



PARTNERS

# FOR LEASE

## 5900 Green Oak Dr | Minnetonka, MN

- Approximately 1,376 - 40,326 SF Available
- Great Location with Easy Access on Hwy 169
- 4/1000 Parking, Receiving Dock
- Near Future LRT Station
- Building Overlooks a 6 Acre Pond
- Training Room & Shared Conference
- Furniture is Available
  
- **Price: \$13.00 PSF Gross\***
- 1 - 3 Year Leases Available

\*\*As Is" & Pending Financial Review. Other terms may apply.



Eric Riemer  
Broker  
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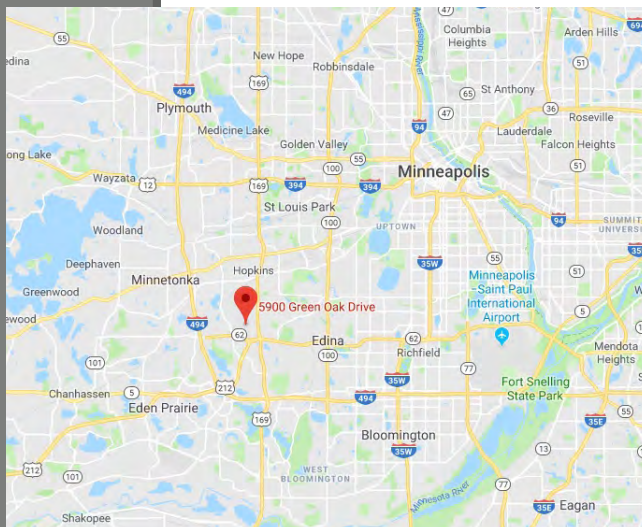
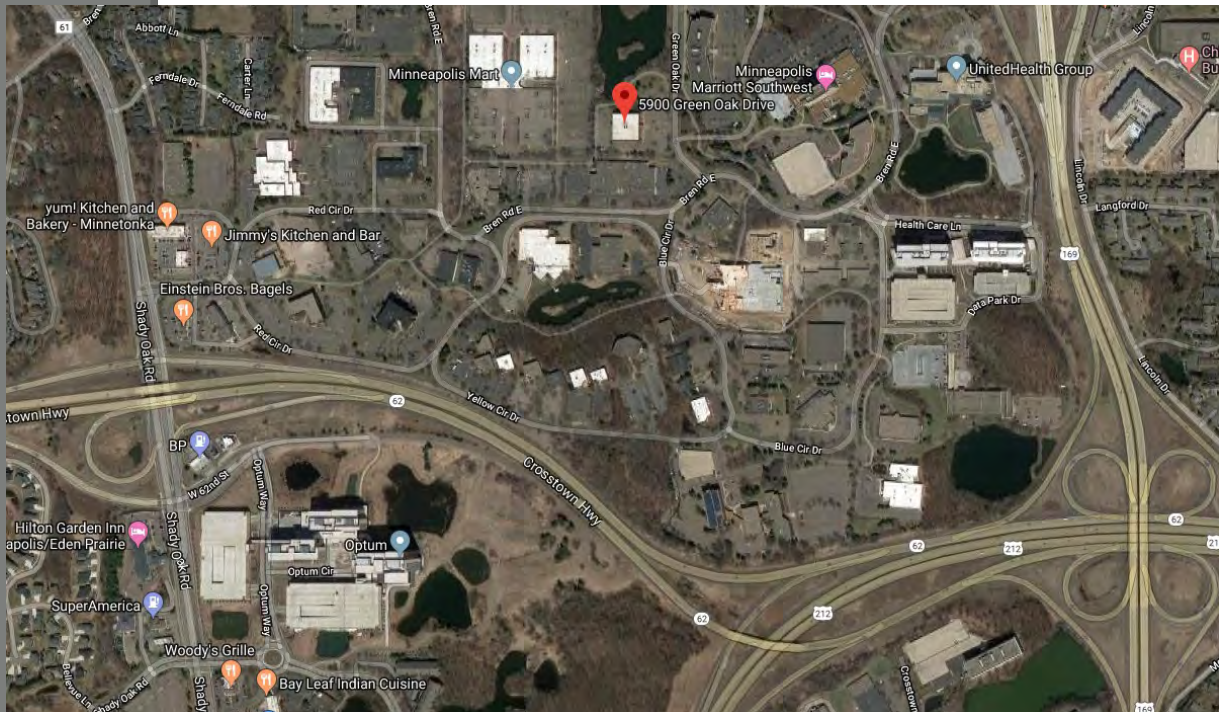
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing, or withdrawal without notice. We include projections, opinions, as-sumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.



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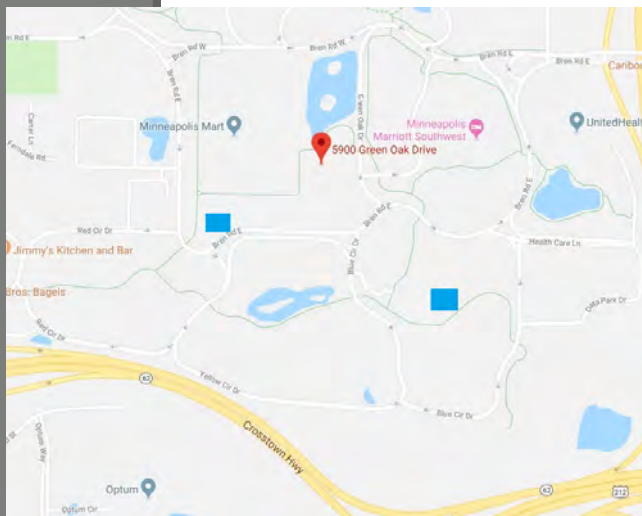
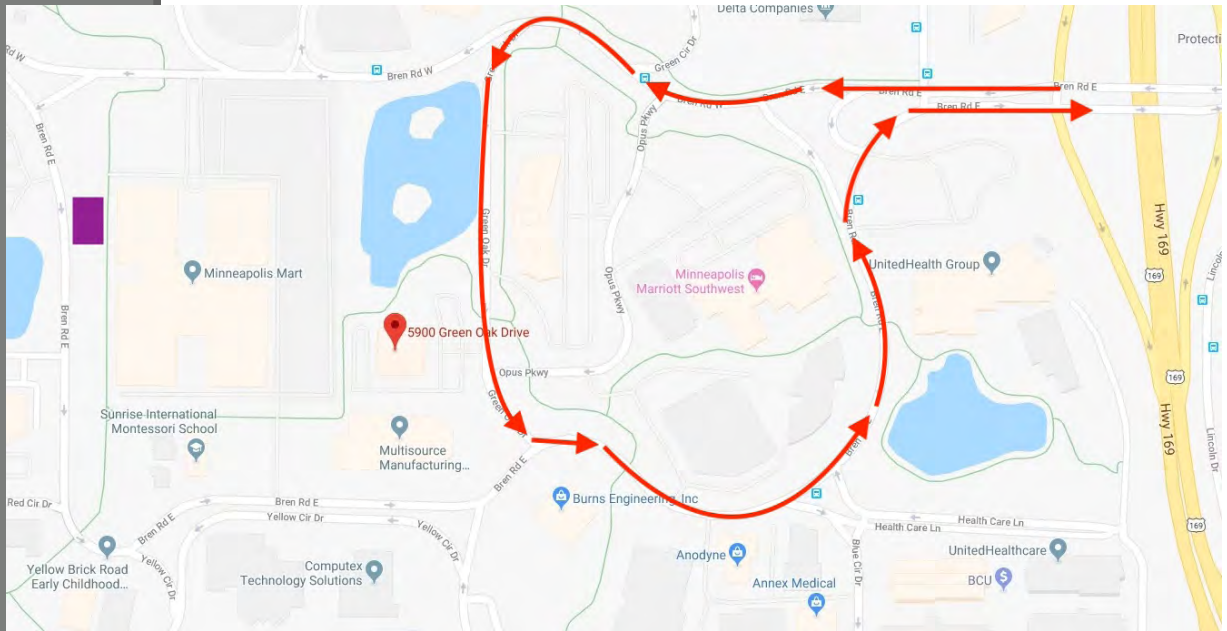
**Eric Riemer**  
**CRE Partners**  
**Broker**  
**612-730-4631**  
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# OPUS PARK

## Future LRT Station | Minnetonka Trail System



-  **In/Out Loop to Hwy 169**  
Easy entry to building. Location avoids most of the Opus Park one-ways.
-  **Minnetonka Trail System**  
Walk during your lunch hour or bike to work!
-  **Future LRT Station**  
Easy access to the future Southwest Light Rail.
-  **Apartment Developments**  
Convenient neighborhood living options.



