

# Whitewater Business Center

12301 Whitewater Drive | Minnetonka, MN 55343



## OFFICE SPACE FOR LEASE

Space Available: 1,467 - 4,746 RSF

NNN Rate: \$15.00/RSF

2026 OPEX & RE Taxes: \$12.22/RSF

Operating Expenses: \$8.74/RSF

RE Taxes: \$3.48/RSF

- Controlled access entry system
- Touch screen building directory
- Lots of natural light
- Outdoor patio
- Training room
- Fitness center and shower
- Atrium with vending

Close proximity to

- Restaurants
- Hotels
- Caribou Coffee
- Starbucks
- Life Time Fitness
- Lone Lake Loop
- Minnesota River Bluffs Regional Trail



Jeff Houg

D: 952-300-9545

M: 612-889-2242

[jhoug@shcre.com](mailto:jhoug@shcre.com)

[www.shcre.com](http://www.shcre.com)



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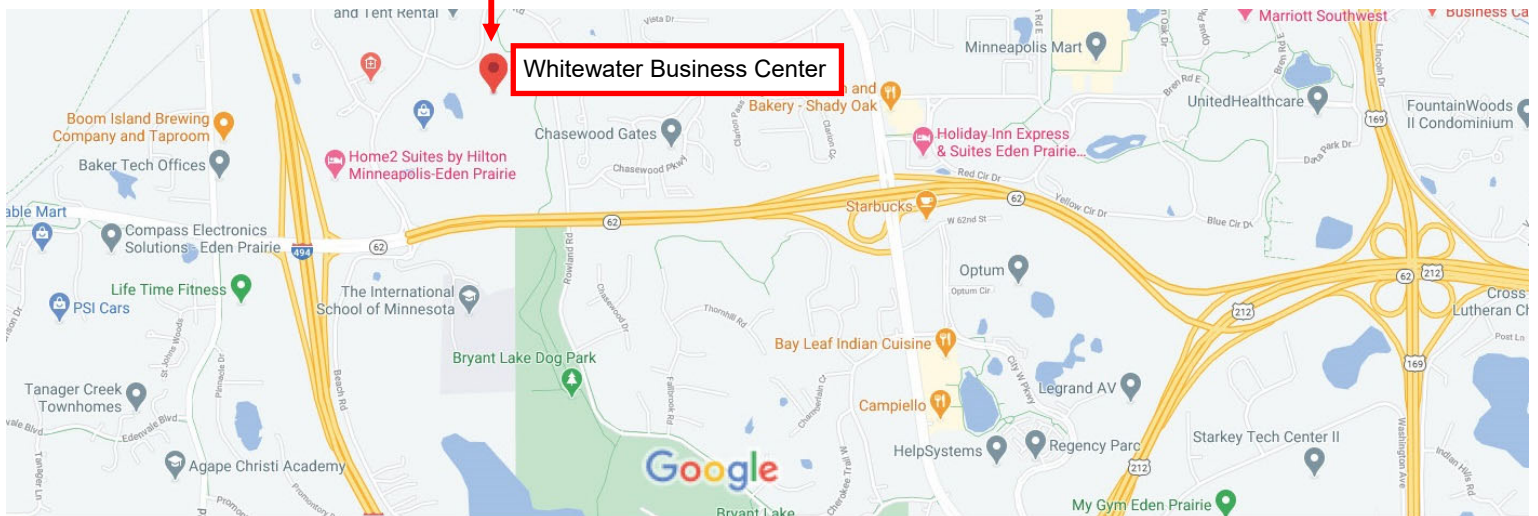
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- \* Immediate access to I-494 and Hwy 62. Easy access to Hwy 169.
- \* Scenic views of tranquil surroundings
- \* Ample parking



