



CBRE

106,000 SF of
Opportunity

9705 Data Park Dr

9705 DATA PARK DR
MINNETONKA, MN 55343



Prime Development Opportunity

SUBURBAN CONNECTIVITY

Discover a rare opportunity to acquire a large property strategically positioned at the intersection of two major suburban highways. This central site offers prime access to the key business and residential communities of Edina, Minnetonka, and Eden Prairie. Commuting and regional access are simplified, with the Southwest Light Rail station just a short walk away. Nearby hotels conveniently cater to visitors, while accessible retail services meet daily needs.

Envision your future development or corporate campus overlooking a serene, picturesque pond—a unique natural feature providing a peaceful backdrop and a distinct advantage. This compelling blend of connectivity and serenity creates an environment highly attractive to employees, clients, and residents alike.





Property Highlights

9705 DATA PARK DR
MINNETONKA, MN 55343

Building Size

106,384 SF

Building Type

Office

Year Built/Renovated

1977/2019

Tax Parcel ID's

31.117.21.33.0416 36.117.22.44.0024

Site Area

9.91 acres - 31.117.21.33.0416
2.97 acres - 36.117.22.44.0024
563,984 SF or 12.95 acres - Total

Floors

3 Levels

Electrical System

2500 amp, three phase, 480 volt pad
mounted transformer

Zoning

I-1 Industrial (Minnetonka)
R-1 Single Dwelling Unit (Edina)

Elevators

2

Emergency Generator

One 400 kw generator for fire pump,
elevator, area lights and
computer room on 1st floor

HVAC

Cooling tower and boiler replaced in
2019. Heat pump system

Loading

Two loading docks

2025 Taxes (Combined)

\$354,762.02

Fire/LifeSafety System

Automatic wet standpipe fire sprinkler system.
Fire alarm system monitored by TransAlarm

Parking/ Loading

516 total marked parking stalls, 13 handicapped
Outdoor Parking: 146 stalls
Upper Level: 179 stalls
Lower Level: 170 stalls
Underground Parking: 21 stalls