# EXTERIOR PHOTOS





# INTERIOR PHOTOS





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# FLOOR PLAN

**1st Floor: 20,163 SF Total**

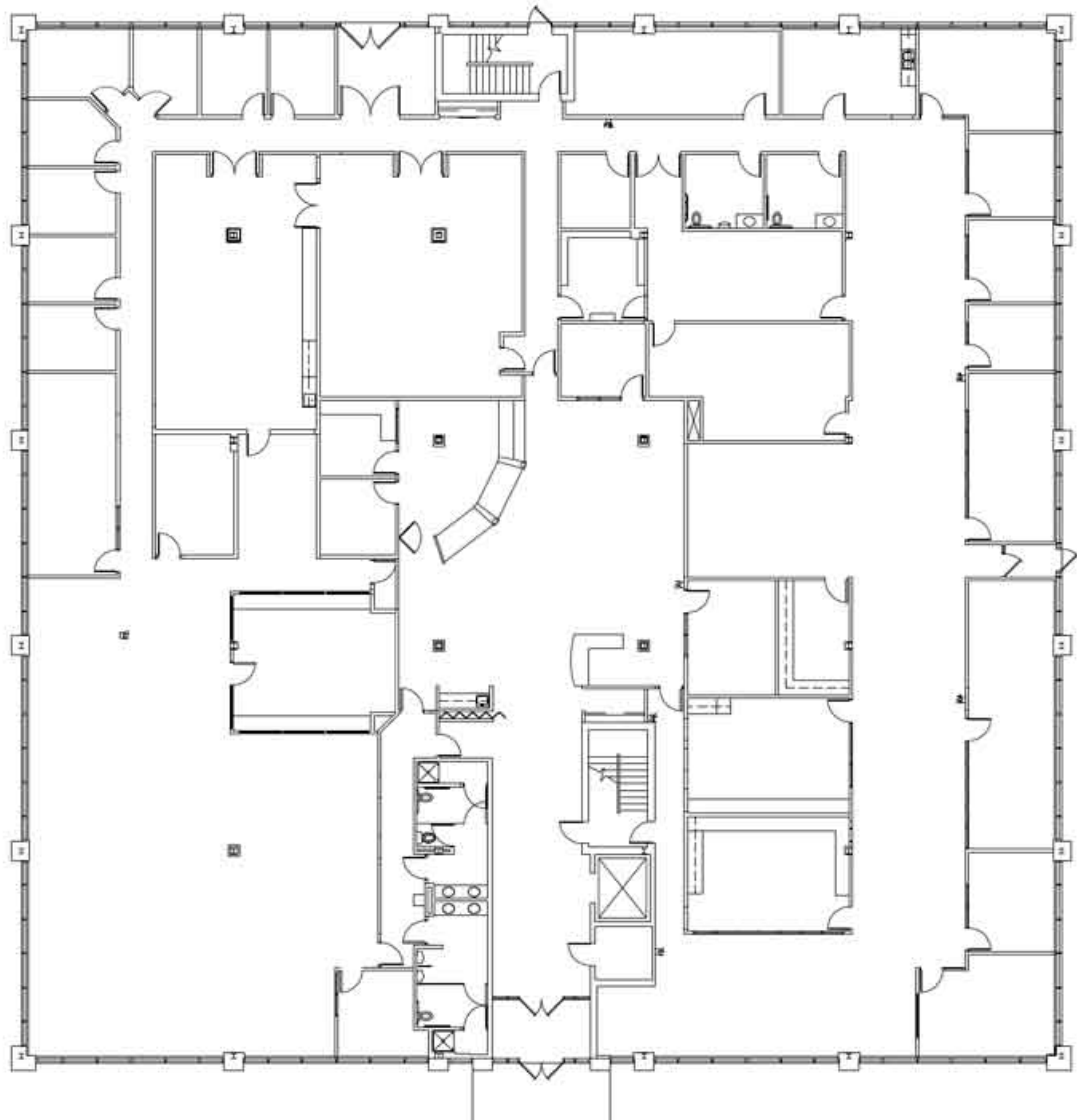
3,589 - 20,163 SF Available

Suite 100 - 3,589 SF

Suite 101 - 7,662 SF

Suite 102 - 8,912 SF

\*Suites can be combined

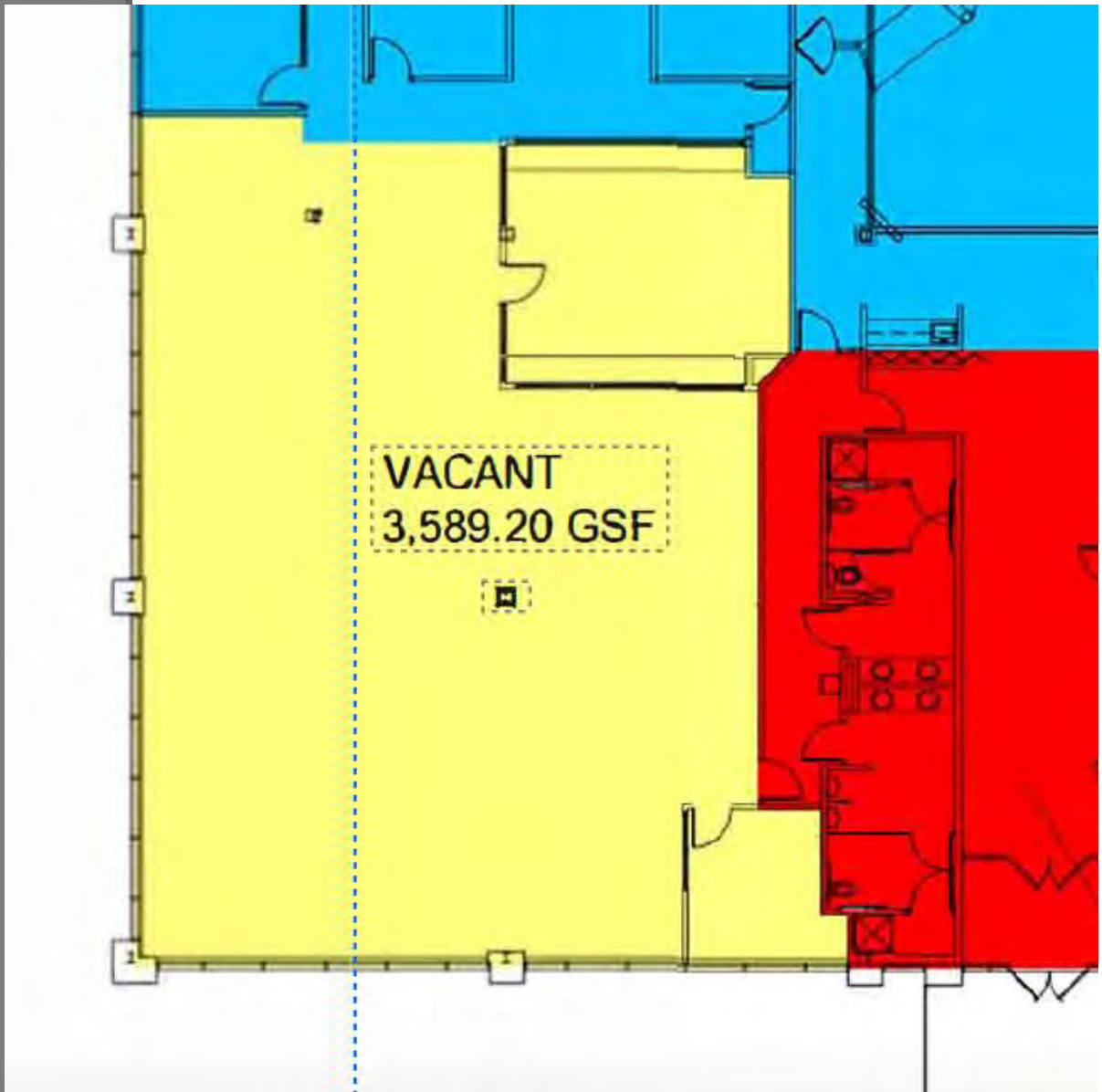




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# FLOOR PLAN

