

# RIDGEDALE OFFICE CENTER

13911 RIDGEDALE DRIVE,  
MINNETONKA, MN 55305

**Prime Office/Medical Space**  
**VISIBILITY TO I-394 / I-494**

***OFFICE SUITES AVAILABLE***  
***FROM 800 sq ft to 3,000 sq ft!***



**SpaceNet Equities**  
"Commercial Real Estate Solutions"

[www.spaceneteq.com](http://www.spaceneteq.com)

**Jordan Greenberg**  
**952-746-9600**  
[jordan@spaceneteq.com](mailto:jordan@spaceneteq.com)

SpaceNet Equities, LLC  
8100 Wayzata Blvd. · Golden Valley, MN 55426

# Building Information and Site Map

**TOTAL BLDG SF:** 82,251 sf Total—(4 Stories)

**YEAR BUILT:** 1982

**CONSTRUCTION:** Steel frame masonry

**TOTAL ACRES:** 3.54 Acres

**AVAILABLE SQ FT:** Suite

**HVAC:** Gas Forced Air / Central A/C

**FLOOR PLATES:** 20,000 sq ft floor plates—Four Stories

**PARKING:** Surface: Stalls  
Covered:

**BATHROOMS:** One Set per floor

**LEASE RATE:** \$11.50-\$12.00 Net Psf

**AMENITIES:**

- Building Conf. Room, lunch room & storage
- Good Glass Line around perimeter
- Covered and surface parking
- Newly renovated 2016-2017
- Great location on I-394/I-494
- Walking distance to major retail and restaurants in the Ridgedale area
- Family owned/on-site management



**COMMENTS:** Ridgedale Office Center boasts one of the premier locations in the west office market with its excellent location at the intersections of I-394 & I-494 in Minnetonka. The property is within walking distance of a plethora of major retailers and restaurants such as: Target, FedEx/Kinkos, Best Buy, Barnes & Noble, Byerly's, Core Power Yoga, Panera, Noodles, Subway, Champps, Redstone, Kona Grill, Nordstrom, Macy's and the retail shops at the newly renovated Ridgedale Center. Hospitality is also near at The Sheraton Minneapolis West Hotel.

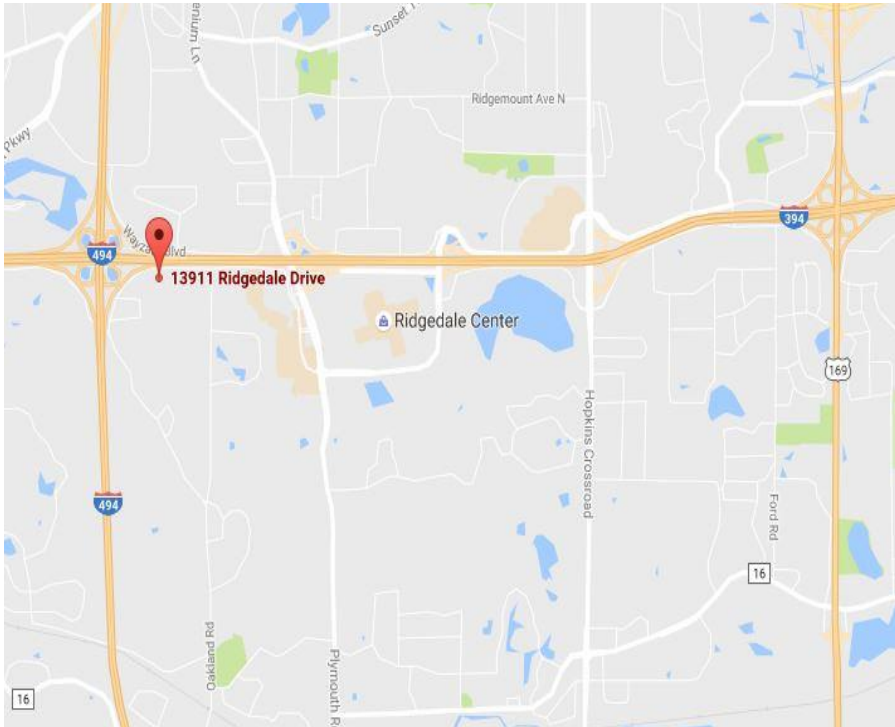
- \*New ownership, new renovations
- \*Family owned, on-site management
- \*Quick turn around on leases
- \*Good glass line with efficient floor plans
- \*Great economics and amenities

- \*Immediate access off of I-394/I-494 & Plymouth Rd
- \*Suites ranging from 500-5,000 sq ft
- \*near restaurants, retail, bus line & lodging.
- \*Good Parking/Well Lit/Safe Minnetonka location

