

Office | For Lease

CBRE

Ridge Plaza Office Building

12400 Wayzata Blvd.
Minnetonka, MN 55305

Signage Opportunity Available

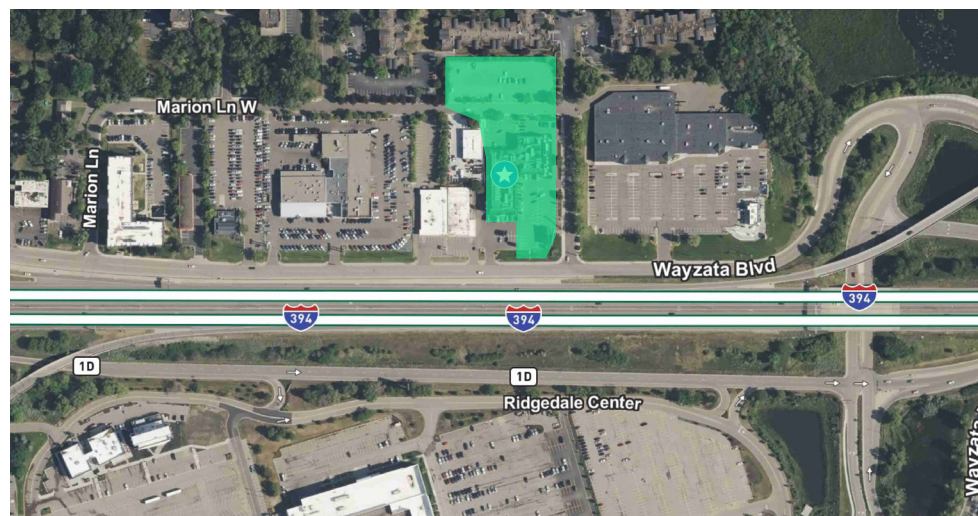
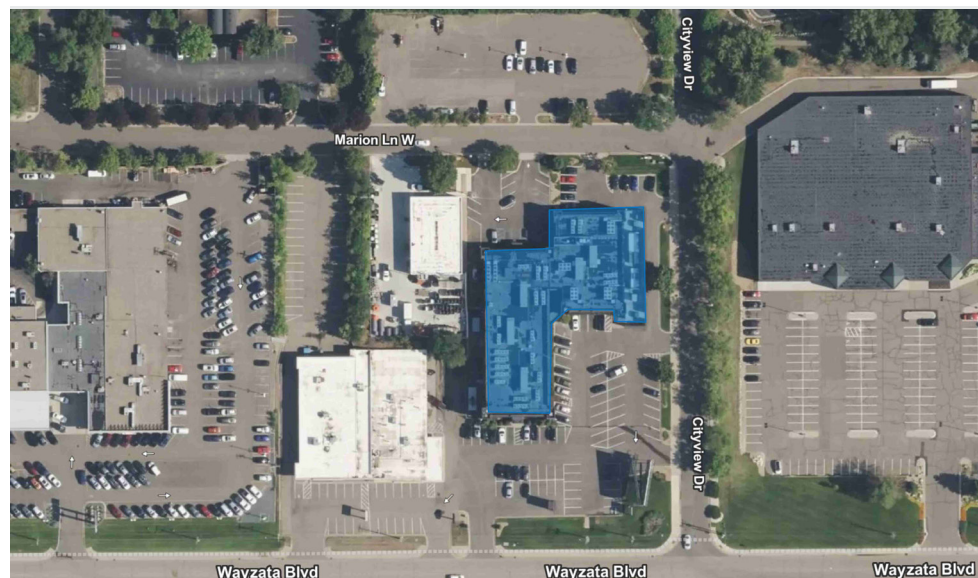
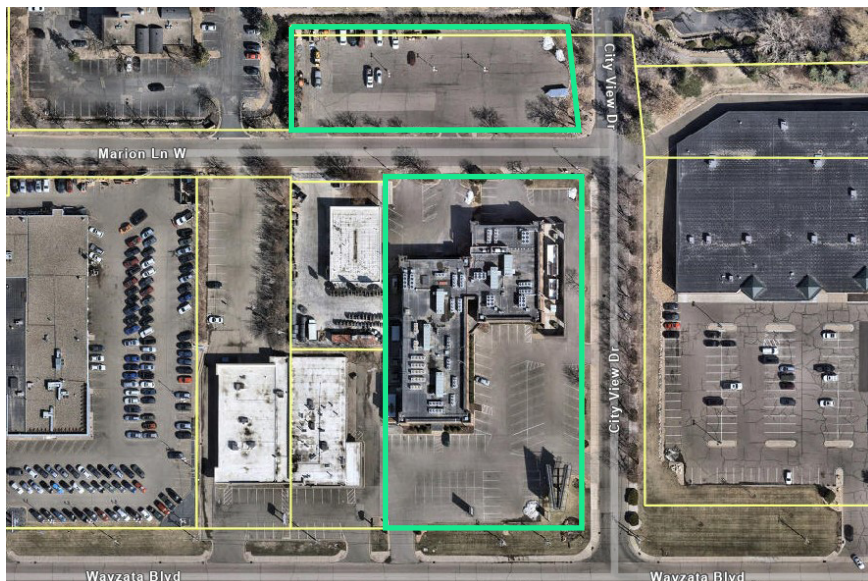