**Suite 100**  
Approx 3,589 SF

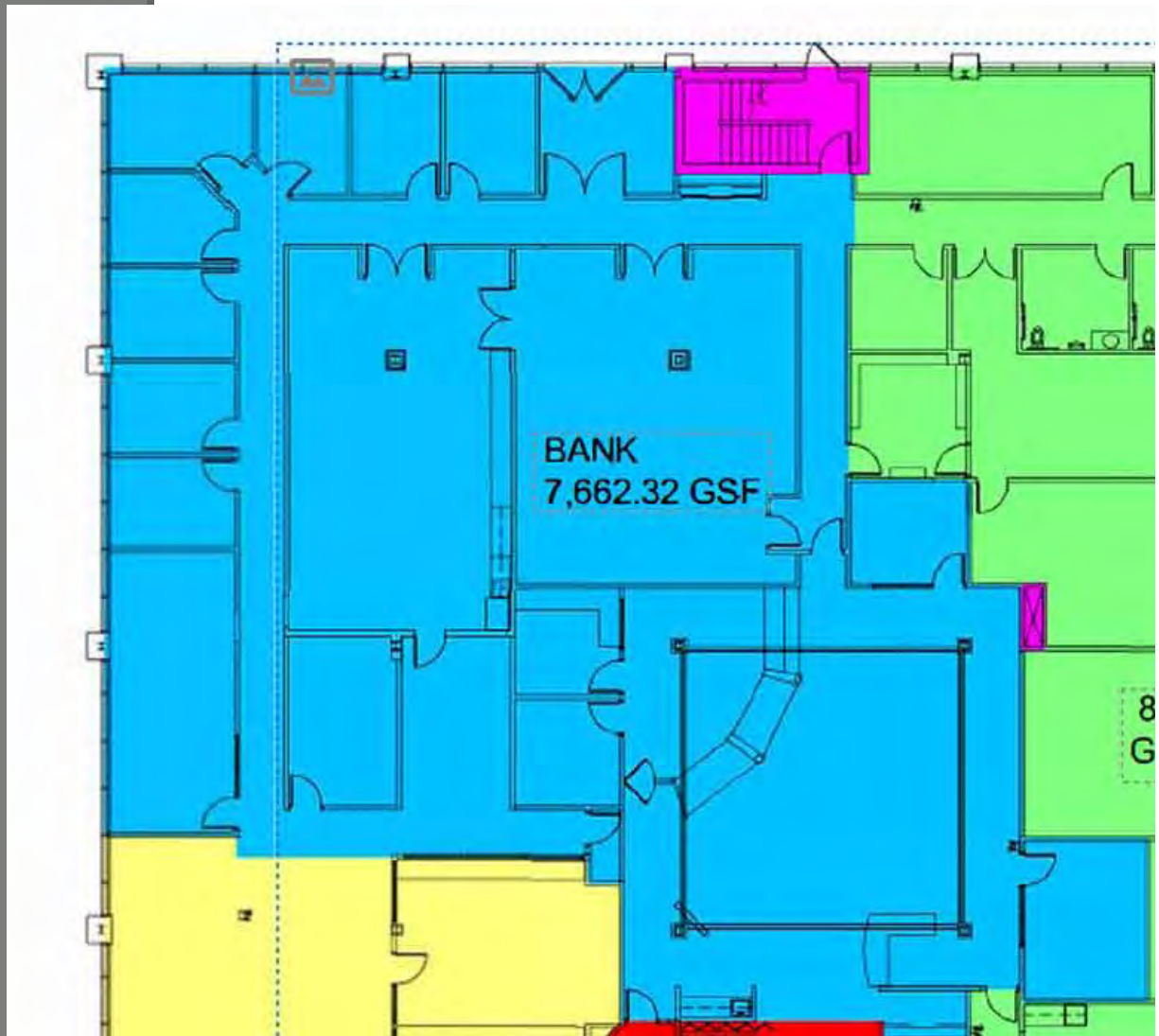




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# FLOOR PLAN

**Suite 101**  
Approx 7,662 SF



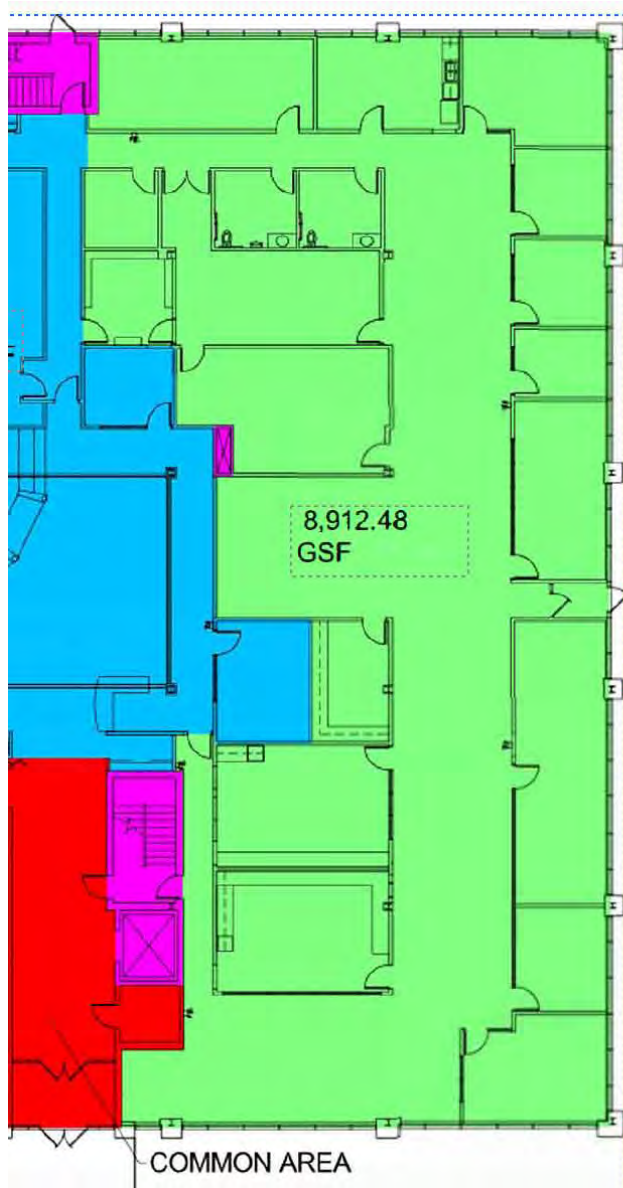




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# FLOOR PLAN

**Suite 102**  
Approx 8,912 SF





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# FLOOR PLAN

