

INDUSTRIAL SPACE FOR LEASE >

Minnetonka Technology Center

5421 Feltl Road | Minnetonka, MN 55343



Accelerating success.



BUILDING AMENITIES

- > Office/warehouse building totaling 27,000 square feet
- > Newer construction - built in 1998
- > Excellent Class A office build-out with good glass line
- > Great location within Opus Business Park
- > Excellent access to Hwy 62, Hwy 169 & I-494
- > Comcast available in building



CONTACT US

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PROPERTY DETAILS

> AVAILABLE

Suite 110

- 3,010 square feet office
- 400 square feet warehouse
- 3,410 square feet total
- > One (1) dock

Suite 130

- 2,095 square feet office or warehouse
- > One (1) dock

Suite 110/130 - As-Is Option

- 5,105 square feet office
- 400 square feet warehouse
- 5,505 square feet total
- > Two (2) docks

Suite 110/130 - Additional Warehouse Option

- 3,010 square feet office
- 2,495 square feet warehouse
- 5,505 square feet total
- > Two (2) docks

> BUILDING SQUARE FEET

27,000 square feet

> CLEAR HEIGHT

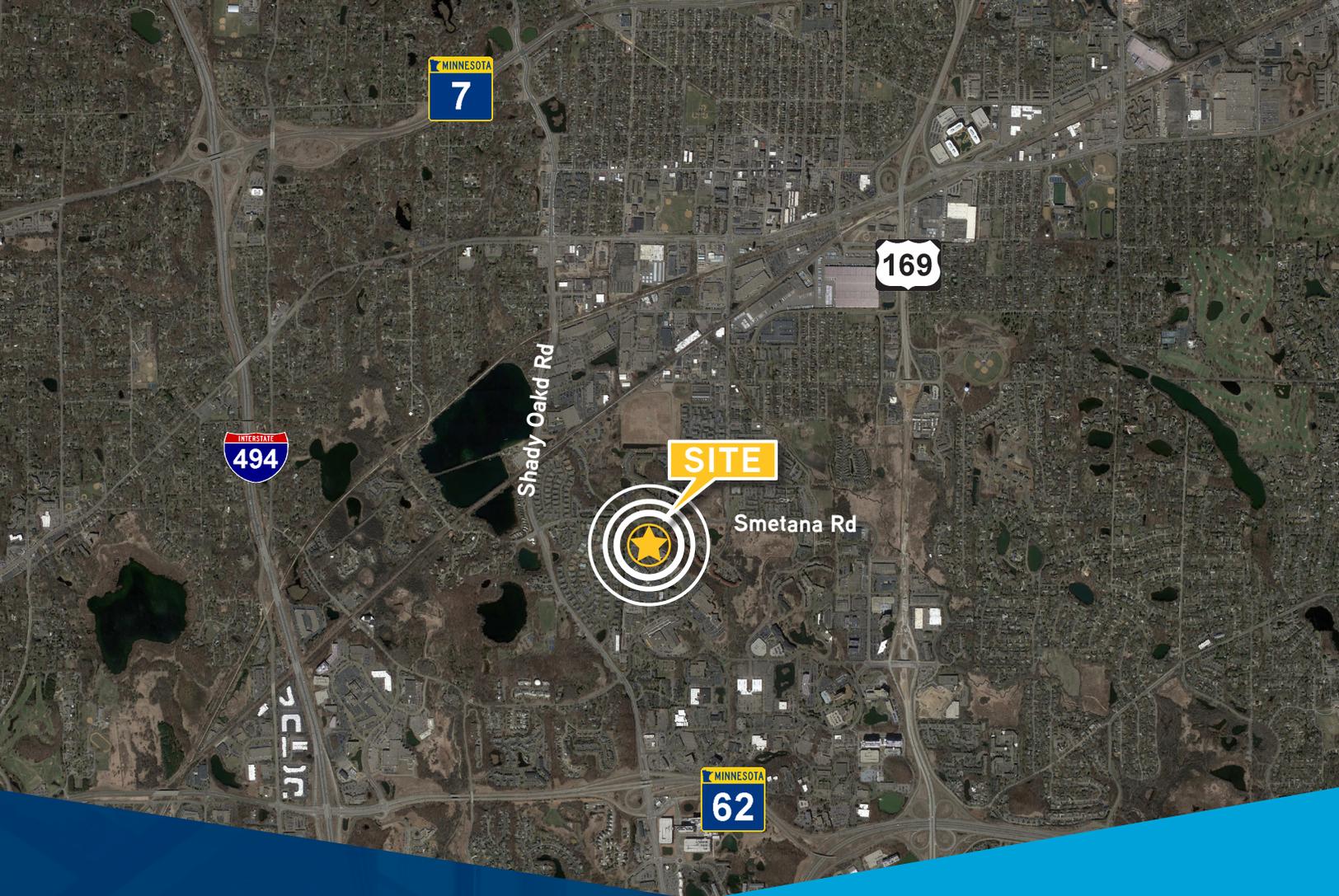
14'

> 2017 (EST) CAM & REAL ESTATE TAXES

- \$2.66 CAM
- \$2.66 Tax
- \$5.32 Total

> RENTAL RATES

- \$9.50 psf office
- \$4.75 psf warehouse



MINNETONKA TECHNOLOGY CENTER > AERIAL



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