**Net Rate: \$11.50 - \$12.00 net psf**

**2016 Est. Operating Expenses: \$5.81 psf**

**2016 Real Estate Taxes: \$3.34 psf**

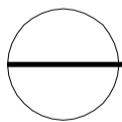
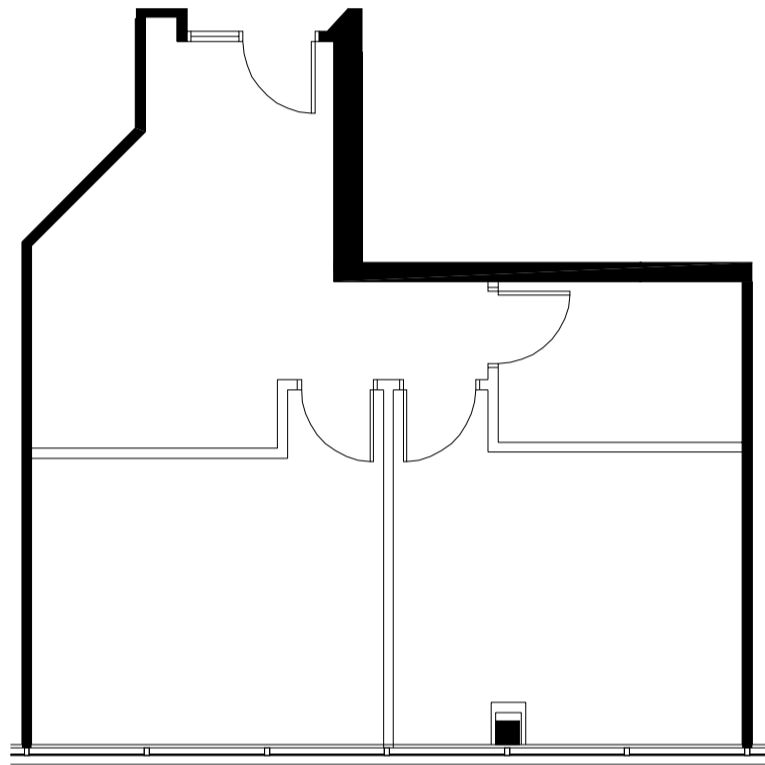
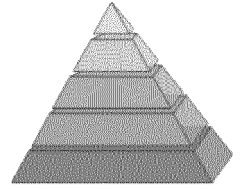


**For Leasing Information Contact:**

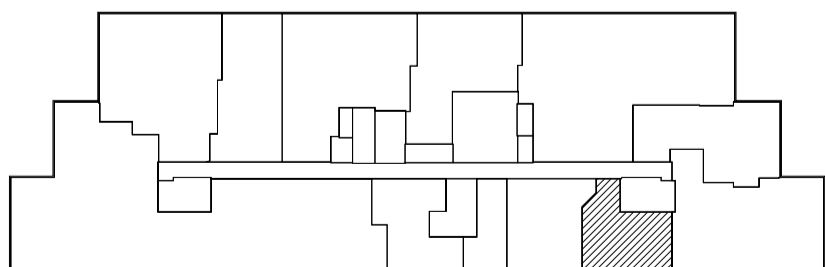
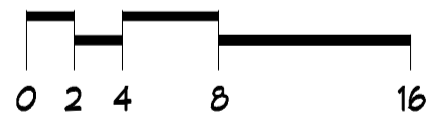
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"Commercial Real Estate Solutions"

Jordan Greenberg  
952-746-9600 (Office)  
612-242-1950 (Cell)  
jordan@spaceneteq.com

This brochure has been compiled based on the best available information. We do not guarantee the reliability and accuracy of this information. All lessees and buyers should validate such information to ensure its accuracy.