**2nd Floor: 20,163 SF Total**

1,582 - 20,163 SF Available

Suite 200 - 3,944 SF

Suite 201 - 3,758 SF

Suite 203 - 1,582 SF

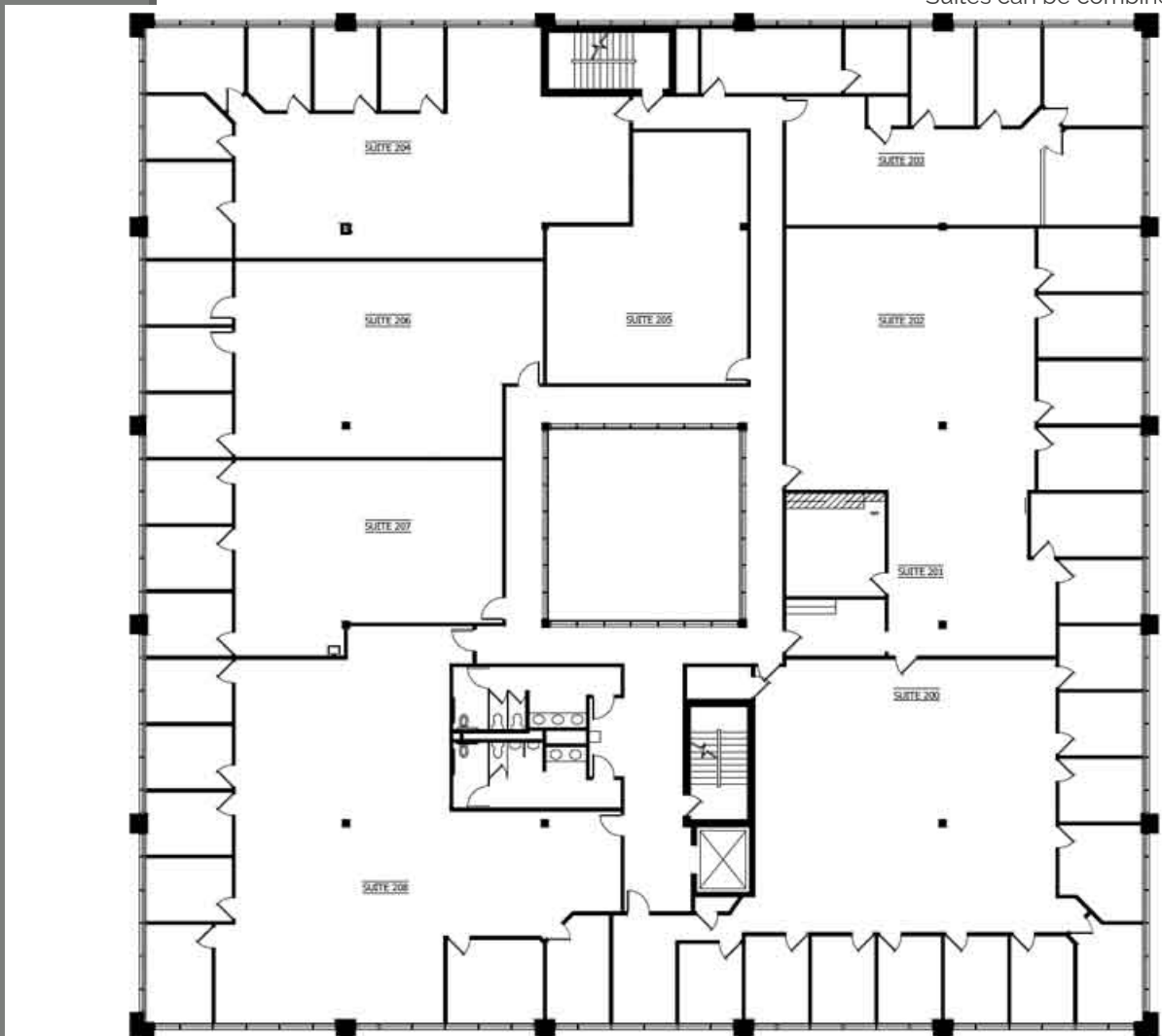
Suite 204 - 2,559 SF

Suite 206 - 1,848 SF

Suite 207 - 1,609 SF

Suite 208 - 3,740 SF

\*Suites can be combined

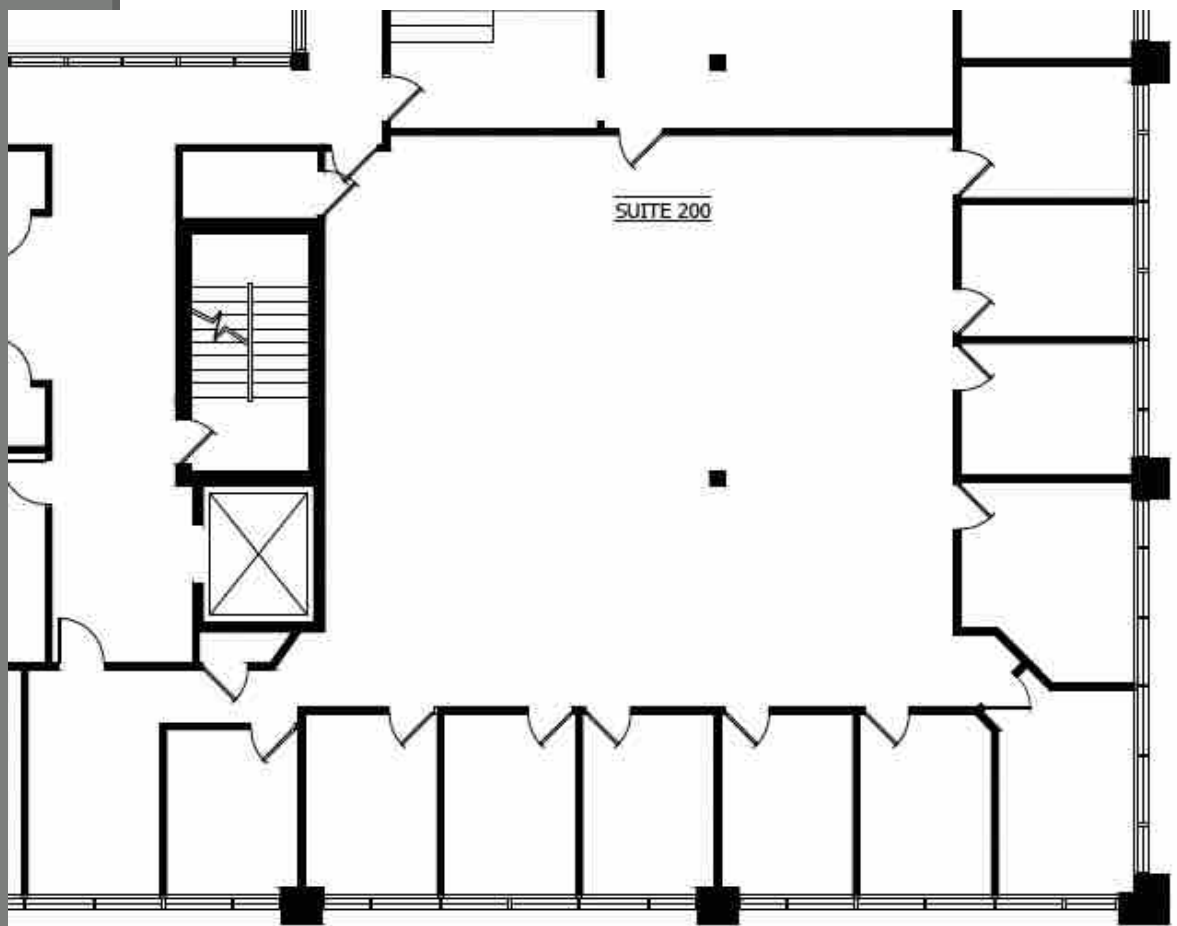


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# FLOOR PLAN

**Suite 200**  
Approx 3,944 SF

