



Whitewater Business Center

12301 Whitewater Drive
Minnetonka, MN 55343



Property Details

Building Size	66,133 sq ft
Year Built	1985
Space Available	1,084- 21,018 rsf
Rent	\$12.00/rsf
OpEx/Taxes 2018	\$8.02/rsf

Features

- Newly Renovated Common Areas
- Fitness Center and Conference Room
- Immediate Access to I-494 and Hwy 62
- Atrium, Vending, and Central Seating Area
- Controlled Access Entry System
- Scenic Views of Tranquil Surroundings
- Competitive Lease Rates
- Raised Floor Data Center
- On-site Building Engineer
- Ample Parking
- Redundant Power
- Large Outdoor Patio
- New Roof in 2015



Professionally and locally managed by
Certified Property Managers of
Upper Midwest Management Corporation

Jeff Houg

763-951-7564 | jhoug@ummc.co

www.ummc.co

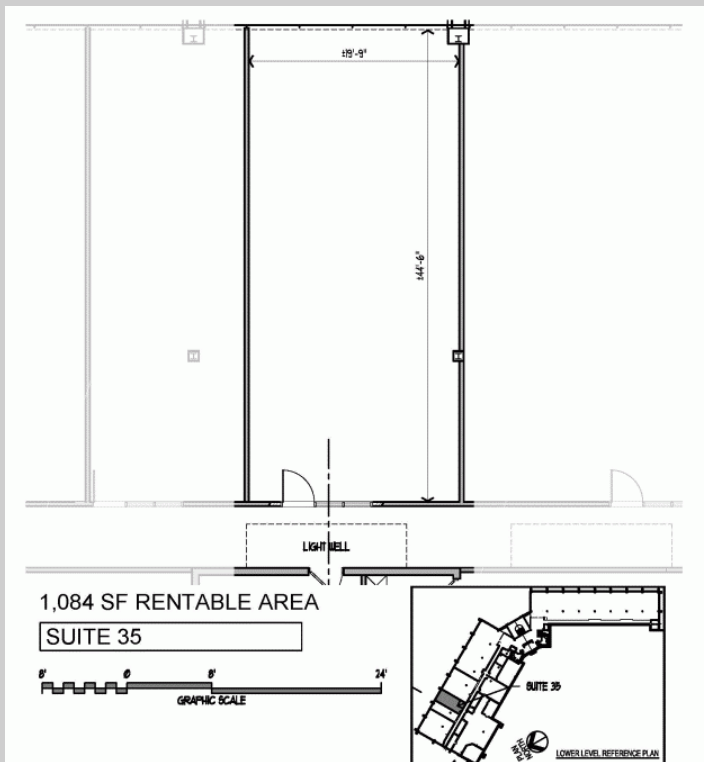


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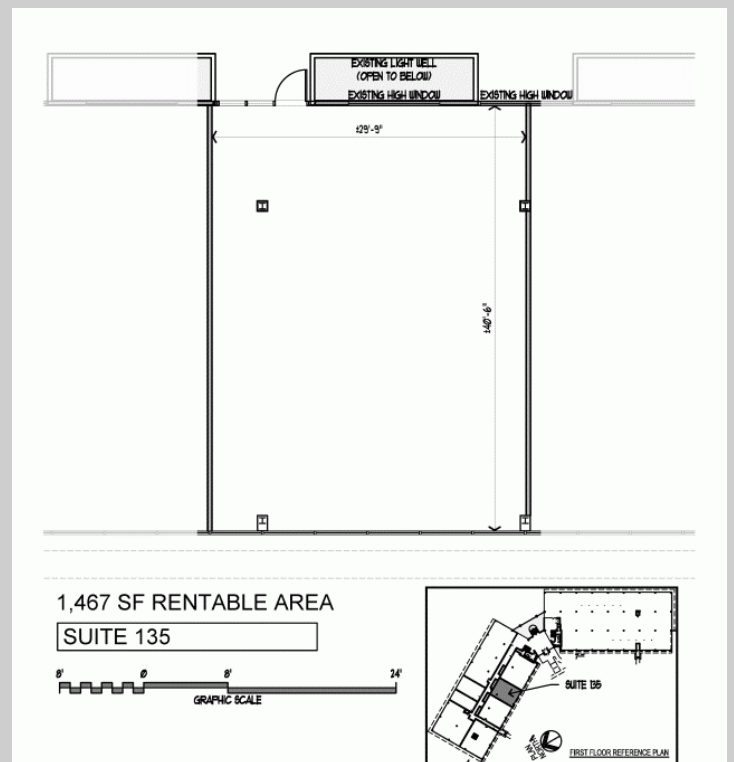
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Suite 35 1,084 rsf



