergone extensive interior and exterior renovation, infrastructure upgrades, and aesthetic enhancements. The results are a space that welcomes guests in style and comfort from the redesigned common areas to upgraded office suites that companies are proud to call home.



## MANAGEMENT

Management is on-site from 9 am to 5 pm daily with on-call availability after hours and weekends. Our team ensures a clean, well-maintained, and well-operated building so our valued tenants can keep their businesses running smoothly and have peace of mind.



# AMENITIES



## ON-SITE CONVENIENCES

Stay energized by enjoying a fresh cup of coffee and a snack from the deli at Dunn Brothers. Burn calories at the on-site fitness boutique followed by an appointment with a massage, chiropractic, or other holistic health services to keep you feeling your best. Look your best by booking an appointment at our upscale hair and nail salon.



## CONFERENCE ROOM

Pull down the shades for privacy or leave them open in our glass-enclosed conference room, complete with lighting controls and large-screen TV where you can plug in your laptop to run your meetings with ease. Offer refreshments during the meetings with use of the wet bar and mini fridge.



## SIGNAGE

Get the exposure your company deserves in this high-traffic, densely populated area with a traffic count of 50,000 vehicles per day. Lake West offers a rare opportunity to display your company logo with lit signage on the exterior of the building, visible day and night. This value-added advertising is offered to tenants only, at exceptionally affordable rates.



## ENTRANCES AND ELEVATORS

Two elevator cabs in the main lobby and three staircases at other entrances make suite accessibility easy, no matter where your business is located in the building. Key fob access controls are available for in-suite use, as well as the main entrance for easy and secure access any time.



## TEMPERATURE COMFORT

Lake West features a brand new, state-of-the-art, energy efficient, heating and cooling comfort control system that services both the common areas and suites.



# AMENITIES

## WINDOWS AND NATURAL LIGHT

Exposure to natural light improves mood, energy, alertness and productivity. Lake West features abundant natural light and large windows throughout—a rare find in office space.

## SECURITY AND FIRE SAFETY

Lake West is equipped with 24/7 indoor and outdoor camera surveillance. The building also has a full sprinkler system and a newly updated, monitored fire panel.

## SOLAR PANELS

New in 2020—solar panel installation on our roof! We continually strive to reduce our carbon footprint by responsibly spending for optimal return on investment.



## ADA FRIENDLY

The Lake West Building has newly added ADA closures on bathroom doors and entrances in the building, for the comfort and safety of our tenants and guests.

## CLEANING AND MAINTENANCE

Our cleaning crew works around the clock to keep common areas, bathrooms, meeting rooms and private offices looking pristine and smelling fresh. The Lake West management office is open on weekdays and is always available to discuss design, construction, or maintenance requests.

## TOUCH-SCREEN DIRECTORY

Display your company name in our easy-to-navigate, touch-screen directory in the main lobby.

## HIGH-SPEED INTERNET

Ethernet and Wi-Fi accessibility is offered throughout the building.



## Minnetonka

- 1 General Store and Café
- 2 Famous Dave's
- 3 Christos Greek Restaurant
- 4 Caribou
- 5 Gold Nugget Tavern & Grille
- 6 Ike's Minnetonka
- 7 Minnetonka High School
- 8 Original Pancake House
- 9 Target
- 10 Starbucks
- 11 Chipotle
- 12 Snuffy's Malt Shop
- 13 Spasso
- 14 Life Time Athletic
- 15 Cargill