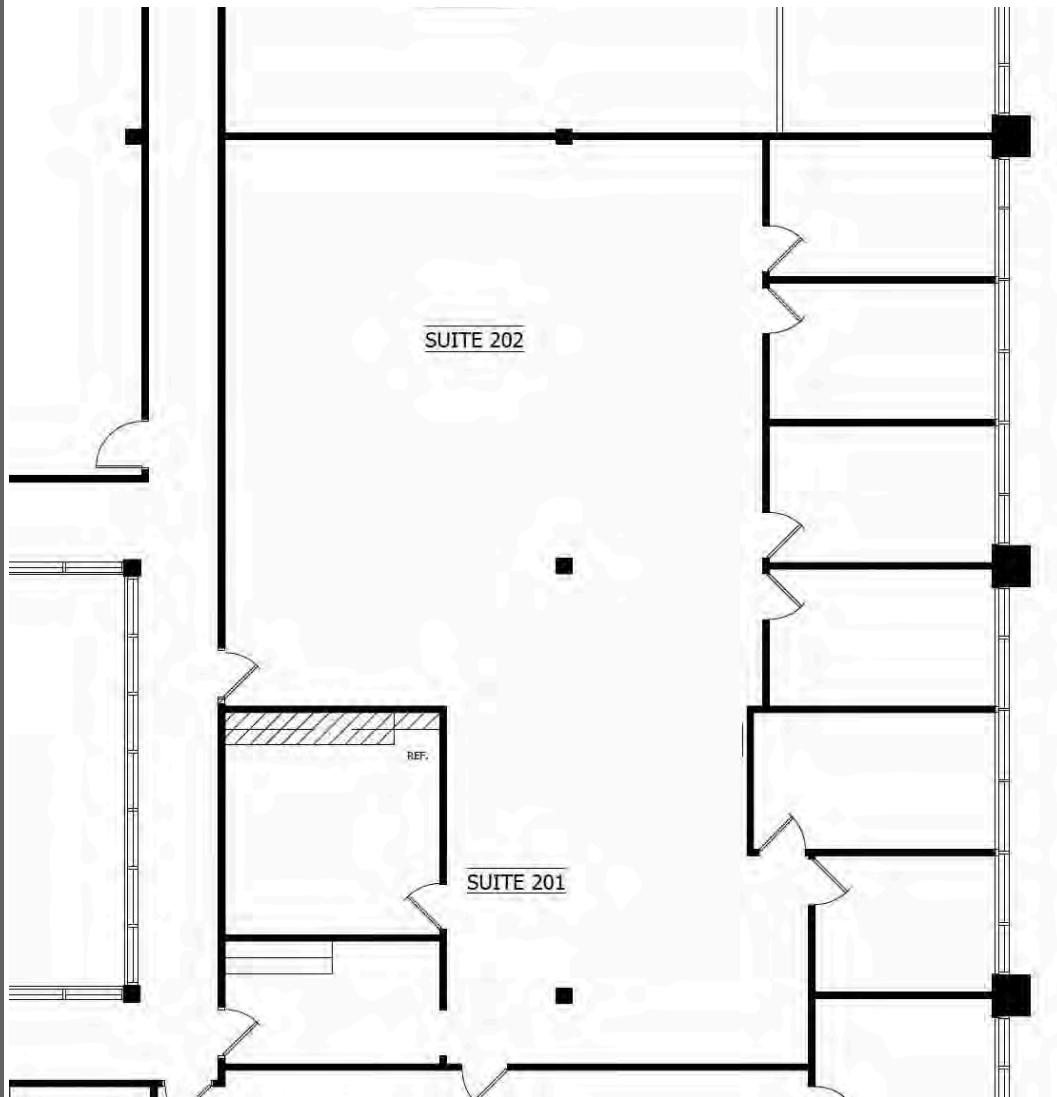




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# FLOOR PLAN

**Suite 201**  
Approx 3,758 SF

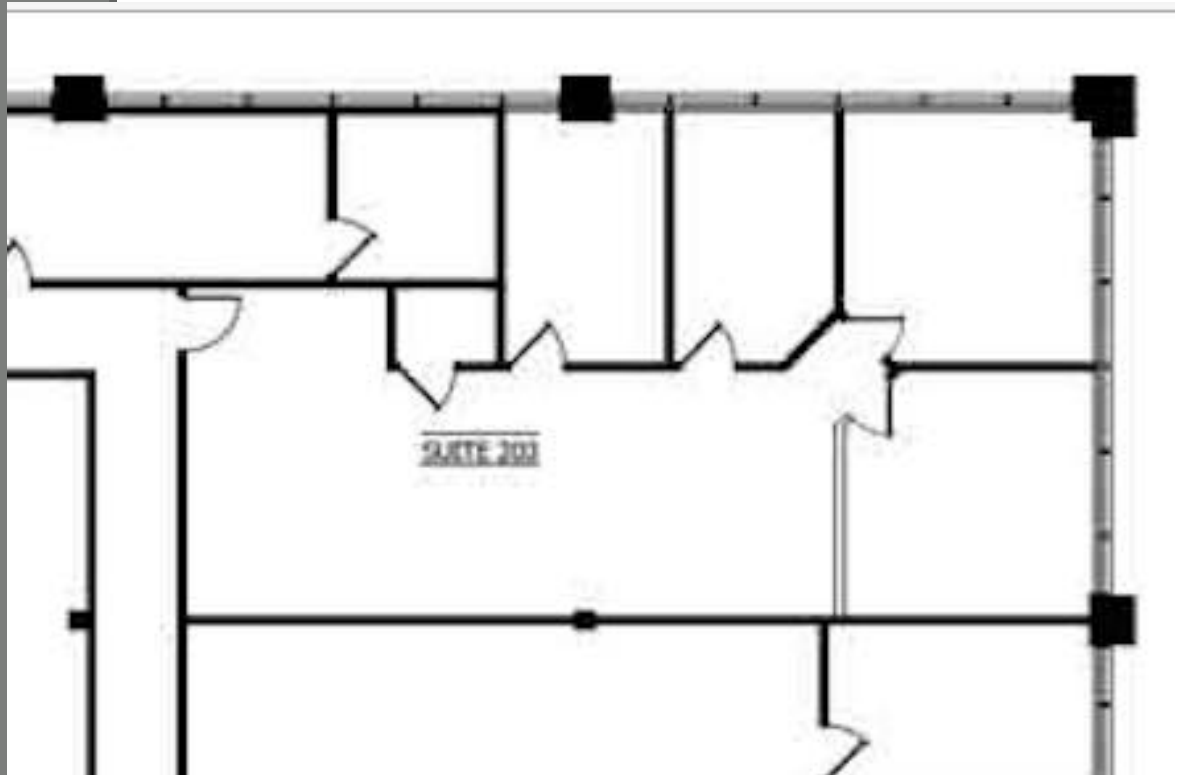




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# FLOOR PLAN

**Suite 203**  
Approx 1,582 SF

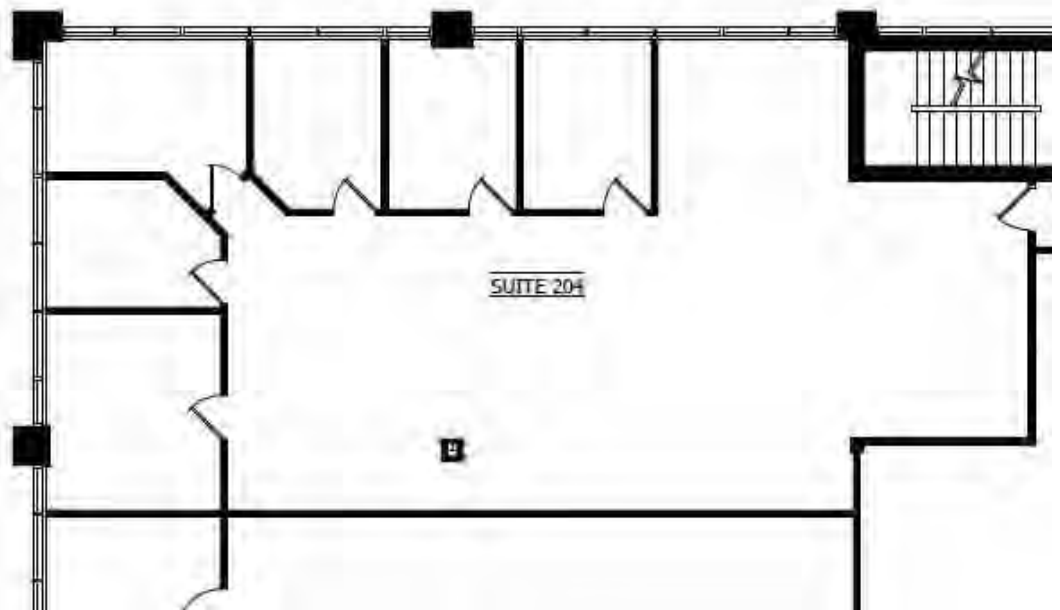




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# FLOOR PLAN

**Suite 204**  
Approx 2,559 SF

