



## OFFICE/WAREHOUSE SPACE

11501-11595 K-TEL DRIVE  
MINNETONKA, MN 55343

### Available Space

#### Suites 11503 & 11515

2,725 SF - Office  
5,417 - Warehouse  
8,142 SF - Total  
One (1) Dock Door  
One (1) Drive-in Door  
Available Now

#### Suite 11535

1,323 SF - Office  
8,676 - Warehouse  
9,999 SF - Total  
One (1) Dock Door  
One (1) Drive-in Door  
Available Now

#### Suite 11505

688 SF - Office  
2,609 SF - Warehouse  
3,297 SF - Total  
One (1) Drive-In Door  
Available Now

#### Suite 11501

1,647 SF - Office Total  
Available Now

### Suites 11505 & 11501

2,335 SF - Office  
2,609 SF - Warehouse  
4,944 SF - Total  
One (1) Drive-In Door  
Available Now

### Lease Rates

Market Rate - Office  
Market Rate - Warehouse

### Est. CAM/Tax

\$4.18 PSF

### Property Highlights

- Central Minnetonka location with access to I-494, MN-7, and US-169
- 12' Clear Height
- 127,354 total building square feet



For information, please contact:

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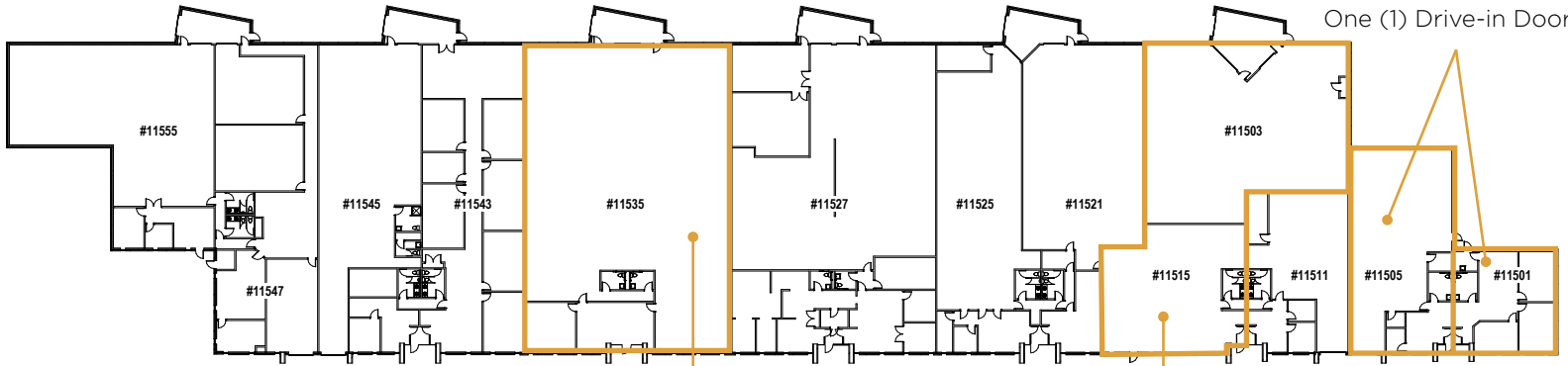
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REAL ESTATE

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## Floor Plan



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