HK FINANCIAL SERVICES - SUITE #330



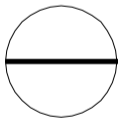
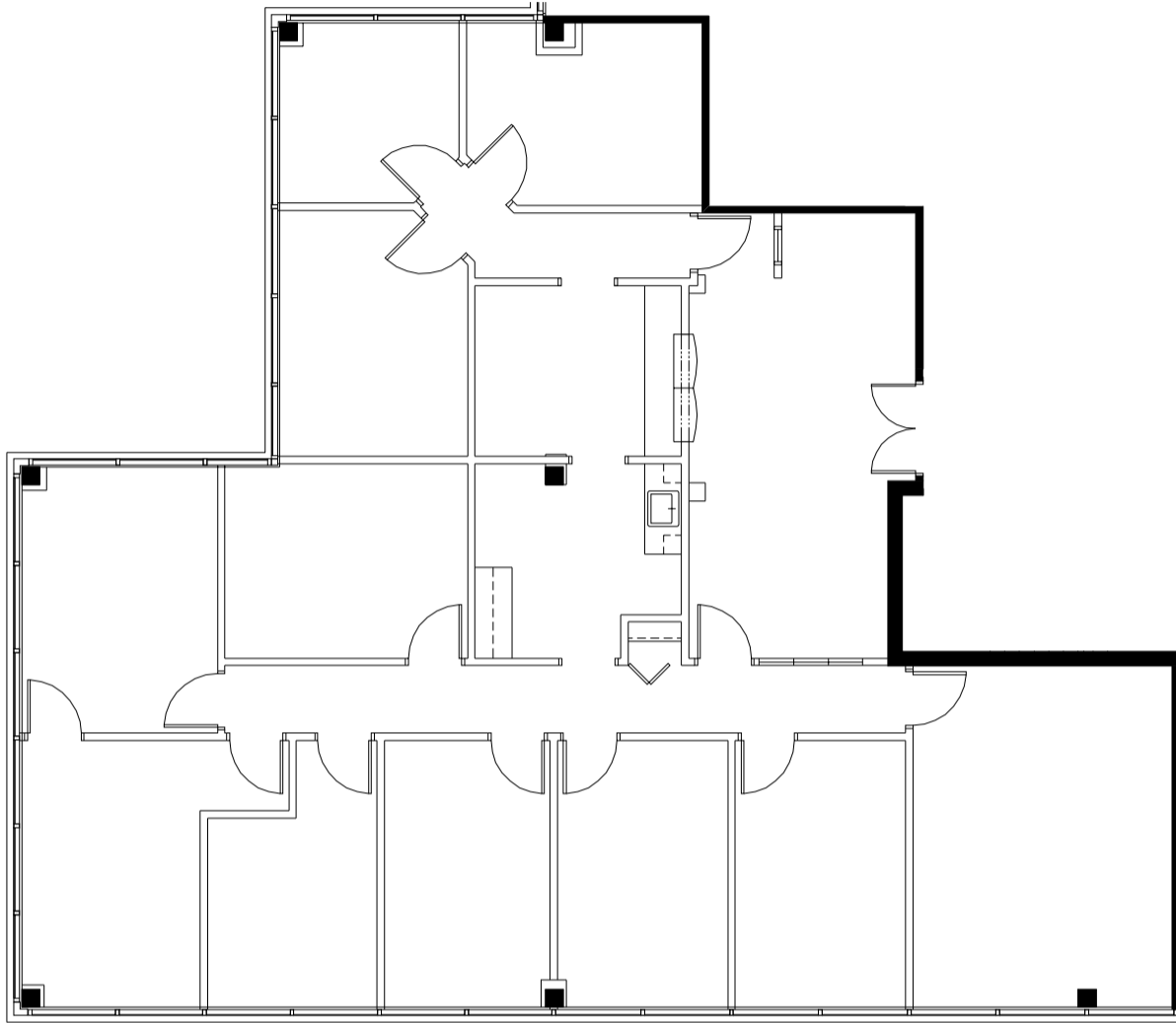
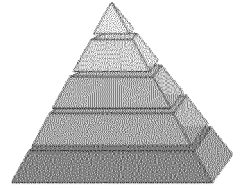
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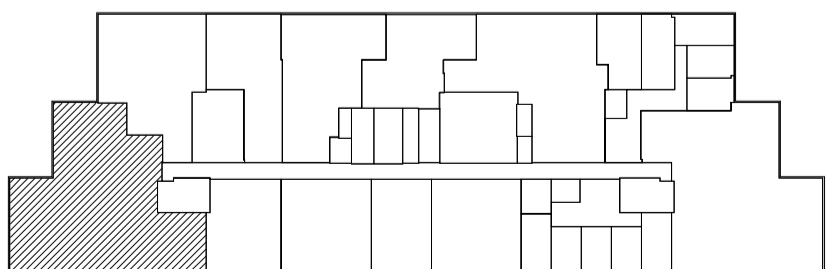
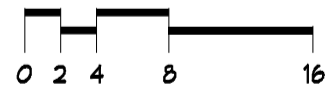
THIRD FLOOR  
04/18/16

802 RSF





AMERICAN MORTGAGE & EQUITY CONSULTANTS - SUITE #490



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FOURTH FLOOR  
06/27/16

3,022 RSF