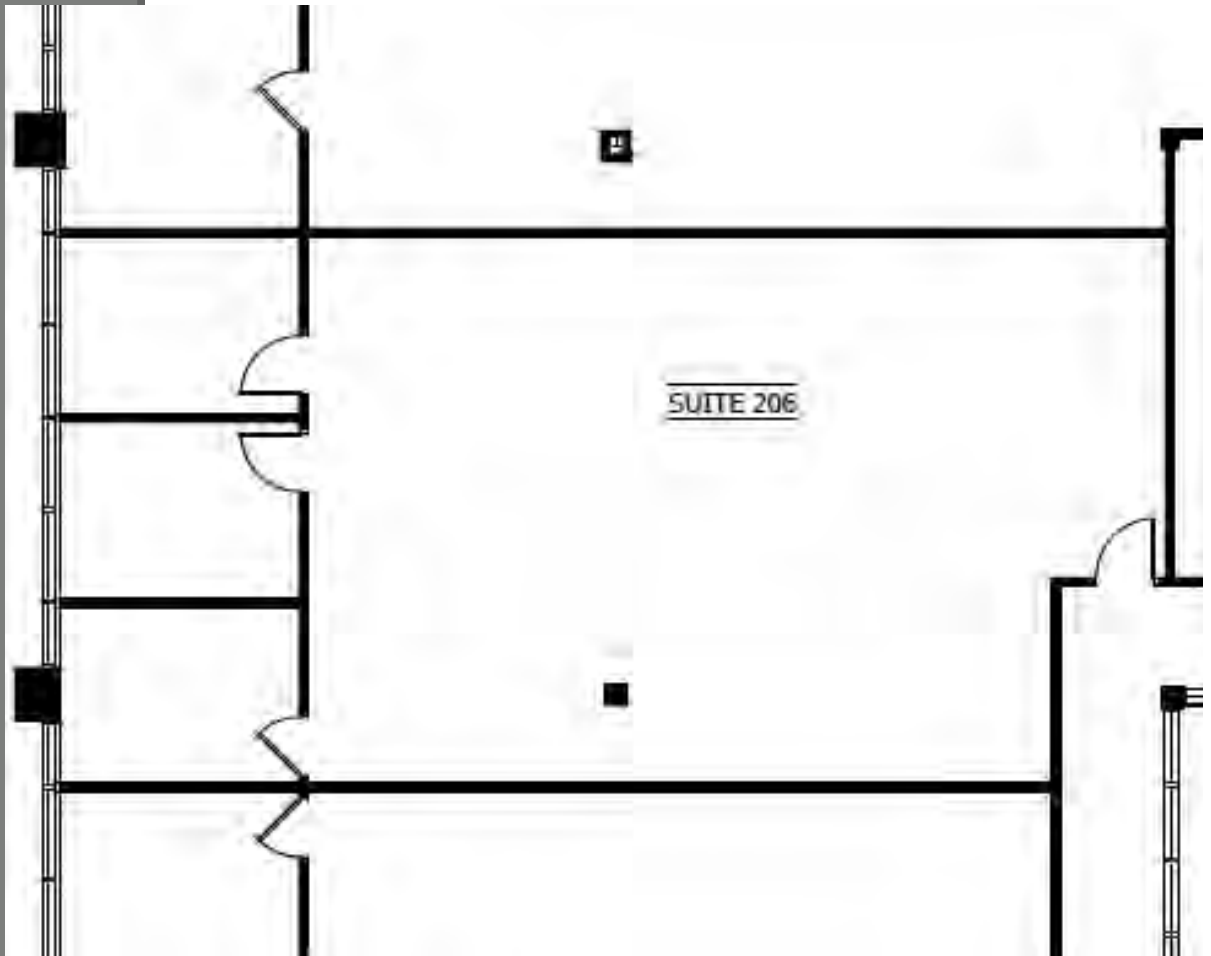




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# FLOOR PLAN

**Suite 206**  
Approx 1,848 SF

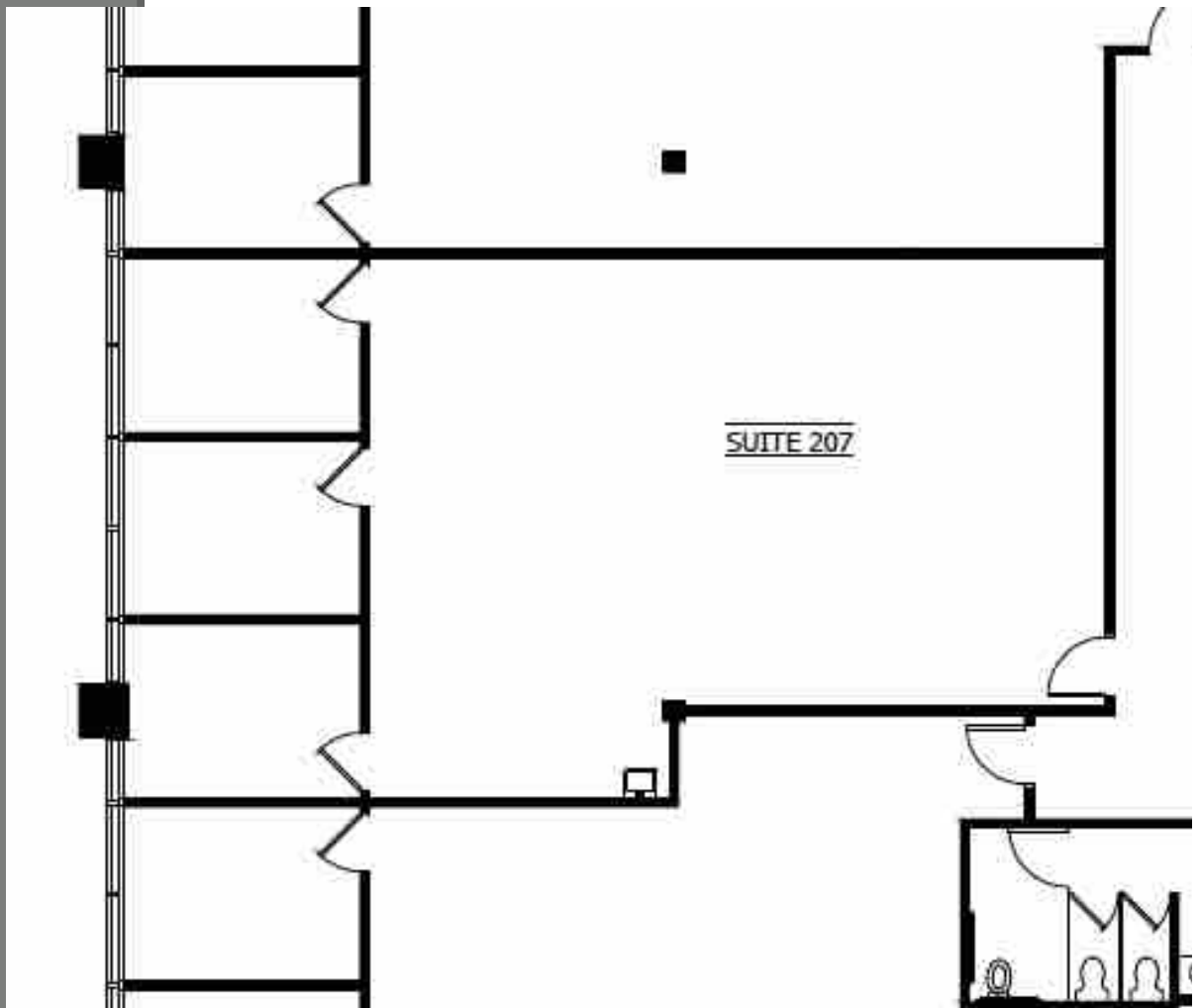




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# FLOOR PLAN

**Suite 207**  
Approx 1,609 SF





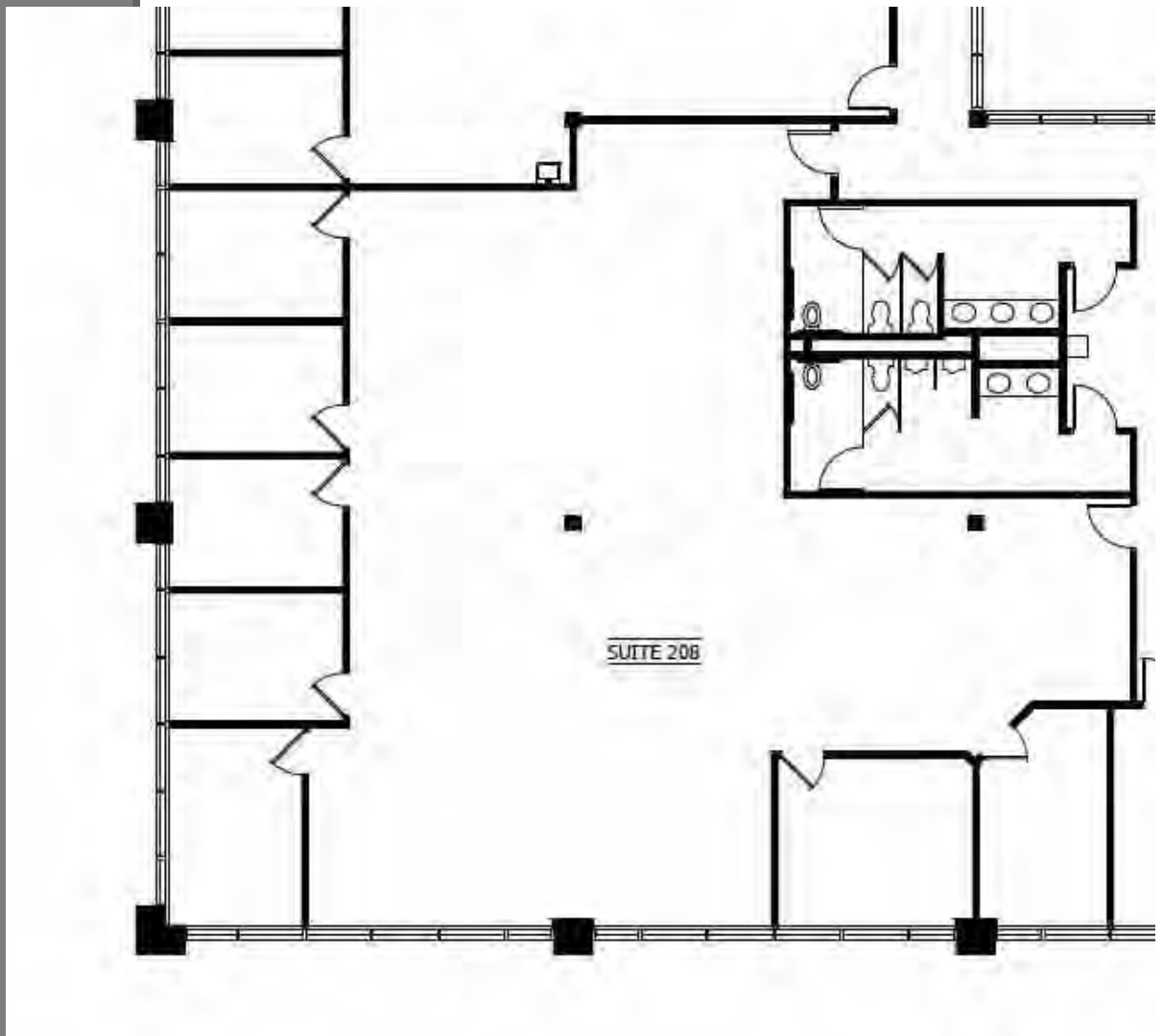


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# FLOOR PLAN

**Suite 208**

Approx 3,740 SF