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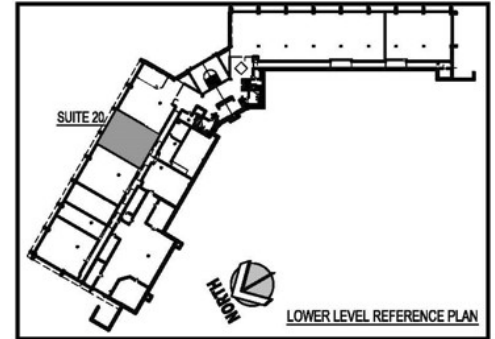
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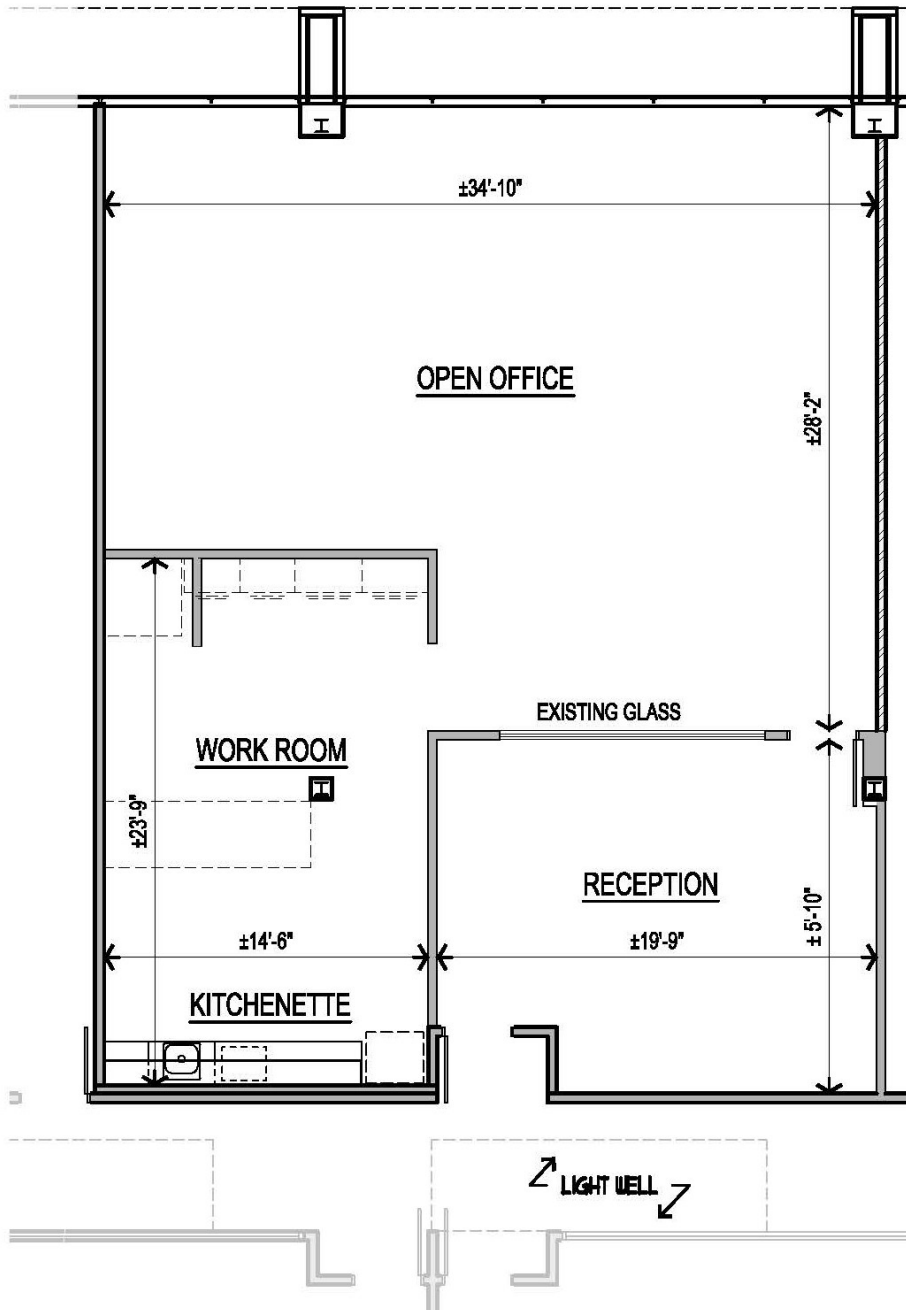
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## Suite 20 - 1,888 RSF