Suite 135 1,467 rsf



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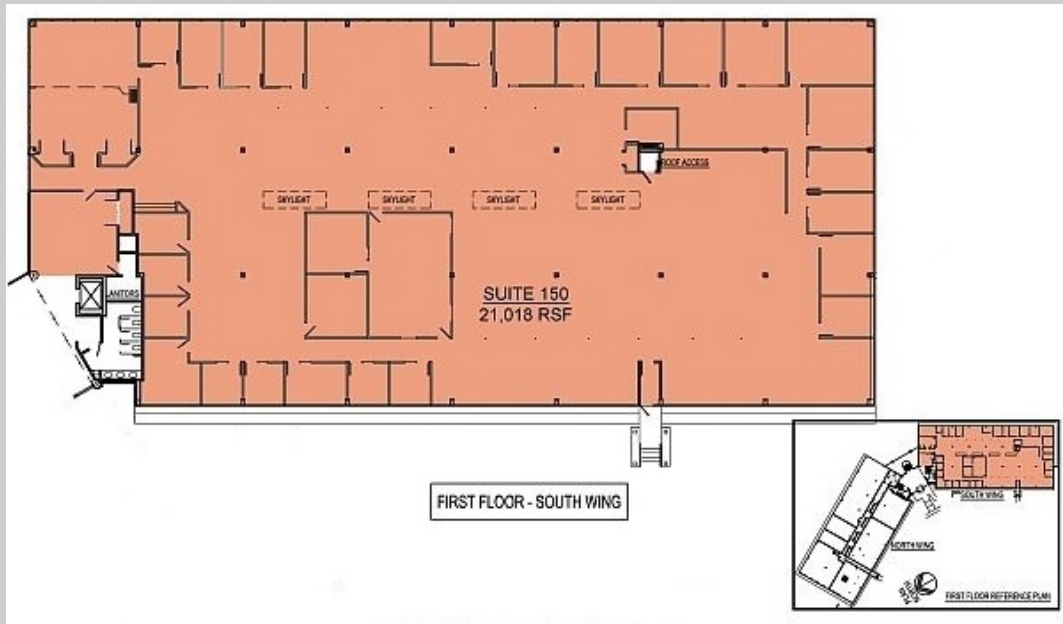
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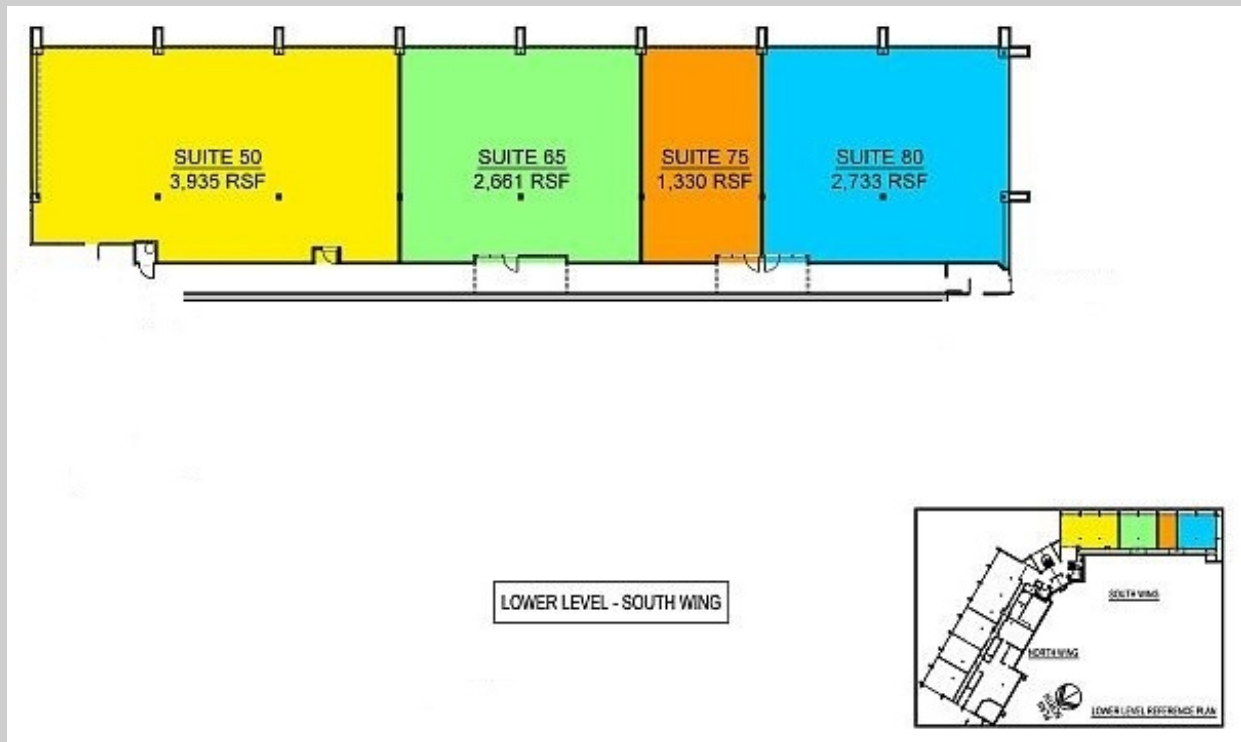
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Suite 150 21,018 rsf



Lower Level South Wing Contiguous Suites 50, 65, 75, & 80



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