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# FLOOR PLAN

**3rd Floor: 20,163 SF Total**

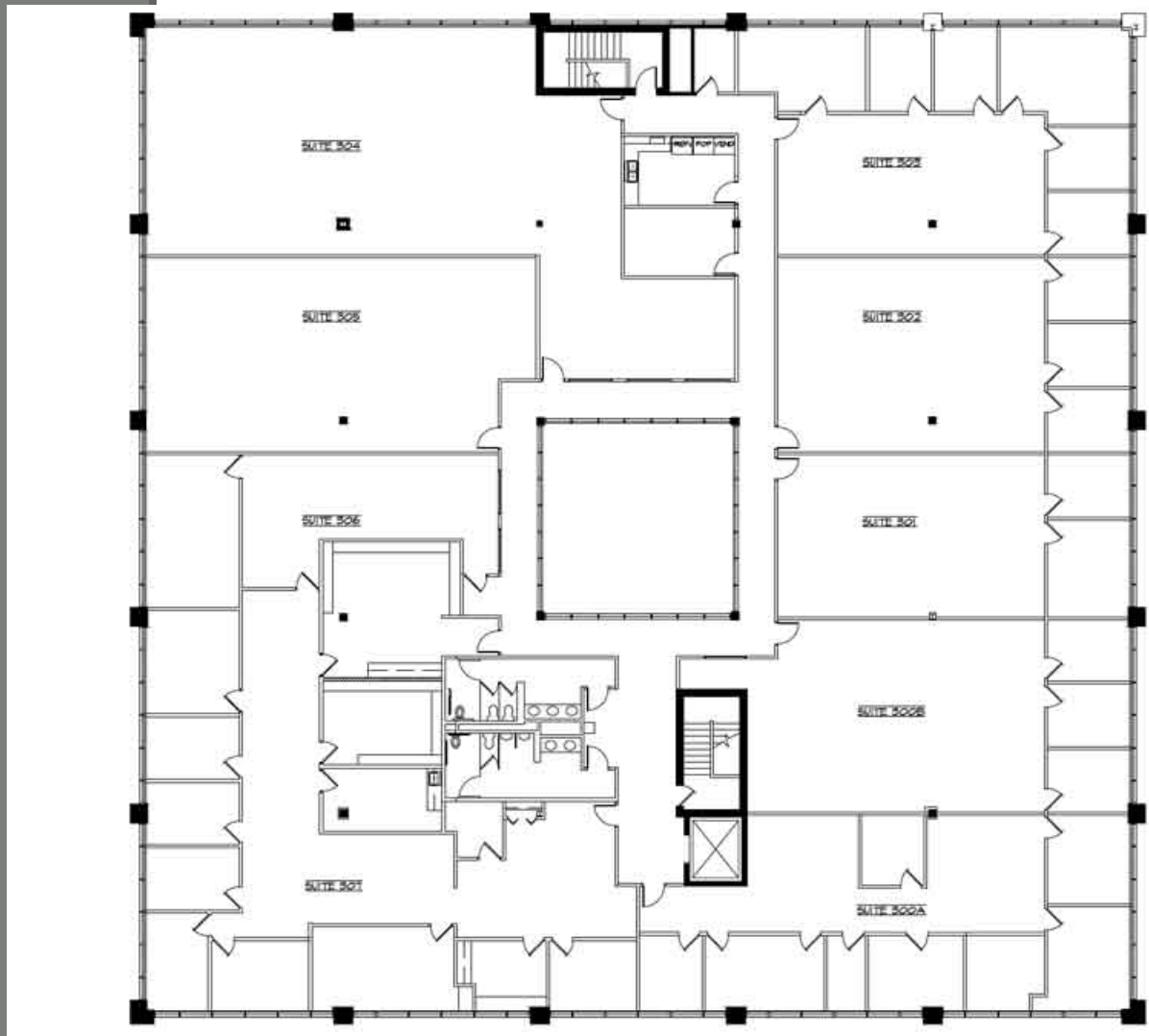
Suite 300 - 4,143 SF

Suite 301 - 1,376 SF

Suite 302 - 1,824 SF

Suite 305 - 3,147 SF

\*Suites can be combined





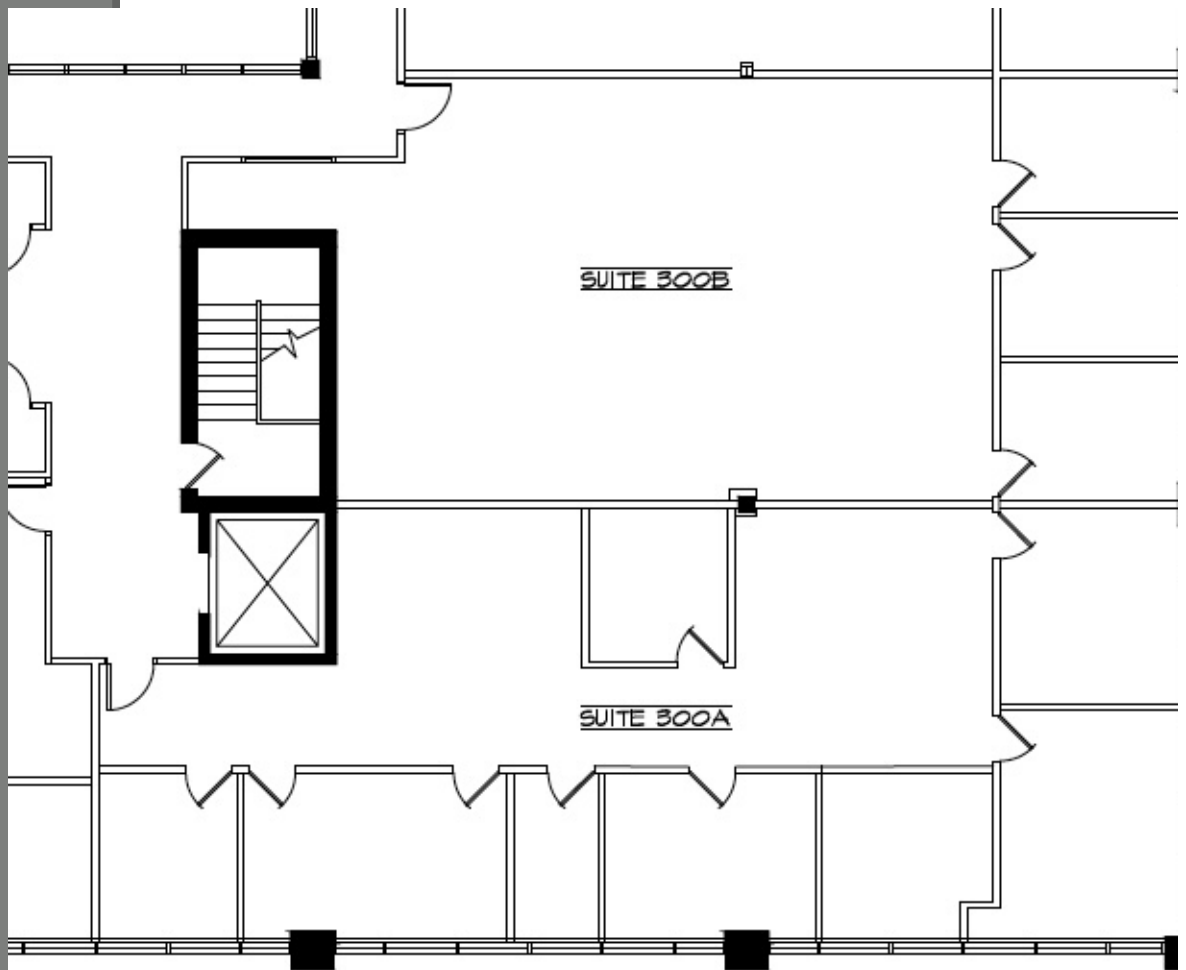
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# FLOOR PLAN

**Suite 300**

Approx 4,143 SF