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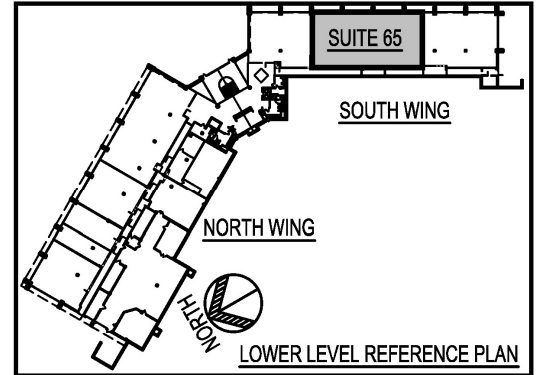
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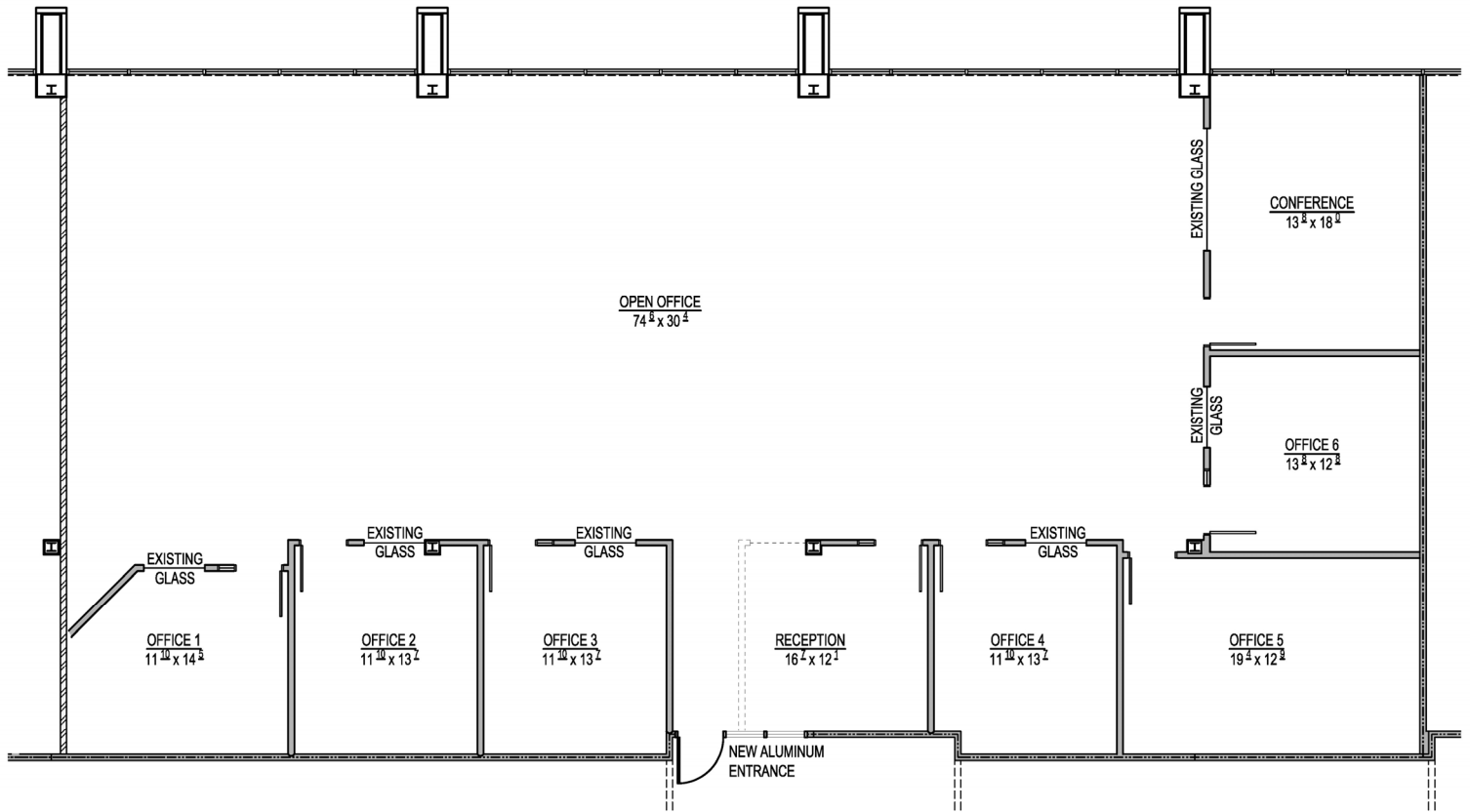
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## Suite 65 - 4,746 RSF