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The Property

Location	High visibility location along HWY 394.
Year Built	1975
Sqaure Footage	56,536 SF
Floors	3 Levels
Availability	20,455 SF (Entire building)
Parking	90 free surface spaces are available on-site. 94 free surface spaces are available across the street.
Acres	2.56
Floor Plate	18,905 SF
Roof	Replaced in 2020
HVAC	Heating: Forced Air Air Conditioning: Rooftop mounted units/ chillers replaced in 2020
Generator	Life Safety
Data Center	Seperately metered



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Location: Visibility and Proximity

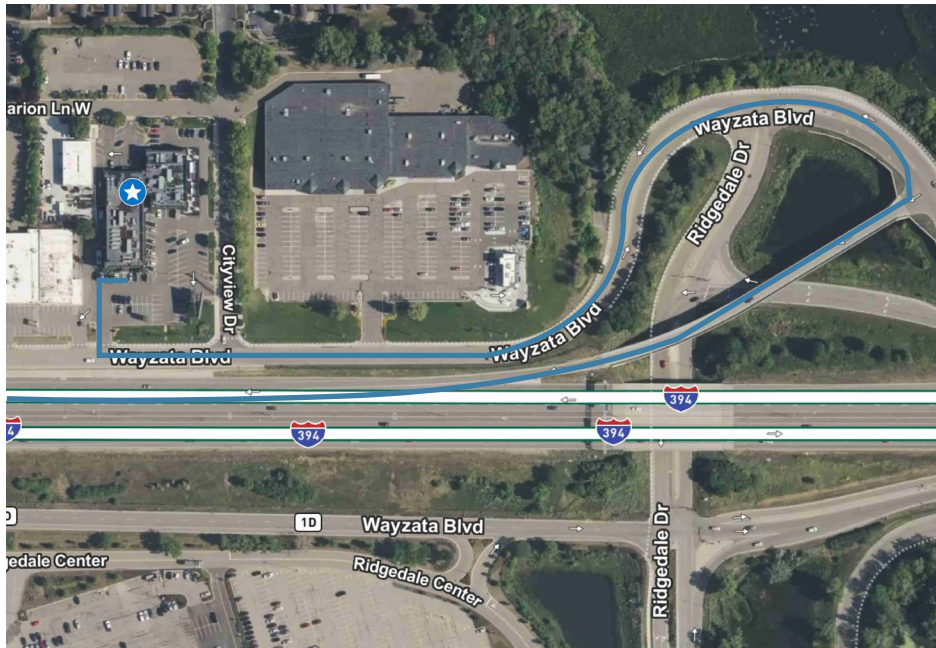
Location

12400 Wayzata Blvd. enjoy easy access to countless retail, hotel, restaurant and service amenities throughout the area. In addition, the project has direct access to I-394.

