

FOR LEASE

# Minnetonka Technology Center

5421 Feltl Rd Minnetonka, MN 55343

FORREST KALK  
763.706.7901  
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**PROPERTY DESCRIPTION**

Minnetonka Technology Center at Opus Business Park - a premier leasing opportunity for businesses seeking a dynamic and adaptable space. This private, modern, and well-maintained property offers flexible suite options encompassing warehouse, showroom, and office space, all characterized by abundant natural light, high ceilings, and a modern layout. With convenient access, 2 drive-in doors, and 5 docks, efficient operations are assured. The professional lobby, ample parking, and attentive property management contribute to the welcoming and functional environment. Positioned with close proximity to major highways and amenities, this prime location presents an exceptional opportunity for your business.

**PROPERTY HIGHLIGHTS**

- Flexible suite options with warehouse, showroom, and office space available
- Convenient access and loading with 2 drive-in doors and 5 docks

**OFFERING SUMMARY**

Lease Rate:	\$17 SF/yr (MG)
Available SF:	4,074 SF
Building Size:	27,268 SF

<b>DEMOGRAPHICS</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	428	1,654	5,155
Total Population	743	2,910	9,479
Average HH Income	\$93,790	\$91,372	\$95,334



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### LOCATION DESCRIPTION

Convenient Minnetonka location just off Highway 62 and Shady Oak Road, offering quick access to major highways and strong connectivity to the western suburbs.

### SITE DESCRIPTION

Newly Remodeled Spaces: One available suite - 4,074 sq ft, offer flexible layouts for industrial or flex use. Each suite features a drive-in door or loading dock, separate metering, and customizable interiors with landlord-covered carpet and paint selections.

Robust Infrastructure: Equipped with 2 drive-in doors, 5 loading docks, and 90 parking spaces, the property ensures seamless operations and ample access for employees and clients. High-capacity utilities support diverse business needs.

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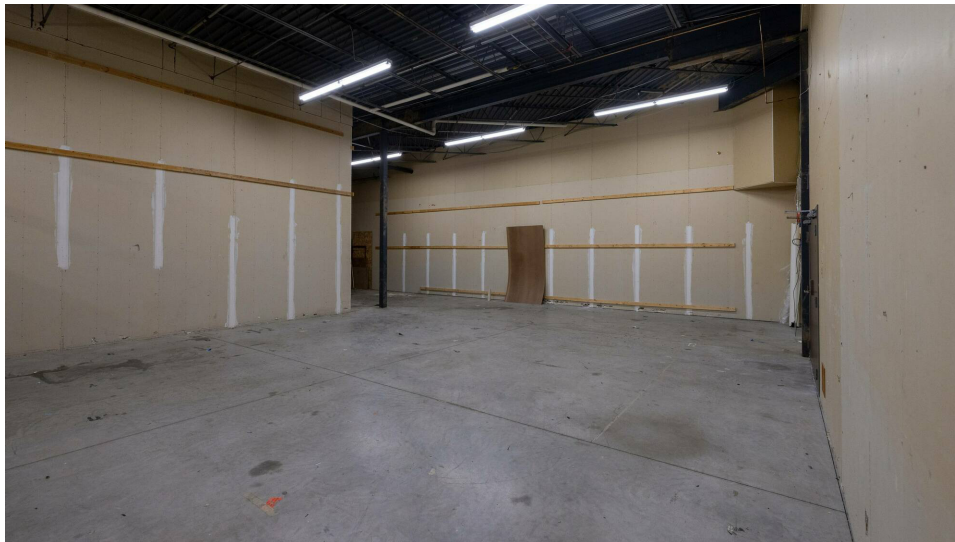
Lease Rate	<b>\$17 SF/YR</b>
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**LOCATION INFORMATION**

Building Name	Minnetonka Technology Center
Street Address	5421 Feltl Rd
City, State, Zip	Minnetonka, MN 55343
County	Hennepin

**BUILDING INFORMATION**

Building Size	27,268 SF
Ceiling Height	16 ft
Number of Floors	1



**PROPERTY INFORMATION**

Property Type	Industrial
Property Subtype	Research & Development
Zoning	PUD

**PARKING & TRANSPORTATION**

Parking Type	Surface
Number of Parking Spaces	90





**LEASE INFORMATION**

Lease Type:	Modified Gross	Lease Term:	Negotiable
Total Space:	4,074 SF	Lease Rate:	\$17 SF/yr

