

MINNETONKA TECHNOLOGY CENTER

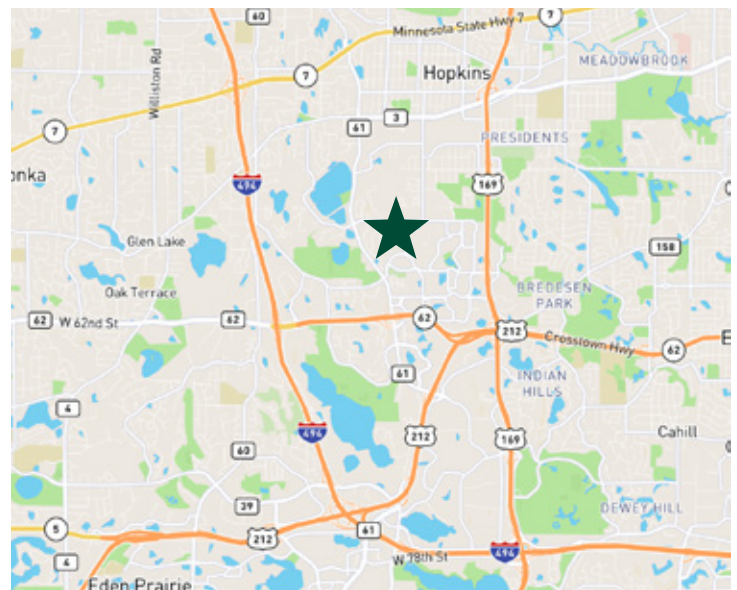
5421 FELTL ROAD | MINNETONKA, MN 55343



PROPERTY FEATURES

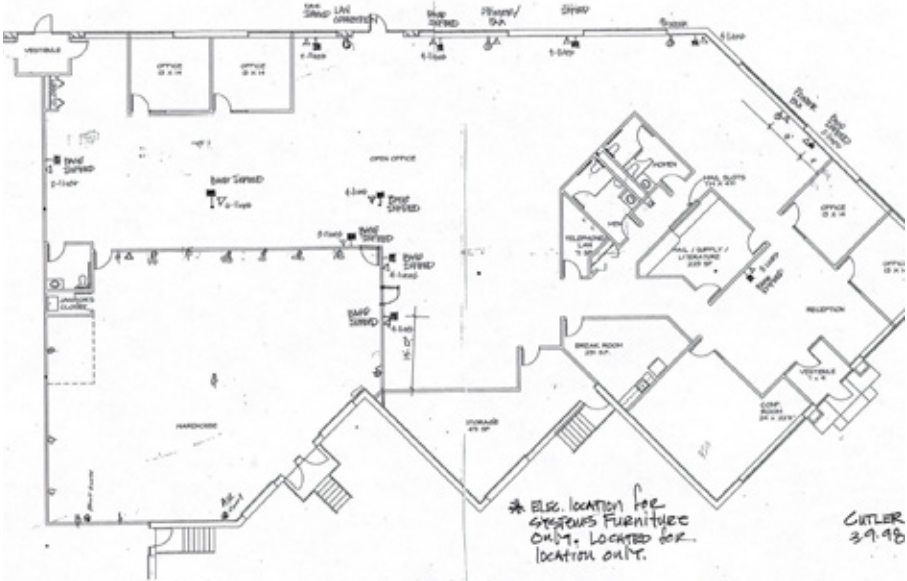
High-image office/showroom space available with convenient location, directly adjacent to future SW Light Rail track.

- Adjacent to future SWLRT track with 2 stops nearby.
- High image property with high quality finishes.
- Close proximity to area retail and amenities.
- Easy access to Highway 62, 494 & 169.

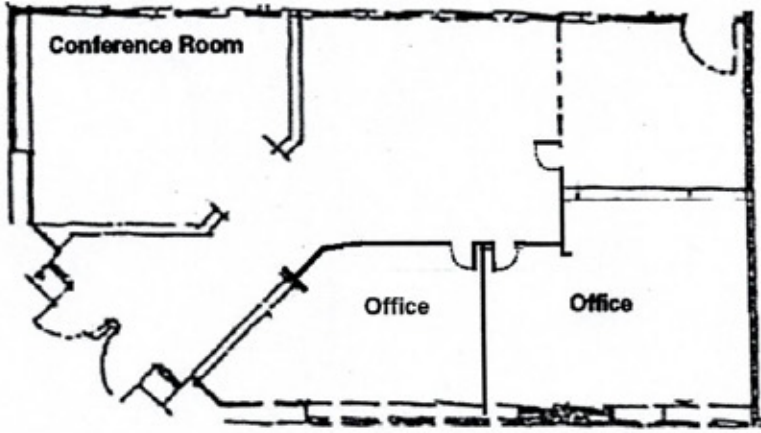


TOTAL BUILDING SF	27,000 SF
LOT AREA	2.56 acres
YEAR BUILT	1997
LEASE RATES	\$5.50/\$10.50 PSF
2022 REAL ESTATE TAX/CAM	\$2.69 PSF Taxes \$3.30 PSF CAM \$5.99 Total PSF

SUITE 190

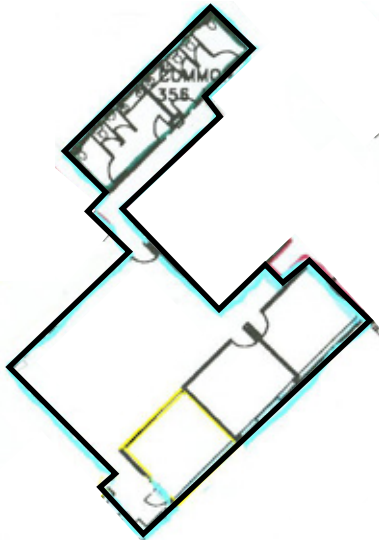


SUITE 170



SUITE 190	12,730 SF Total 11,500 SF Office 1,230 SF Warehouse 3 Dock doors
SUITE 170	950 SF Office Large open area (privates can be added)
SUITE 150	1,625 SF Office Mix of privates and open area

SUITE 150





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