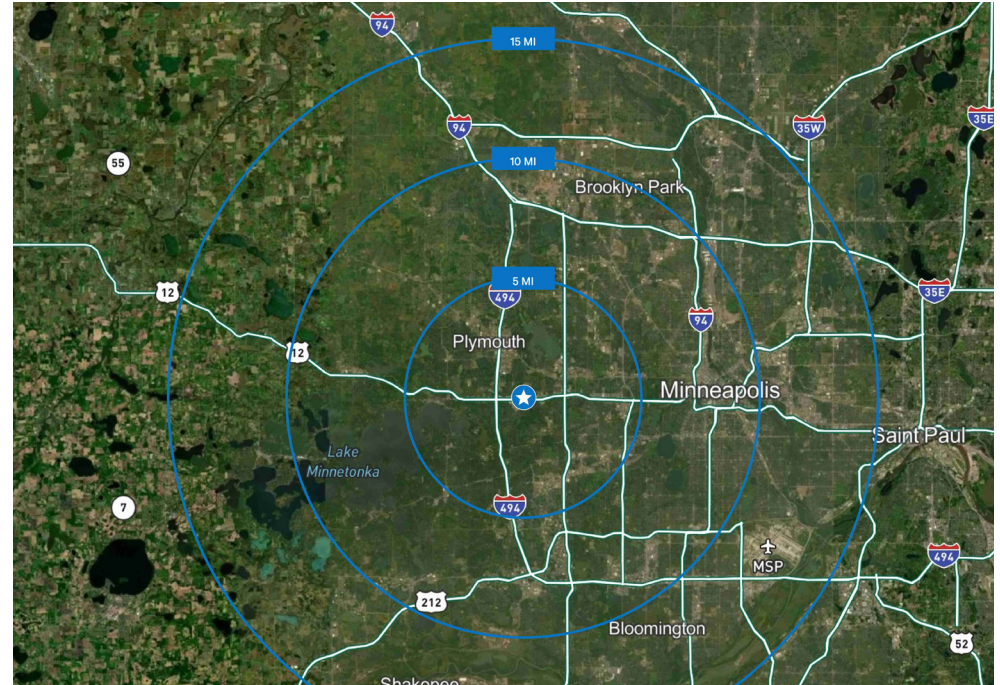
Visibility

With interstate I-394 in close proximity, the Ridge Plaza Office Building benefits from high traffic visibility. In fact, 87,000 vehicles travel on I-394 each day. That's 32 million a year!

Location and Access Map



Radius Map



5 Miles

Minnetonka
Plymouth
St. Louis Park
Wayzata
Golden Valley

10 Miles

Minneapolis CBD
Edina
Eden Prairie
Maple Grove
Long Lake

15 Miles

MSP Airport
St. Paul
Mounds View
Osseo
Lake Minnetonka

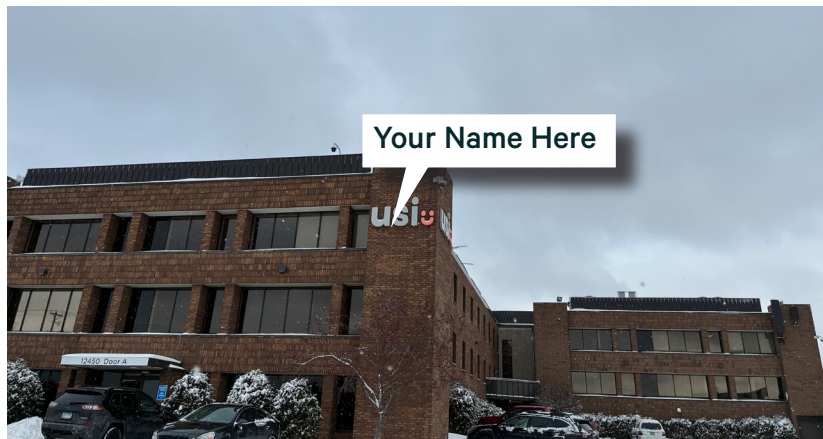
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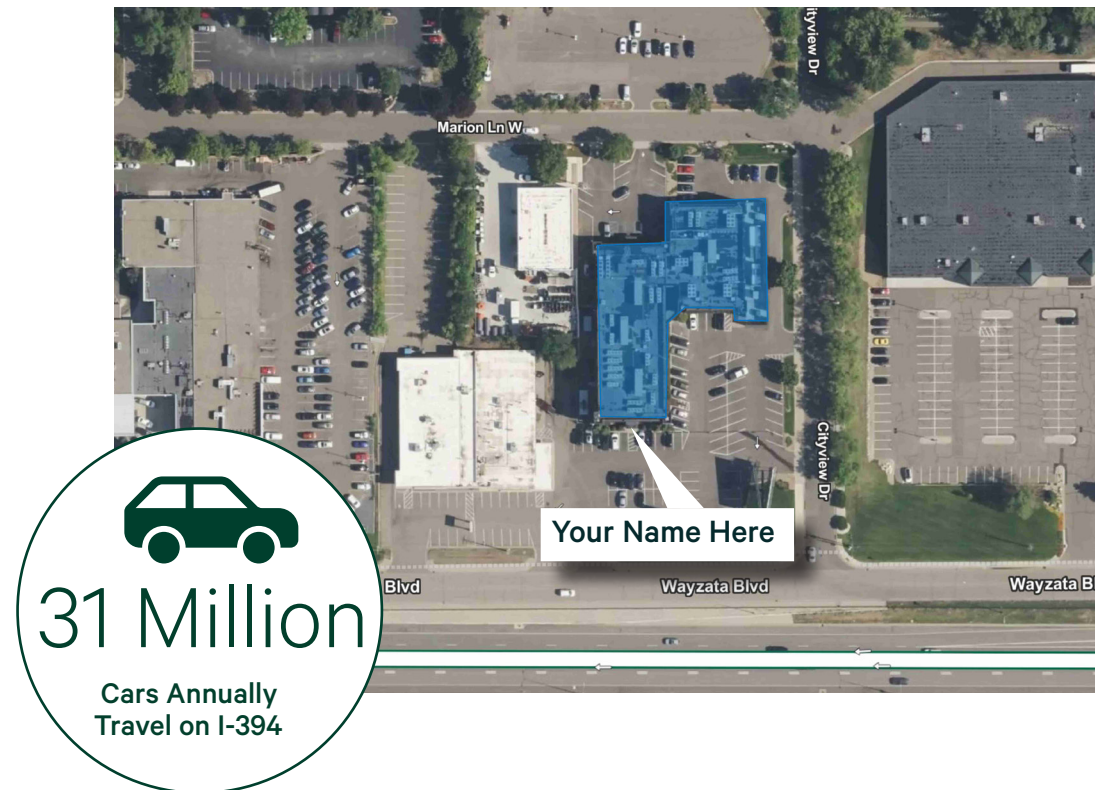
Signage Rendering