**AVAILABLE SPACES**

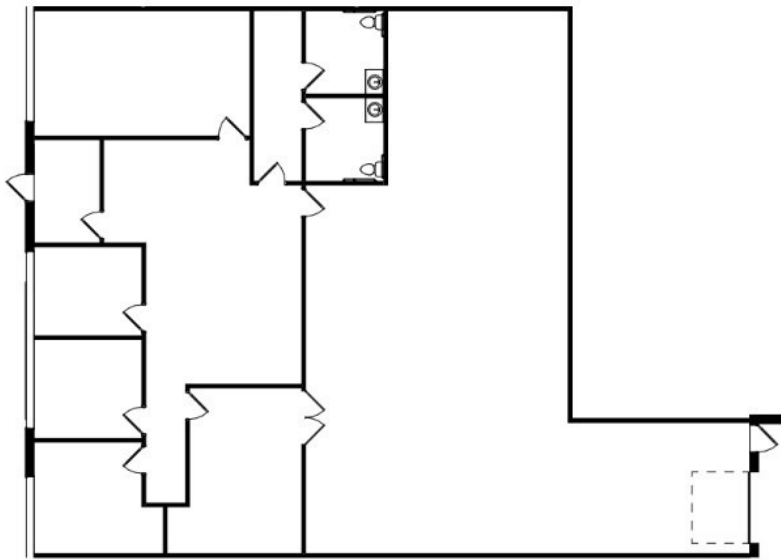
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 160	Available	4,074 SF	Modified Gross	\$17.00 SF/yr	4,074 sq ft industrial/flex space, combining 2,115 sq ft of modern office space with 1,959 sq ft of warehouse capacity. Ideal for businesses seeking a balanced office/warehouse solution.

## SUITES AVAILABLE

160- First Floor - Flex Space

**2,115 SF - Office**

**1,959 SF - Warehouse**



**SUITE 3**

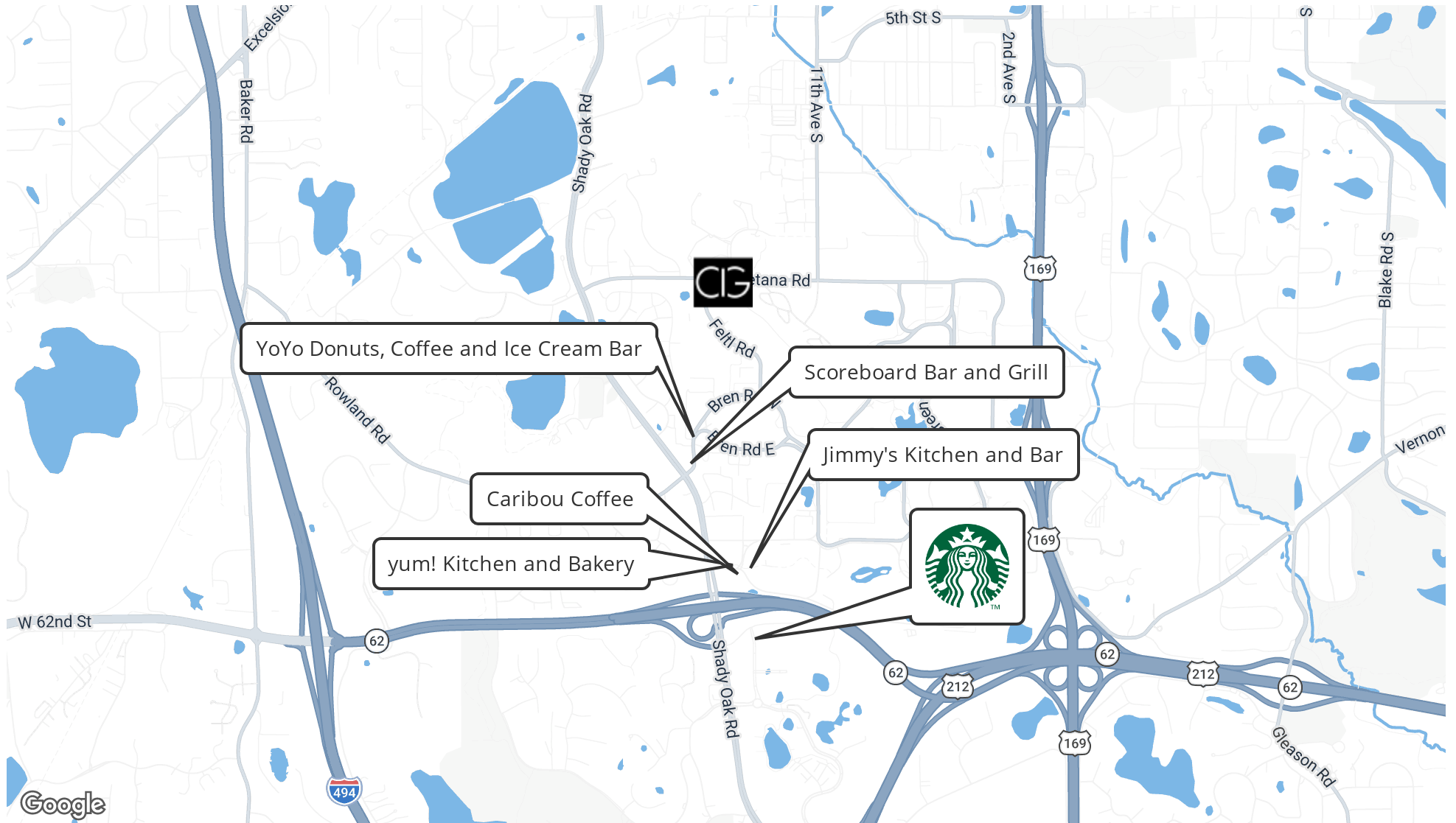
1/16" = 1'-0"

