

OVERVIEW

First ever opportunity to lease the main level at 10285 Yellow Circle Drive! Complete with 8 private offices, two conference rooms, open workspace, reception area and a kitchenette/break area this space checks all the boxes. Well located off major highways in the OPUS Business Park. Close to United Health Care, Minneapolis Marriott and several restaurants/eateries. The owner offers opportunity for renovated office space and build to suit options.





- 10,278 Sf Office Building
- Built in 1972
- Full First floor Available
- 8 Privates, 2 Conference rooms
- Reception area, Kitchenette
- Individual Office Suites available
- Strong Local Ownership
- Responsive Onsite Management
- Can Build to Suit Tenant Suites
- In OPUS Business Park Near United Healthcare
- Incredible access to Major Highways
- **Lease Rate: \$20.00 PSF Gross**

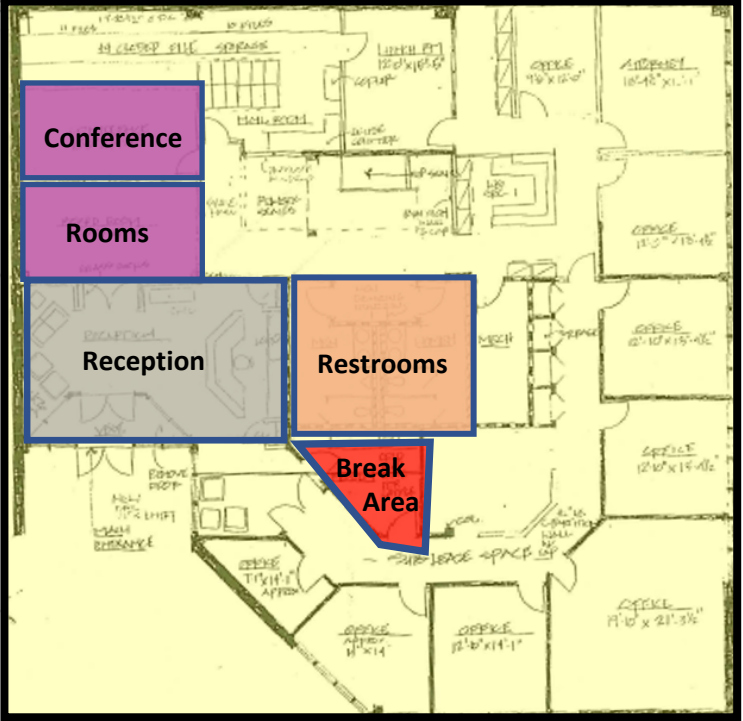


FOR LEASE

10285 Yellow Circle Drive, Minnetonka, MN 55343

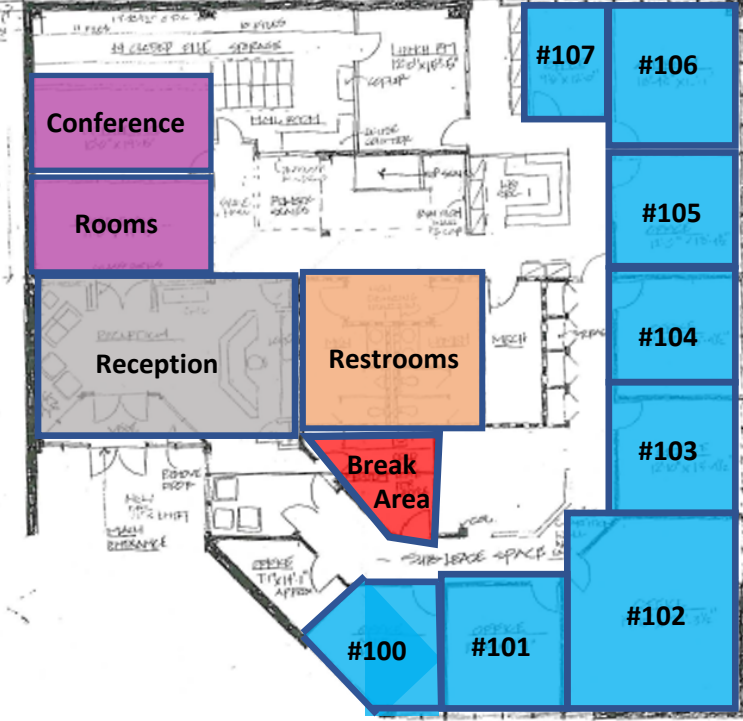
Full Floor Available

5,000 SF



Individual Suites

150 - 400 SF

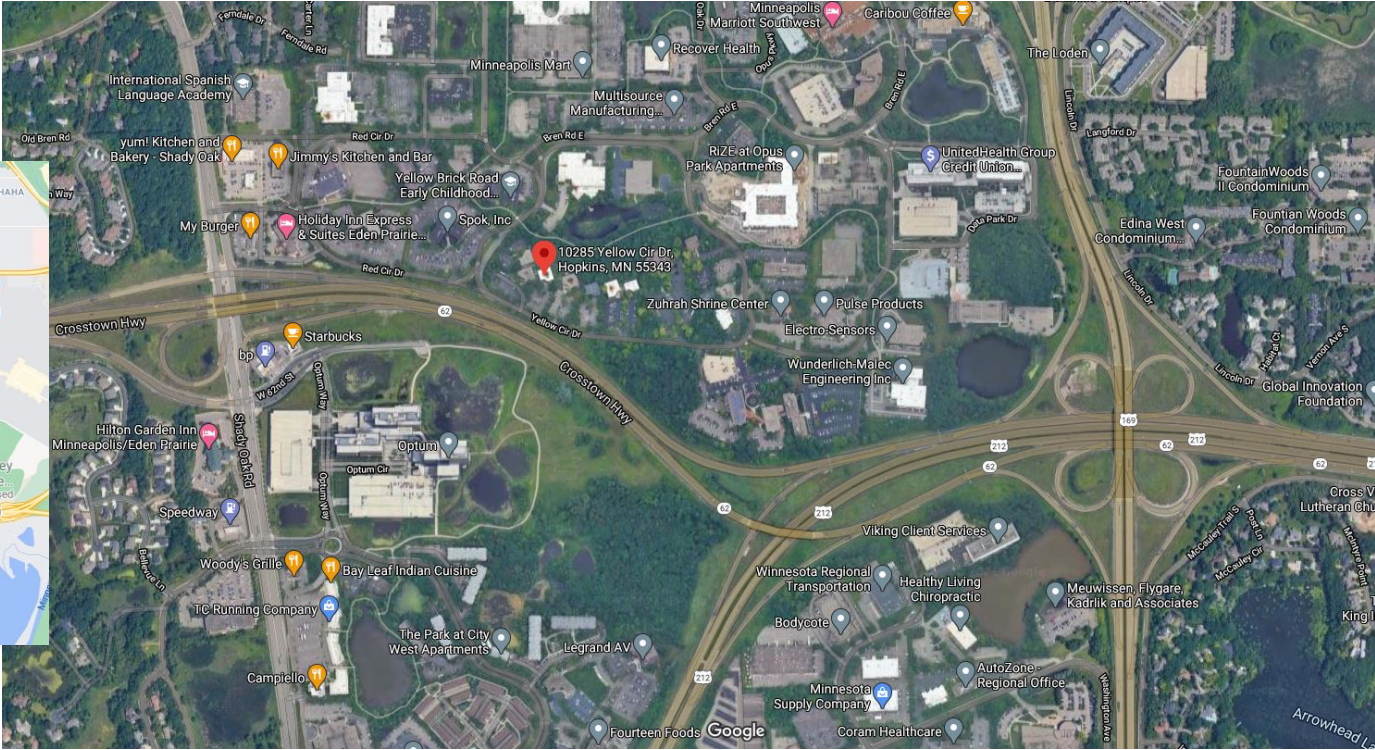
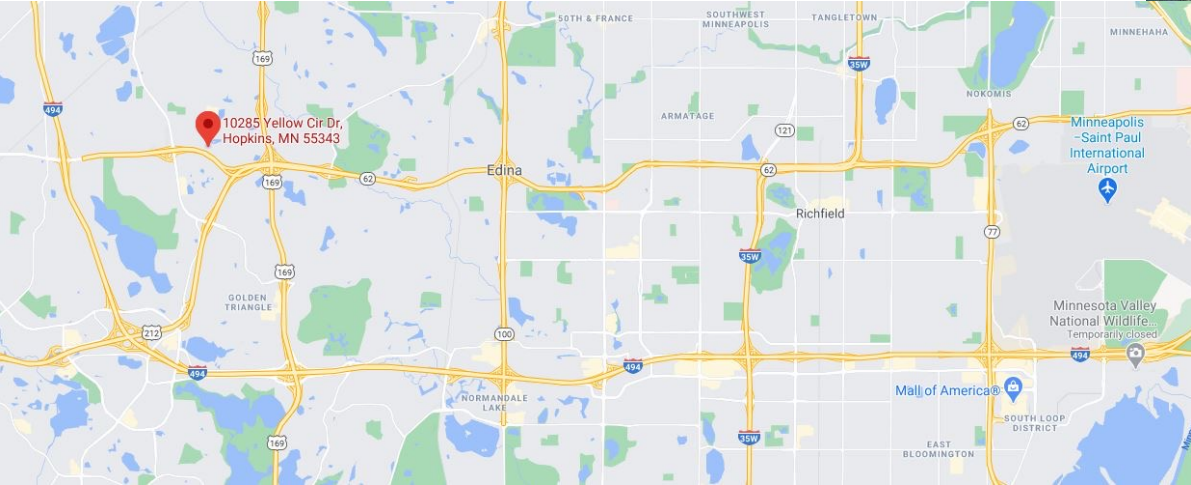


Total SF Available	5,000 SF
Full Floor	5,000 SF
Individual Office	150 SF
Individual Office	400 SF
Gross Rent:	\$20.00 PSF
Office Rent	\$400-\$600 /mo

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For more information on [Minnetonka](#)



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