Building Signage



Property Includes Billboard

Radius Map

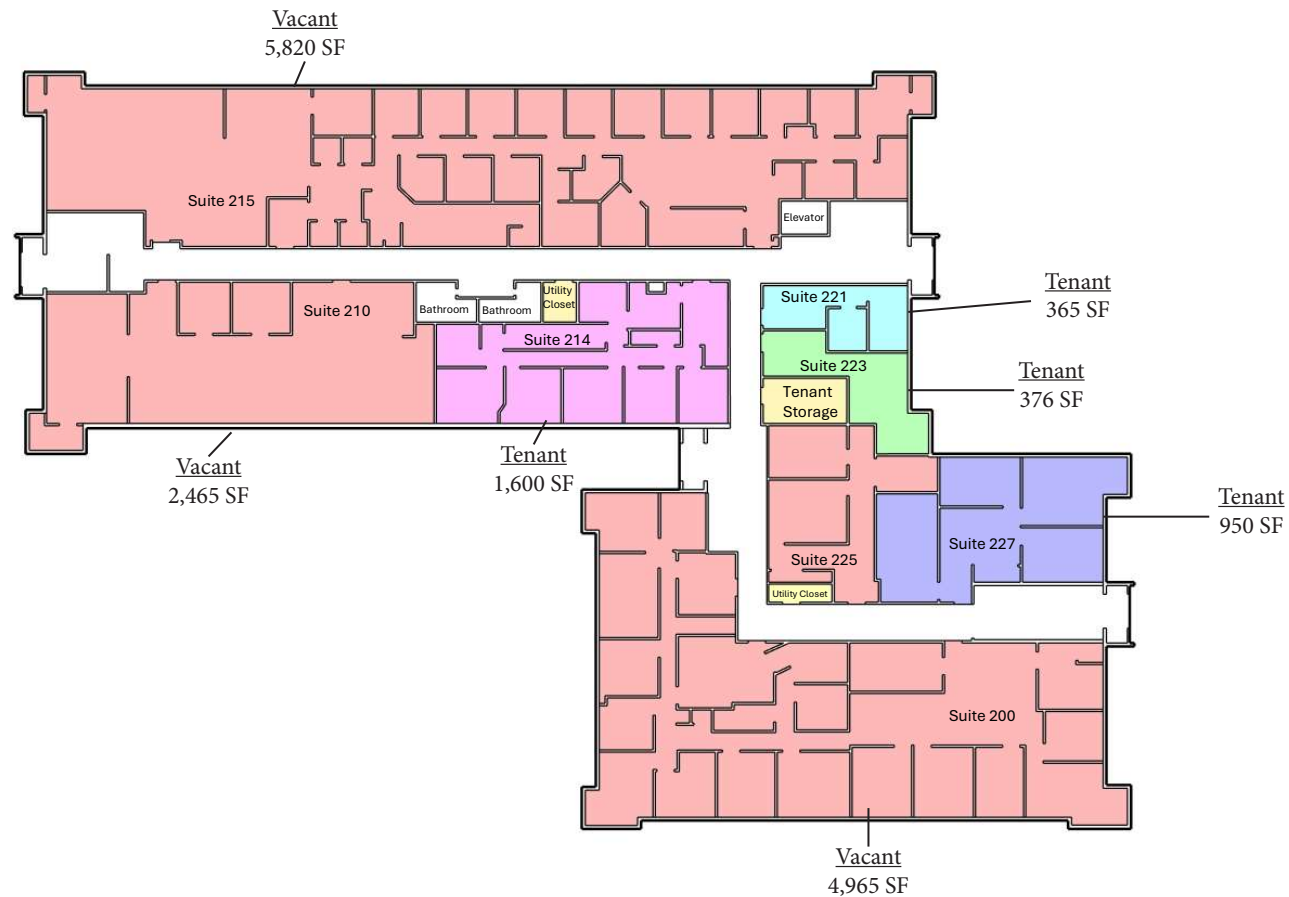


Nearby Amenities



Floor Plans

