

FOR LEASE

Ridgeview Office Center

13100 WAYZATA BOULEVARD, MINNETONKA, MN 55305



Modernized Office Space with Exceptional Visibility



Property Highlights

- Modern interiors paired with a professional atmosphere
- Highly visible from I-394
- Large building conference room with Wi-Fi
- Collaborative seating area in lobby with Wi-Fi
- New ADA restrooms
- Touchless sinks, toilets and soap dispensers
- Centralized waste collection
- 22 underground parking stalls
- Abundant surface parking
- Electronic directory board

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Year Built/Renovated:

1983/2019

Building Size:

45,737 RSF

Space Available:

Suite 112 - 1,323 RSF

Suite 320 - 1,900 RSF

Lease Rate:

\$18.00 Net per rentable square feet

2026 Estimated Taxes/Ops:

\$ 4.51 Per RSF Taxes

\$ 9.97 Per RSF Ops

\$14.48 Per RSF Total

Ridgeview Office Center is a four (4) story office building consisting of approximately 47,700 square feet (excluding the underground parking and storage area), with an average floor plate of 13,000 square feet, located in Minnetonka just off I-394 and Plymouth Road, visible to 81,000+ vehicles per day. This building is a hotspot of convenience with accessibility, visibility and proximity to a variety of retail and restaurant options. Ridgeview Office Center was built in 1983 and renovated in 2019 with the newest technologies and modern design. It's all about the location, design and service – this building has it all.

Location

Located in Minnetonka on the Northeast corner of I-394 & Plymouth Road. Near Ridgedale Mall, Ridgehaven, Ridge Square, Target, Best Buy, Whole Foods and many more!

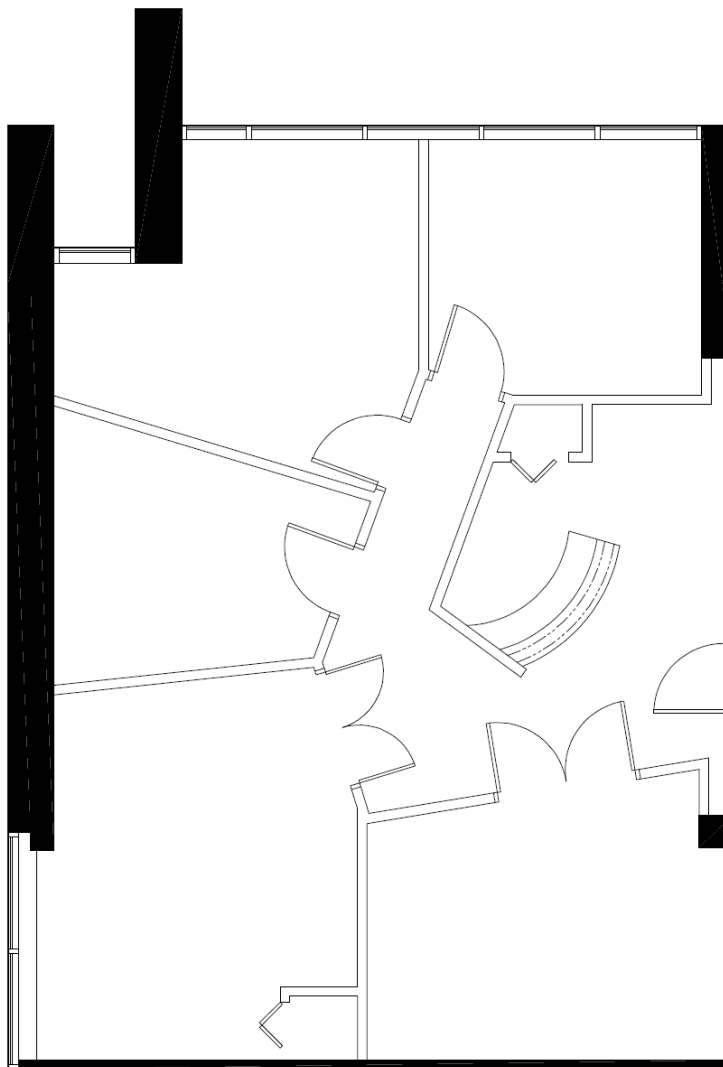


FOR LEASE

Ridgeview Office Center

13100 WAYZATA BOULEVARD, MINNETONKA, MN 55305

1st Floor



COMMERCIAL REAL ESTATE SERVICES, INC.

85 EAST SEVENTH PLACE, SUITE 200, ST. PAUL, MN 55101-2106

Sherry Hastings

(651) 324-0243

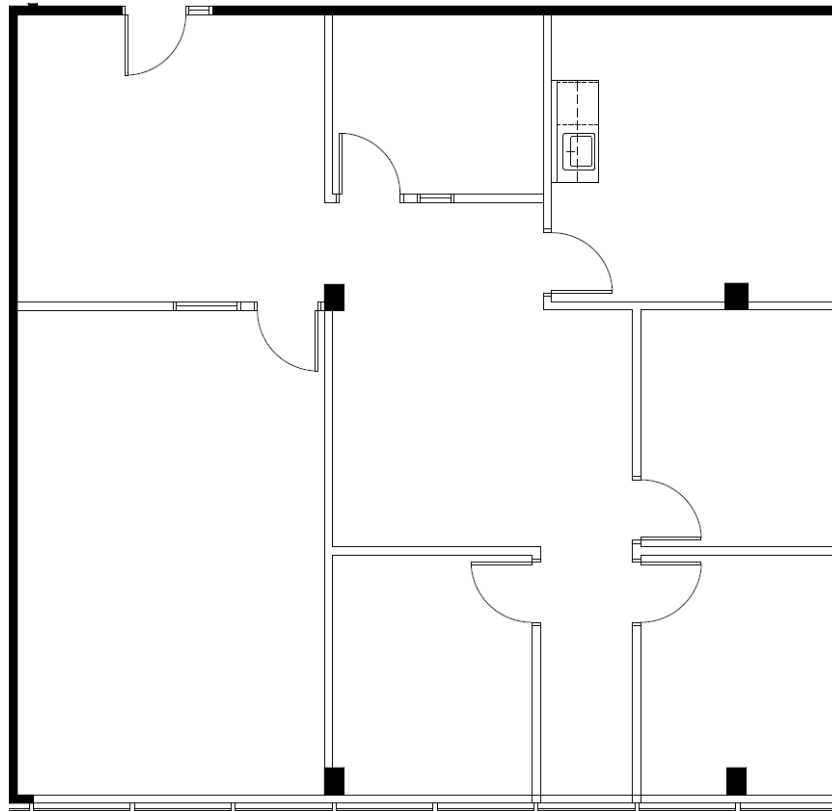
shastings@cres-inc.com

SUBLEASE AVAILABLE

Ridgeview Office Center

13100 WAYZATA BOULEVARD, MINNETONKA, MN 55305

3RD Floor



COMMERCIAL REAL ESTATE SERVICES, INC.

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