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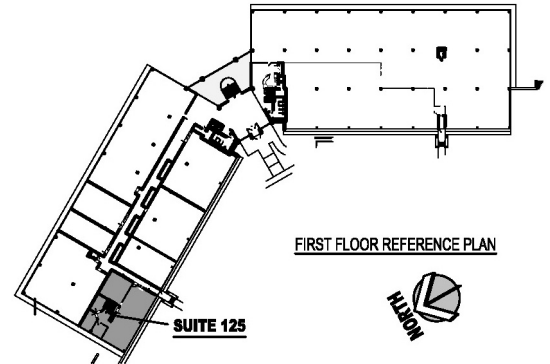
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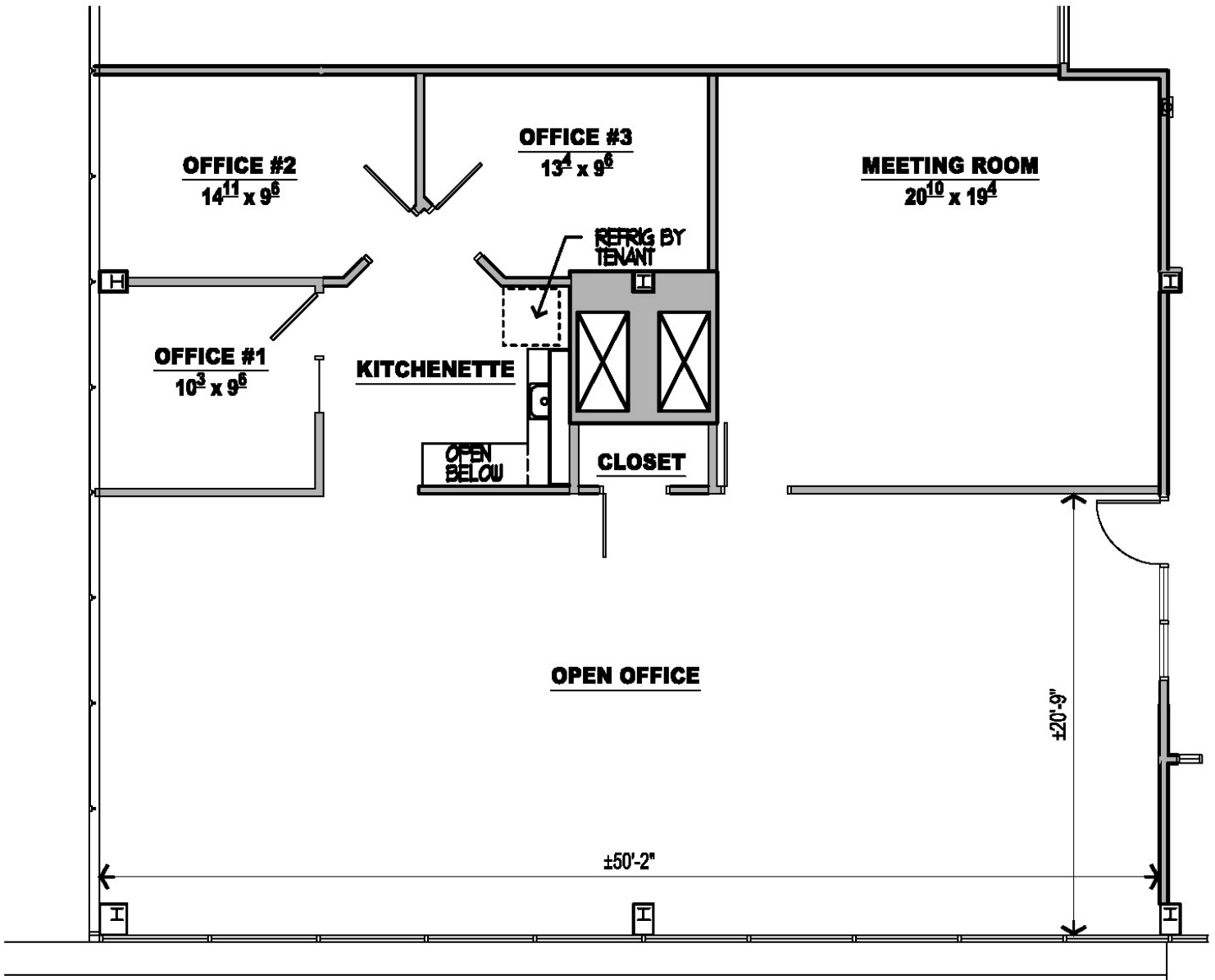
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Suite 125 - 2,420 RSF