\*Available Aug 1, 2025

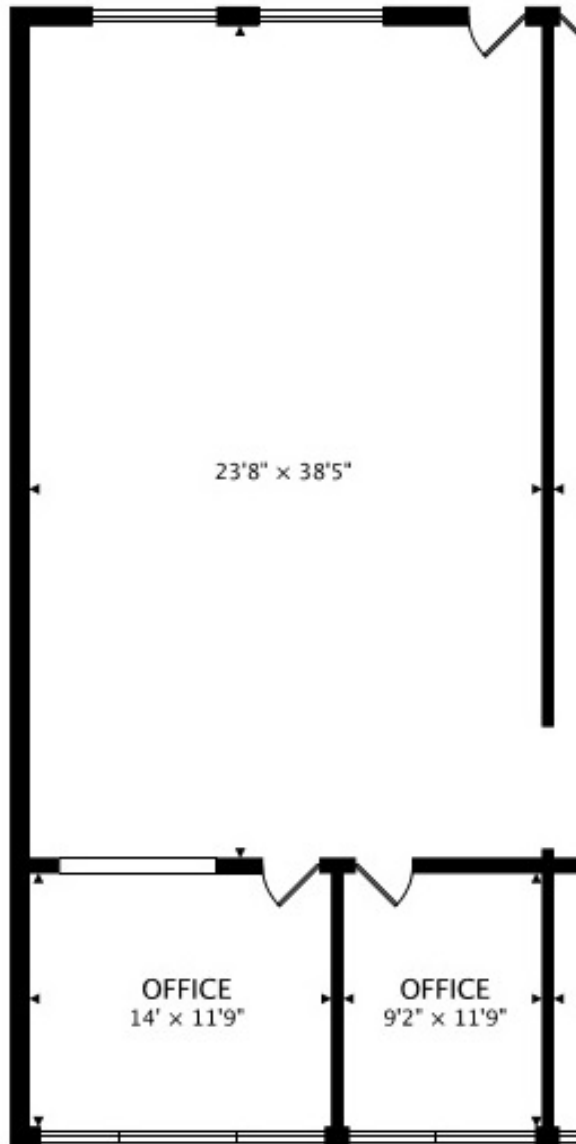




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# FLOOR PLAN

**Suite 301**  
Approx 1,376 SF

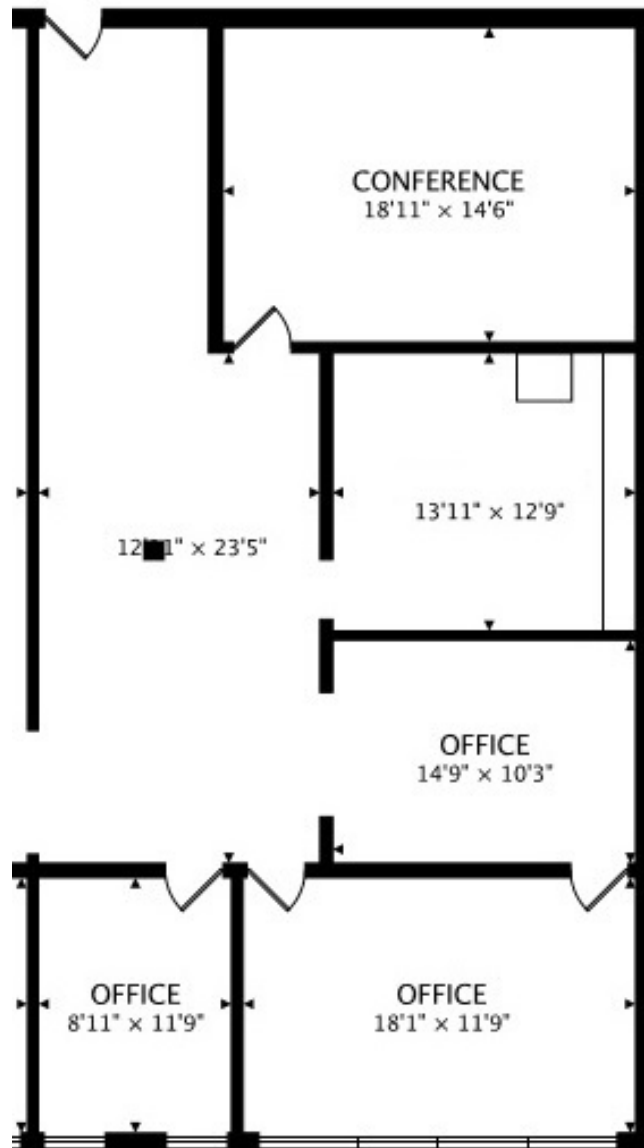




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# FLOOR PLAN

**Suite 302**  
Approx 1,824 SF





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# FLOOR PLAN

**Suite 304 - 305**  
Approx 3,147 SF

