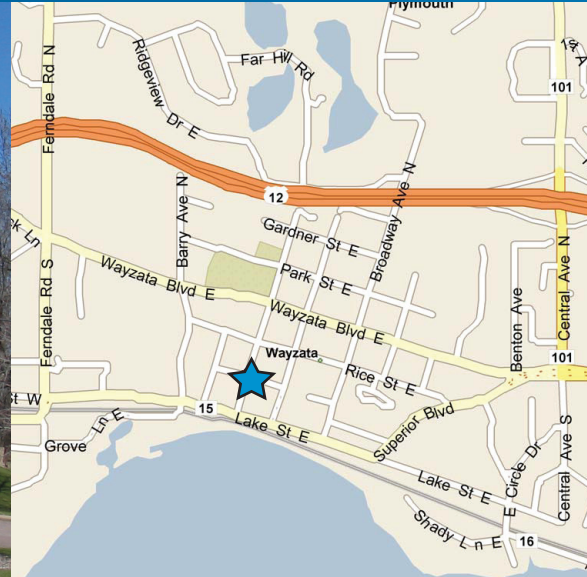


FOR LEASE > OFFICE SPACE



# 305 Minnetonka Avenue

WAYZATA, MN 55391



## Building Amenities

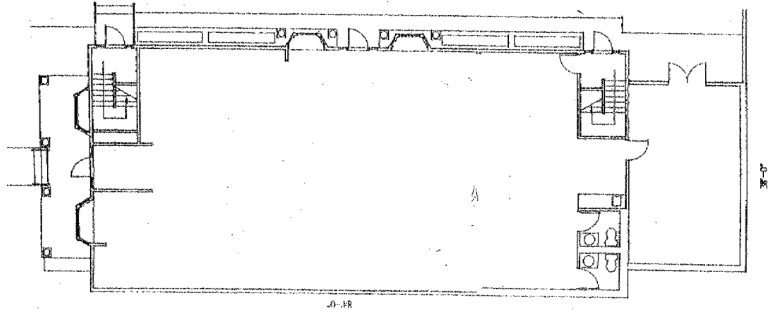
- > 7,520 total building square feet
- > 600 to 2,960 sf available
- > Zoned office
- > Parking ratio 3:1,000
- > Net rent of \$22.00 psf
- > 2011 estimated tax and operating expenses \$8.25 psf
- > Views of Lake Minnetonka
- > Great downtown Wayzata location
- > Half a block from Lake Street
- > Easy access to I-394
- > Walking distance to lake
- > Located near numerous restaurants and retail

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

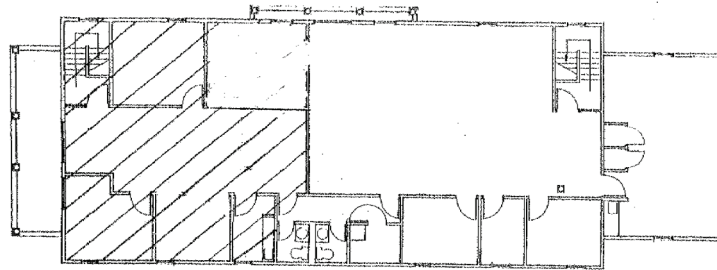
NATHAN KARRICK  
952 897 7722  
[nathan.karrick@colliers.com](mailto:nathan.karrick@colliers.com)

## 305 Minnetonka Avenue > Floor Plans

First Floor



Second Floor



## 305 Minnetonka Avenue > Aerial Map