## Wayzata

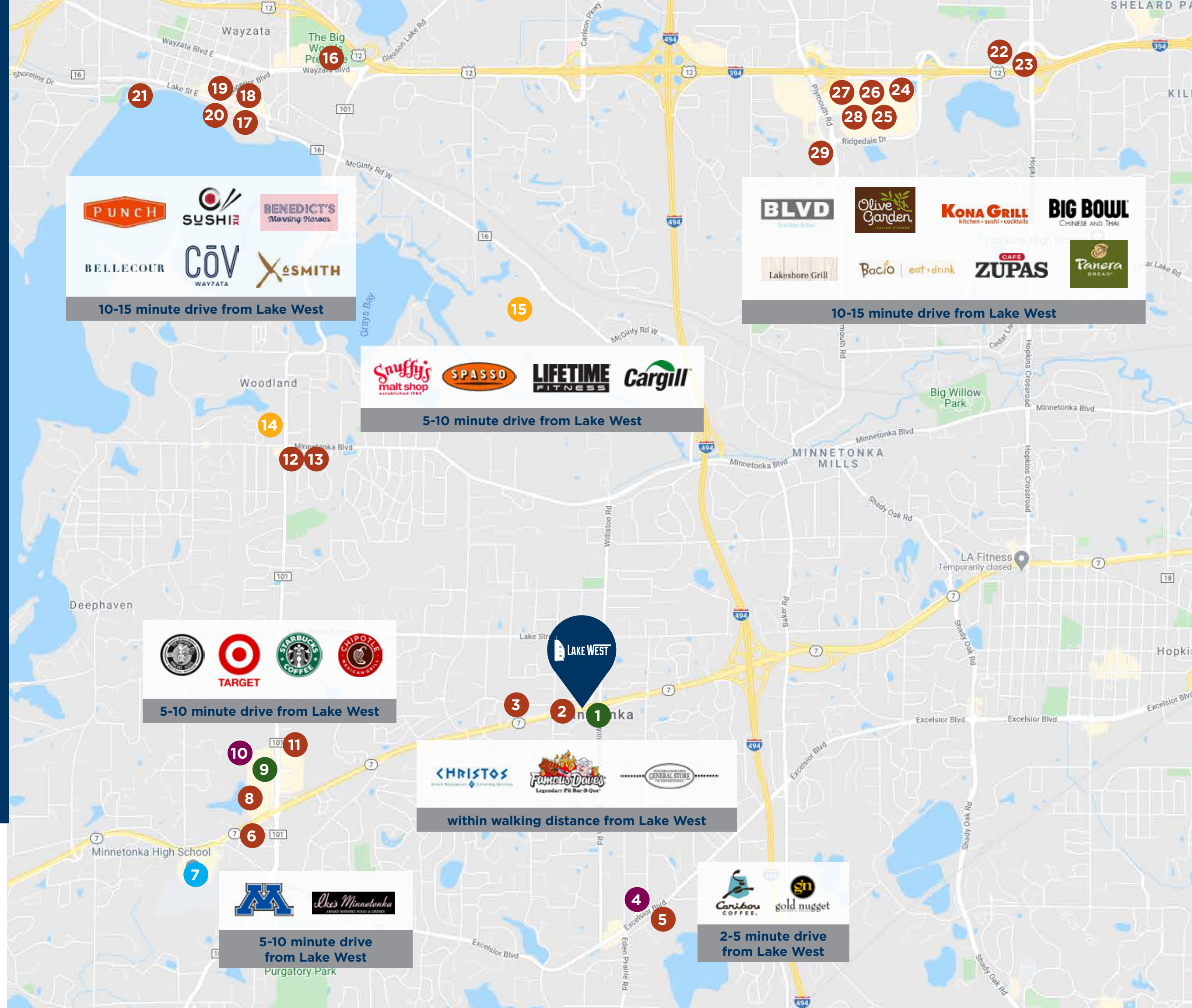
- 16 Punch Pizza
- 17 Sushi Fix
- 18 Benedict's
- 19 Bellecour
- 20 COV Wayzata
- 21 6Smith

## Ridgedale Area

- 22 BLVD Kitchen & Bar
- 23 Olive Garden
- 24 Kona Grill
- 25 Big Bowl Ridgedale
- 26 Lakeshore Grill
- 27 Bacio
- 28 Café Zupas
- 29 Panera Bread

## KEY

- RESTAURANT
- BUSINESS
- SCHOOL
- COFFEE SHOP
- RETAIL





**Lake West Development**

14525 Highway 7, #265

Minnetonka, MN 55345

952-930-3000

Email: [management@lwestdev.com](mailto:management@lwestdev.com)

**[LakeWestDevelopment.com](http://LakeWestDevelopment.com)**



**LAKE WEST**



## Welcome to the Lake West Building and Lake West Development



### **RESPECTFUL DEVELOPMENT**

We help businesses grow by providing premium commercial sites and buildings. There is a direct connection between a community's character and its economic and social well-being. That's why we approach our projects from the perspective of character. Our mission is to create commercial developments that add beauty, increase convenience, provide more options for residents, and help generate jobs in the community. We mean for our commercial developments to be corporate good neighbors, sensitive to the character of the surrounding community.

### **ADDING VALUE TO THE COMMUNITY**

New retail and office spaces can contribute to the vitality of a community. New commercial developments help generate jobs for the neighborhood's residents, provide important services, improve neighborhood safety, and create a favorable environment for business. All of it adds to a community's overall vibrancy and economic health.

### **FLEXIBILITY**

We are flexible in our approach to commercial land development and leasing. When we have committed tenants, we collaborate closely with them to bring their unique visions into reality. We engage the city, community members, and business owners to create a viable, long-term environment that benefits everyone involved. We are creative and nimble in our approach to commercial land development as a positive social process, not just a real estate transaction—one that helps build prosperity in the surrounding community for generations to come.

Sincerely,  
Curt Fretham  
Owner, Lake West Development



**Lake West Development**

14525 Highway 7, #265

Minnetonka, MN 55345

952-930-3000

Email: [management@lwestdev.com](mailto:management@lwestdev.com)

**LakeWestDevelopment.com**



**LAKE WEST**