

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 > FLOOR PLAN





MINNETONKA TECHNOLOGY CENTER > AERIAL



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