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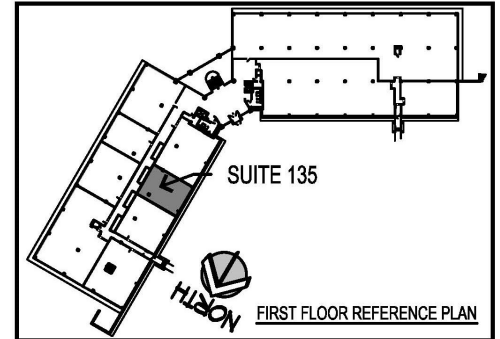
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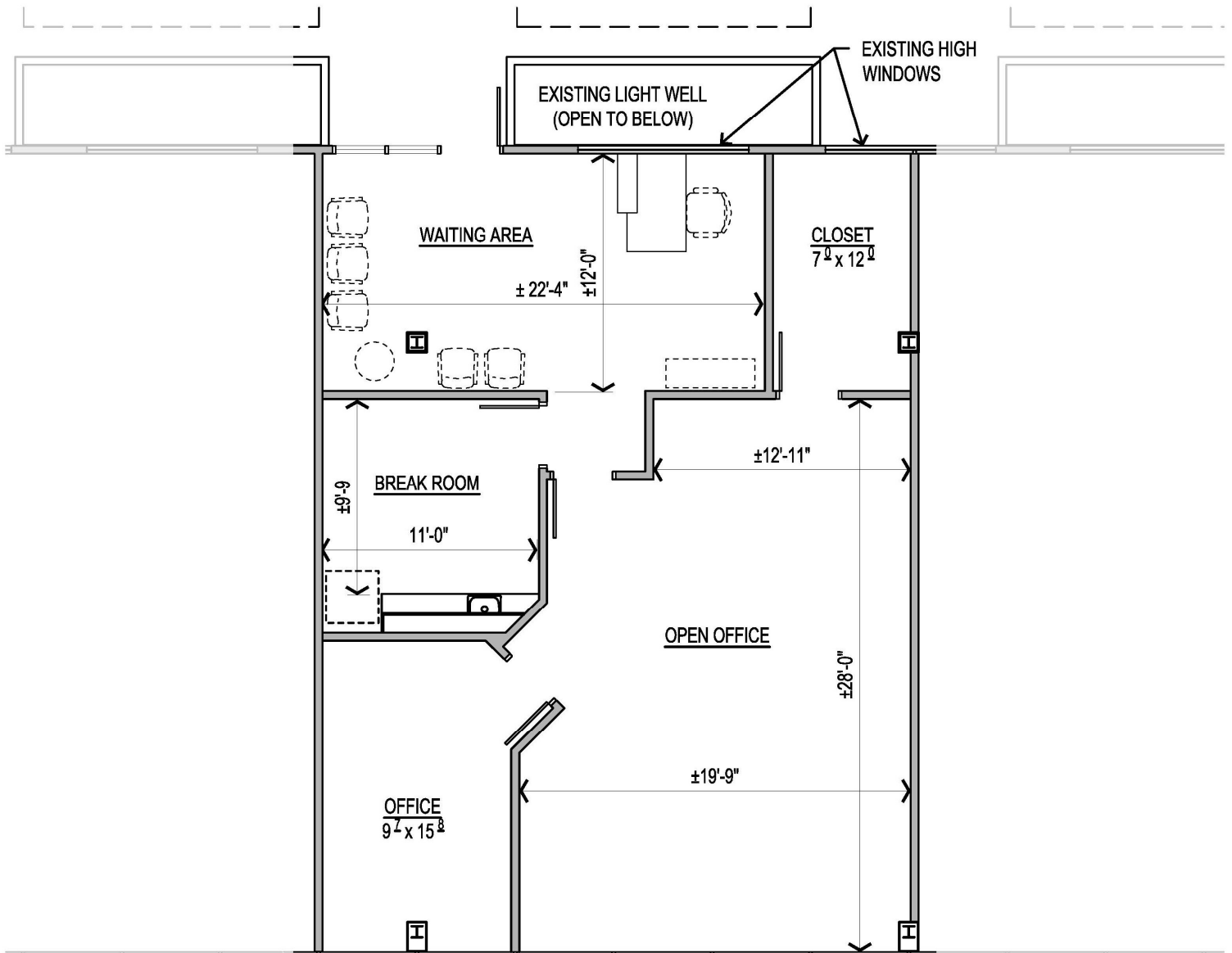
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## Suite 135 - 1,467 RSF



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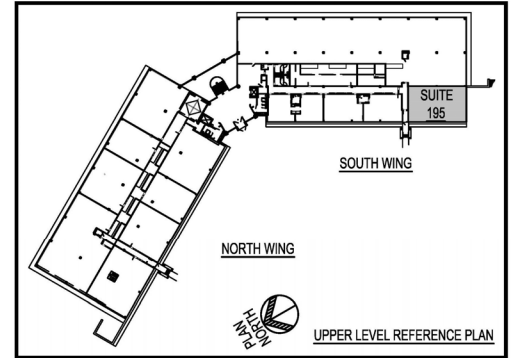
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## Suite 195 - 1,934 RSF