## UNIT INFORMATION

Unit Size	4,074 SF
Number of Offices	3
Conference Rooms	1
Private Bathrooms	YES
Lease Rate	\$17.00 PSF Modified Gross



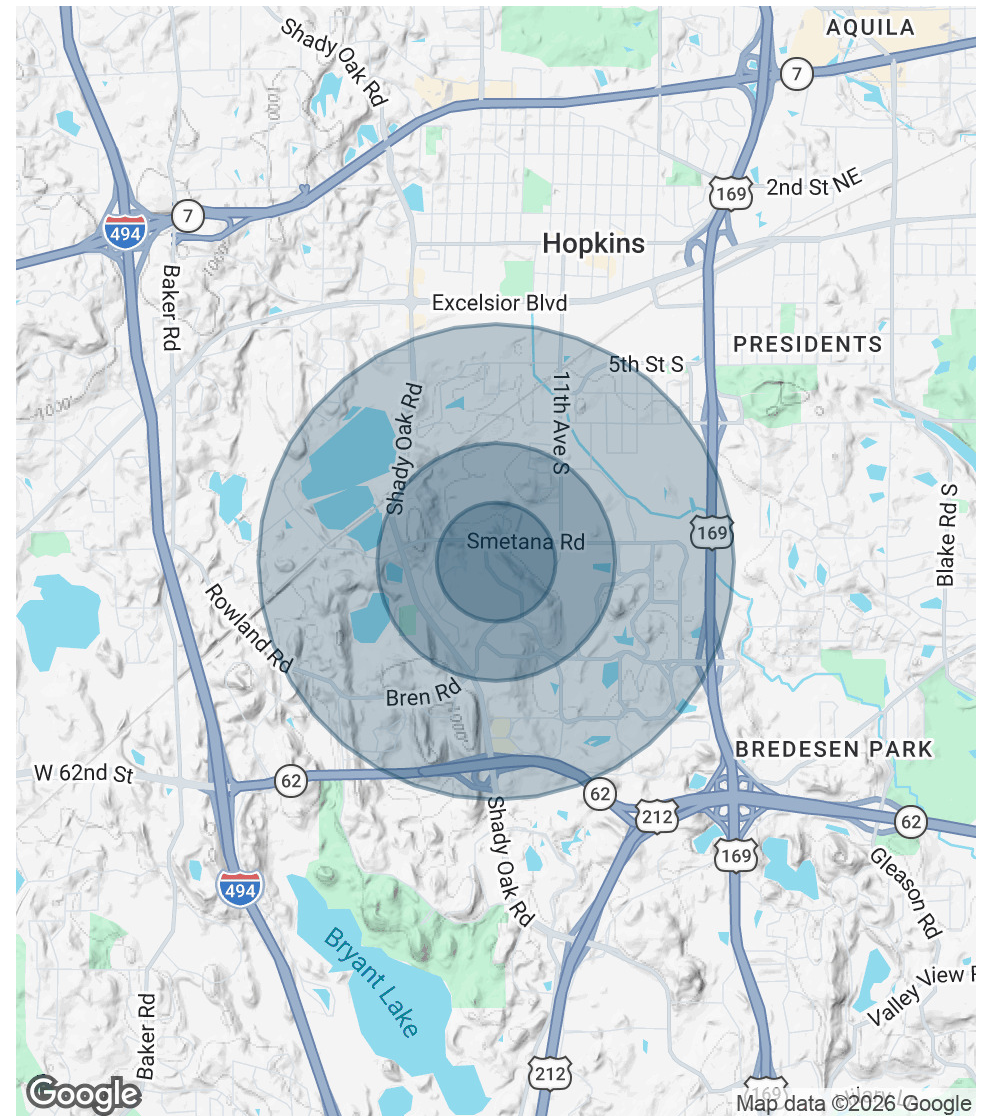




<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	743	2,910	9,479
Average Age	42.7	41.8	40.0
Average Age (Male)	35.6	36.3	38.3
Average Age (Female)	44.6	43.5	41.5

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	428	1,654	5,155
# of Persons per HH	1.7	1.8	1.8
Average HH Income	\$93,790	\$91,372	\$95,334
Average House Value	\$237,290	\$234,597	\$267,646

2023 American Community Survey (ACS)



**COMMERCIAL INVESTORS GROUP**

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