2nd Floor



Floor Plans

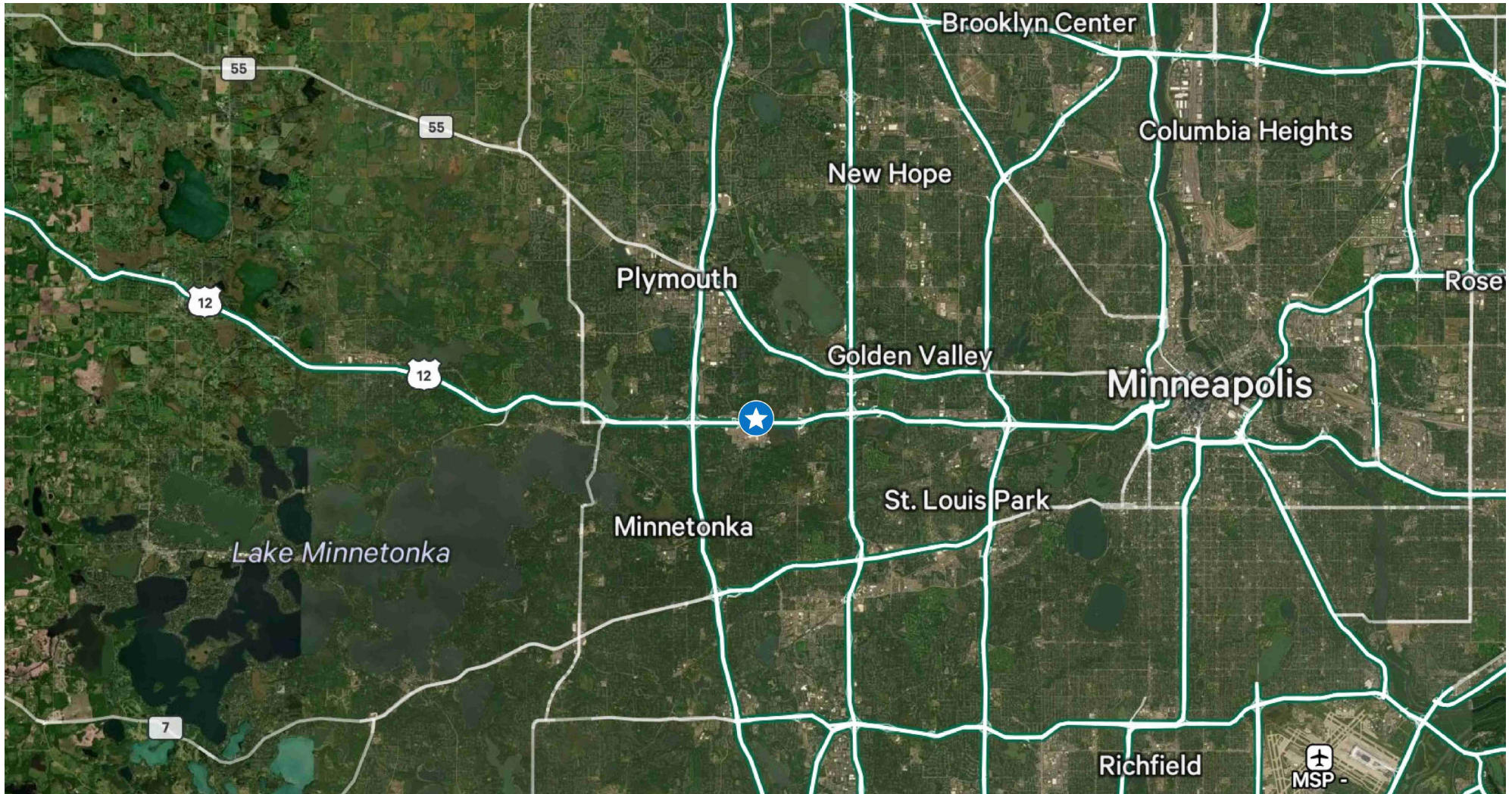
3rd Floor



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