



PONDVIEW  
PLAZA

5850 Opus Parkway, Minnetonka, MN

Location. Connectivity. Prestige.

# WELCOME TO PONDVIEW PLAZA

Pondview Plaza is a boutique, Class A office building situated in a tranquil setting within Opus business park, a major regional employment center in suburban Minnetonka. Boasting an impressive amenity package, Pondview Plaza provides forward-thinking companies the tools and atmosphere to recruit and retain a multi-generational workforce.



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**Year Built:** 1997  
**RSF:** 120,500 SF  
**Stories:** 3 stories plus lower level  
**Ceiling Height:** 9' ceilings  
**Elevators:** 3  
**Dock Doors:** 2  
**Parking Ratio:** 4.5/1,000 SF – covered/climate controlled parking garage and surface parking

# ON-SITE AMENITIES

- Fitness center with lockers and showers
- Cafeteria
- Conferencing space
- Green space with putting green and bocce ball courts
- Walkable to new Southwest Green Light Rail Extension
- Upgraded energy management system
- Secured access
- Digital lobby directory
- Close proximity to Highway 169 and Highway 62
- Climate controlled parking
- "Third work space"
- Highly efficient 40,000 SF floorplates
- Idyllic pond setting surrounded by a walking trail system



A PLACE THAT INSPIRES - TENANT SPACES AT PONDVIEW PLAZA



## A TRANSIT CENTRIC PLACE

Located along the intersection of Highway 169 and Highway 62, Pondview Plaza boasts excellent connectivity and sits among an impressive list of some of the most prominent companies in corporate America. The Opus business park is a major regional employment center with more than 12,000 jobs in a wide range of industries including healthcare, technology and real estate. The area features a network of trails for easy pedestrian and bicycle access. With close proximity to Interstates 494, 35W and 394 and Highways 169, 62 and 100, Pondview Plaza's transit centric location enables tenants to draw from multiple labor pools.



Restaurants



Greenspace



Retail



Hotel



Green Line Expansion



Green Line Stop



Minnesota River Bluffs Trail

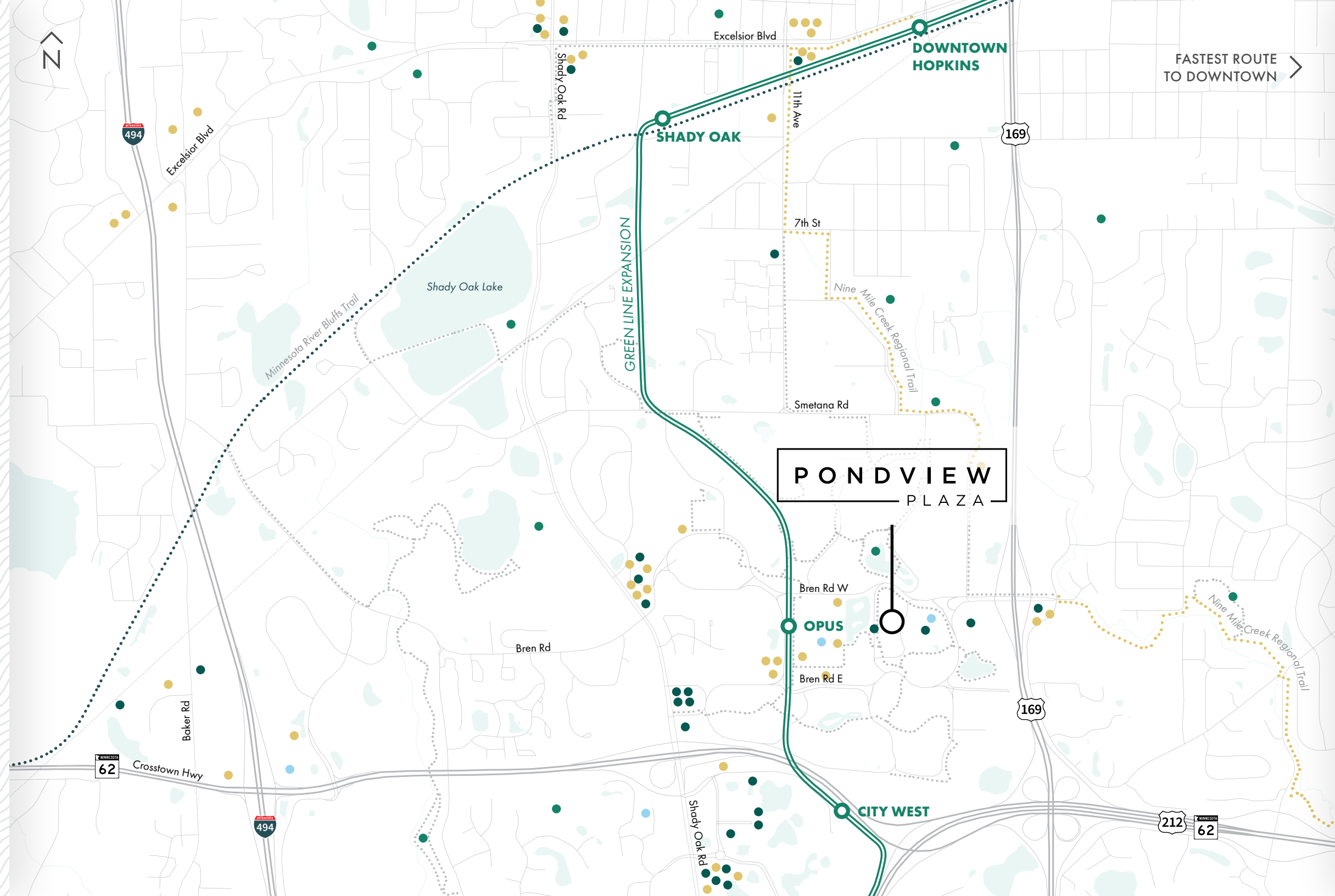


Nine Mile Creek Regional Trail



Connecting Trails

PONDVIEW PLAZA



## OPUS STATION

Pondview Plaza is within walking distance to the future Metro Green Line route stop, Opus Station. This new stop is part of the Southwest Light Rail Transit project extending the Metro Green Line route to connect Minnetonka to downtown Minneapolis, St. Paul, St. Louis Park, Hopkins and Eden Prairie.

## KEY FEATURES



Located near the intersection of Bren Road East and Bren Road West in the Opus business park



Scheduled to open in 2023 and is projected to service 30,000 riders daily by 2030



Convenient access to the Minneapolis and St. Paul CBD areas, Minneapolis/St. Paul International Airport and Mall of America

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New Ownership

**EXCELSIOR**  
◆ *The Excelsior Group*

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