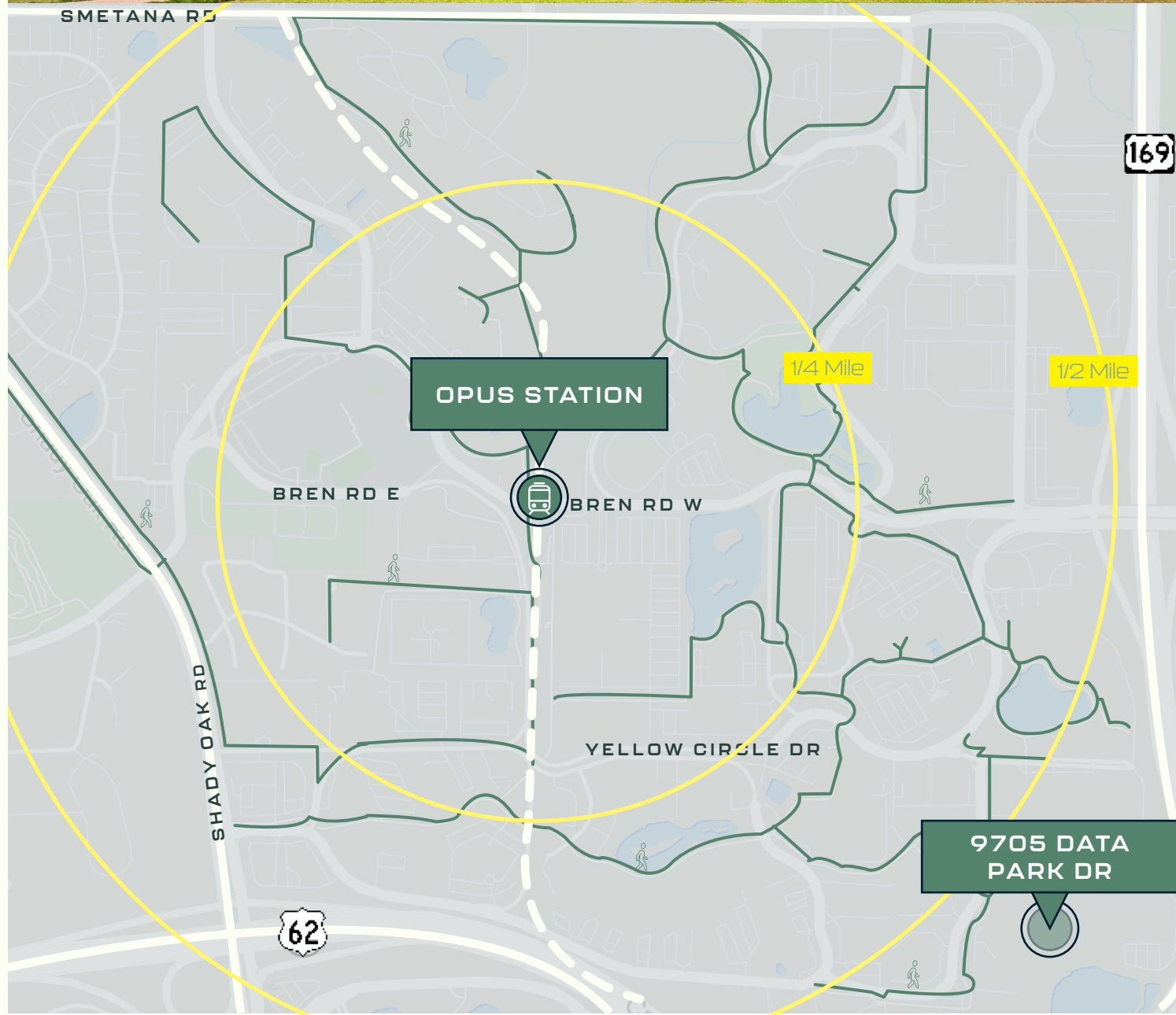


Opus Park

BE CONNECTED

Opus II Business Park, a dynamic 640-acre mixed-use center in the region, serves as a significant employment hub for roughly 14,800 professionals across 140 businesses, featuring a balanced mix of office, industrial, and residential spaces, including over 2,000 housing units with recent expansions like the luxury RiZE at Opus Park. Its prime location offers exceptional connectivity via Highways 169 and 62, the Southwest Light Rail Transit Green Line Extension, and extensive pedestrian and bicycle trails. Aligned with the City of Minnetonka's 2040 plan, Opus II is poised for further sustainable growth, anticipating an addition of 1,378 housing units and 4,183 jobs to enhance its vibrant mixed-use environment.

- + Over 6 miles of walking trails
- + Opus Light Rail Station
- + 12,000 Businesses within 5 miles
- + 225,500 People within 5 miles



Opus Park

DEVELOPMENT

CLICK BELOW TO LEARN MORE

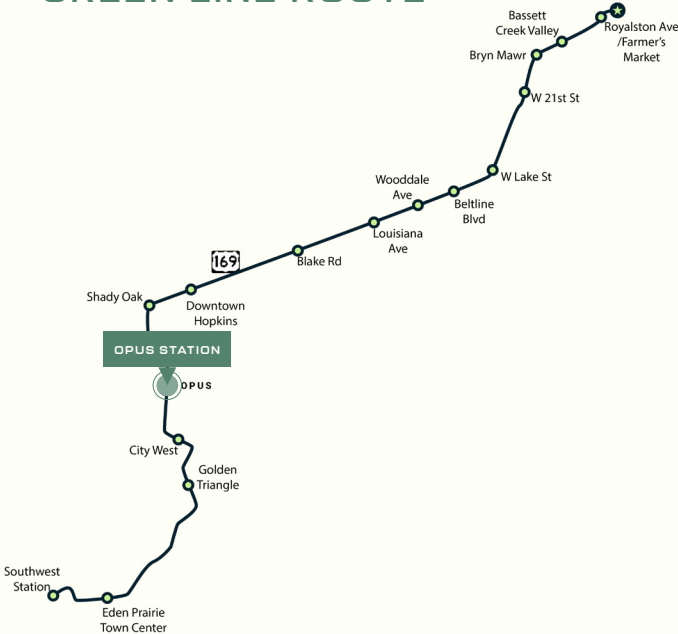
PROJECT	YEAR BUILT	# OF UNITS	AVG UNIT SF	RENT / SF
THE TOWNLINE	2023	223	730	\$2.39
ALCOTT APARTMENTS	2023	350	978	\$2.37
MINNETONKA STATION	2023	275	951	\$2.06
THE LODEN	2018	246	893	\$2.30
RIZE AT OPUS	2019	322	945	\$2.06
BREN ROAD STATION 55+	2021	262	970	AFFORDABLE
PRESERVE AT SHADY OAK	2020	262	885	AFFORDABLE



Effortless Connectivity

Situated with prominent visibility and immediate access to Highways 62 and 169, 9705 Data Park Drive offers exceptional convenience. The adjacent Opus Park light rail station on the Southwest LRT Green Line Extension ensures effortless commutes from the thriving southwestern suburbs and downtown Minneapolis, positioning your business at the center of accessibility.

