



TRANSWESTERN

REAL ESTATE
SERVICES

12700 WHITEWATER DRIVE
MINNETONKA, MN 55343



PROPERTY SPECIFICATIONS

Building Information

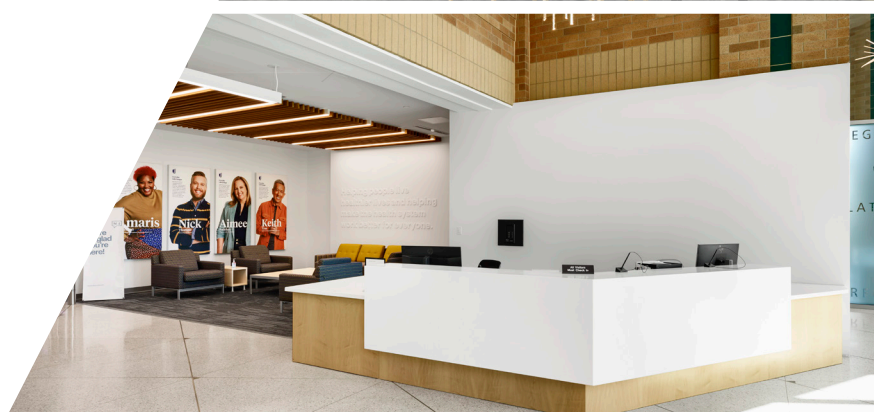
12700 Whitewater Drive is located in the city of Minnetonka. The area is known for its beautiful natural surroundings and abundance of outdoor activities, including nearby lakes, parks, and trails. The property enjoys easy access to major highways such as Interstate 494 and Highway 62, that connect it to all points in the Minneapolis/St. Paul metropolitan area. It's a peaceful and serene community that's perfect for those who enjoy a slower pace of life while still being close to the amenities of the larger city, making it an excellent headquarter location.

Property Summary

- **Building Area:** 150,000 SF Total
- **Number of Stories:** Six
- **Year Built:** 1998
- **Year of Renovation:** 2018
- **Availability:** 150,000 SF
- **Lease Rate:** \$19.00/SF - \$21.00/SF NNN
- **Est. Tax/Ops:** \$12.00/SF
- **Parking Patio:** 4.0/1,000 SF

Property Amenities

- On-site cafe
- Large training rooms
- Fitness center
- Attached parking ramp and heated underground parking
- High visibility from I-494

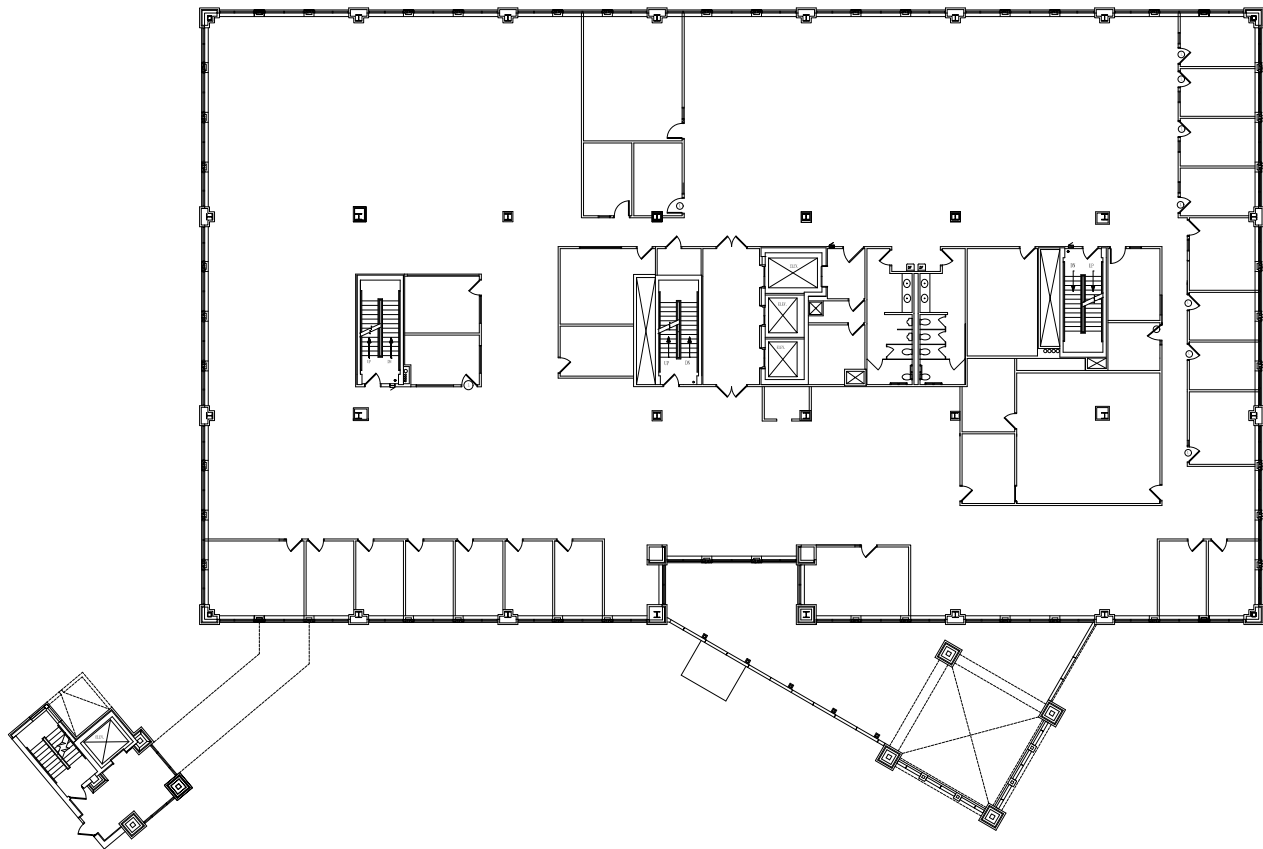


SAMPLE FLOOR PLAN



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SUITE 200

25,000 SF

Available July 1, 2026

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