GREEN LINE ROUTE



Amenities

SHOP LOCAL

BRAZiN
American Pub & Eatery

HAVEN
ASIAN EATERY



TJ HOOLIGAN'S
PUB & GRUB
PR OR LAKE
EDEN PRAIRIE

yoyo DONUTS

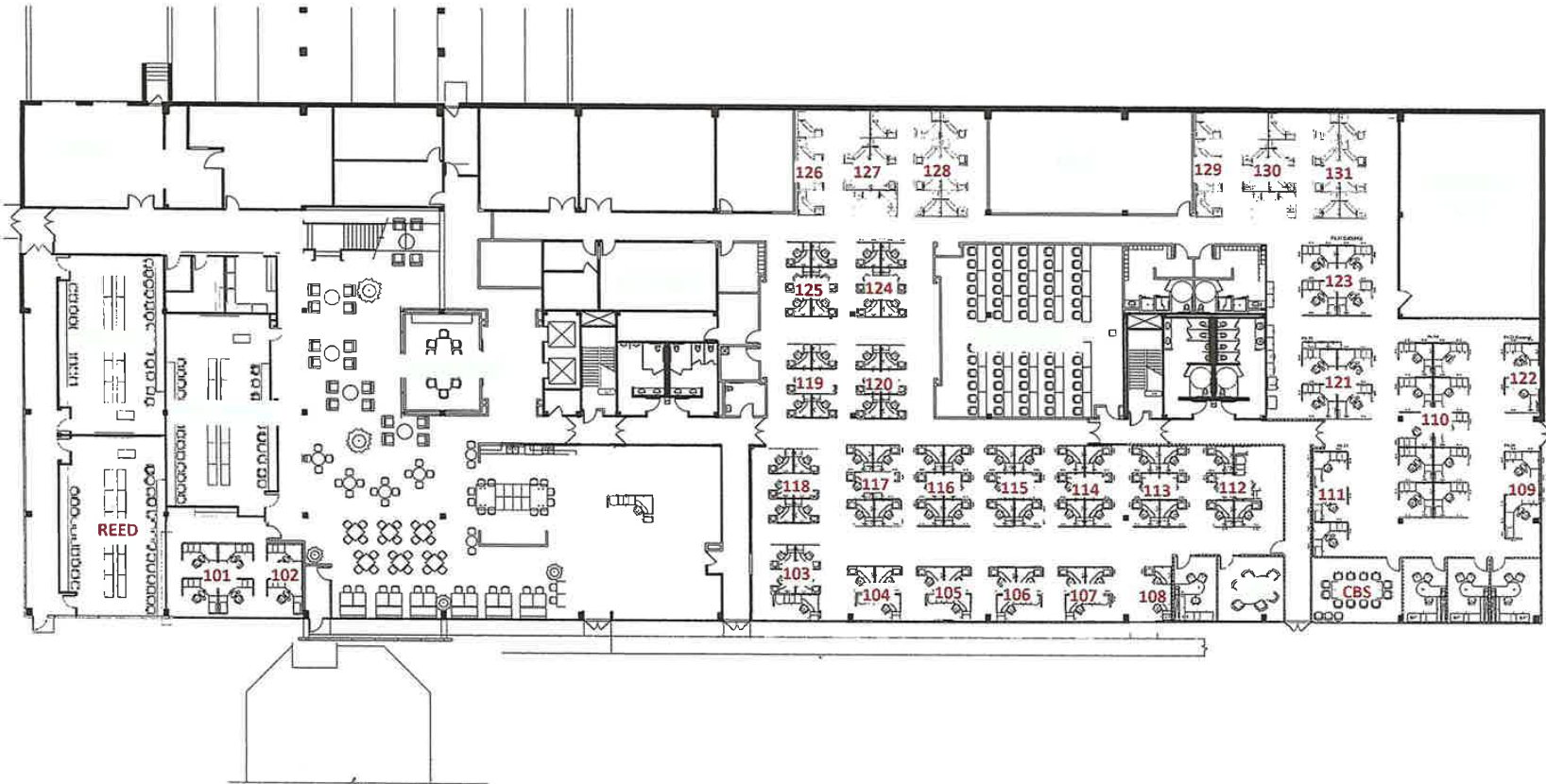
Scoreboard
FOOD · DRINK · SOCIAL

myBURGER



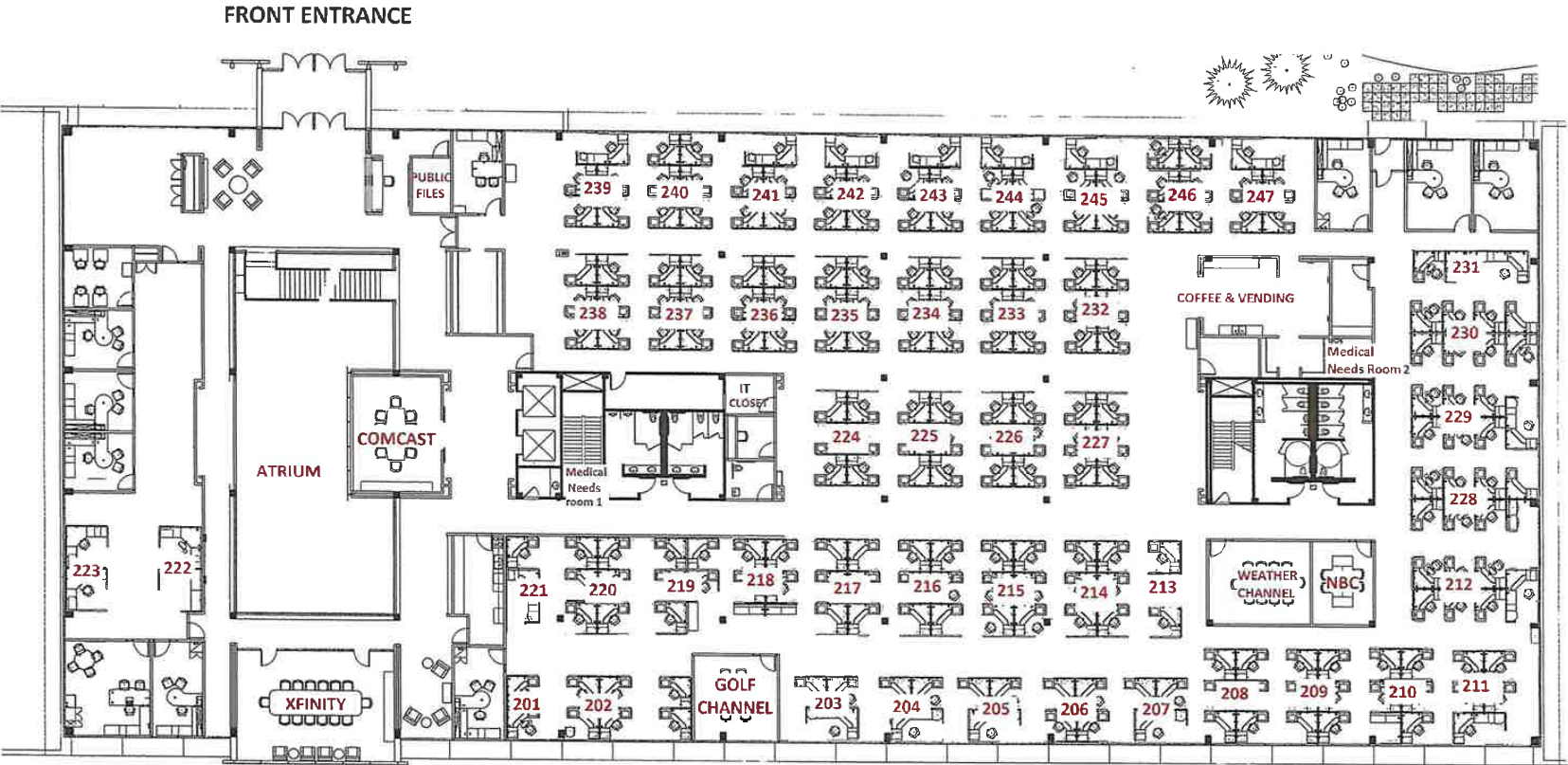
Floorplan

FLOOR 01



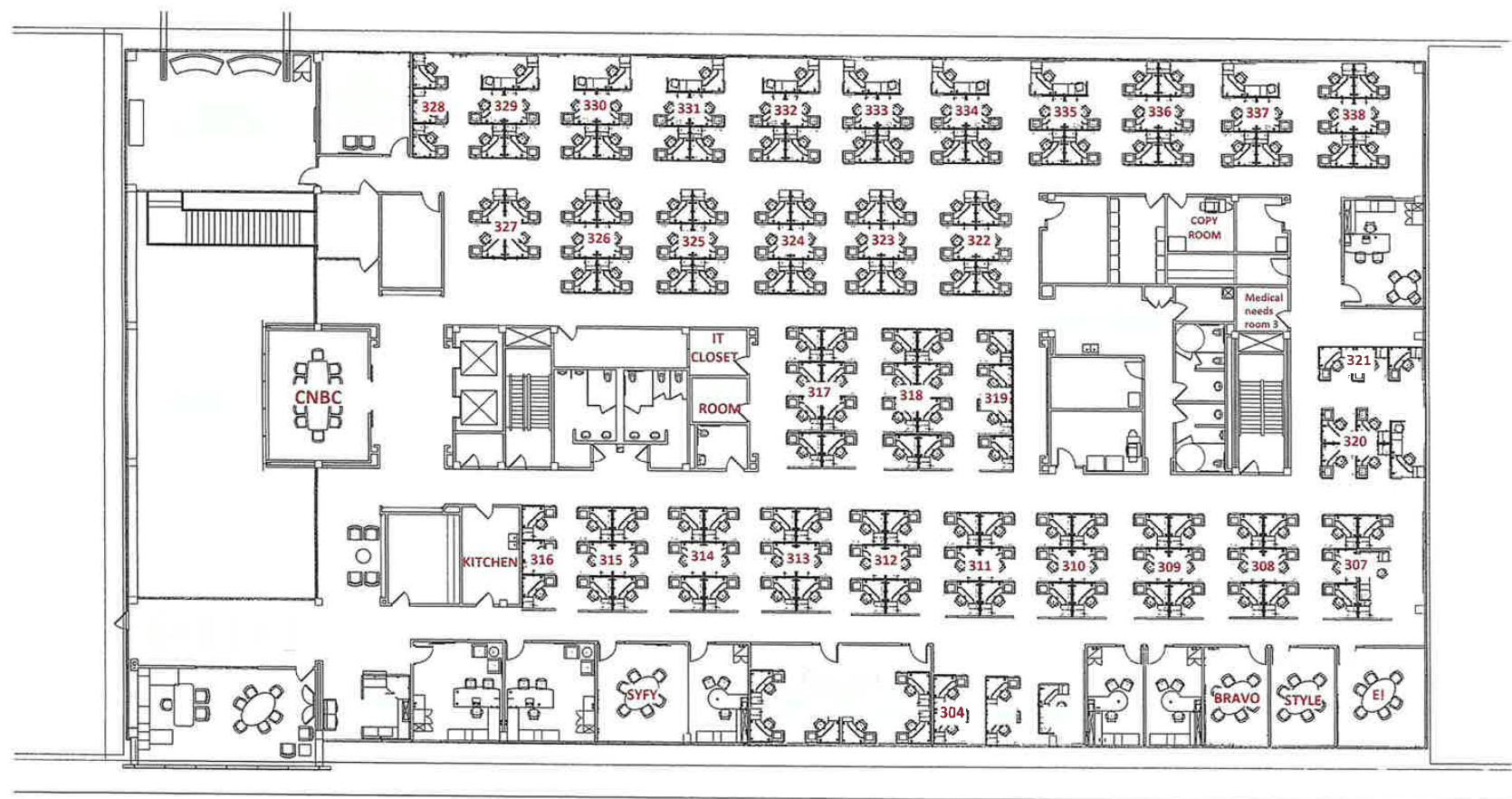
Floorplan

FLOOR 02



Floorplan

FLOOR 03





106,000 SF BUILDING / 12.95 ACRES
FOR SALE

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