

# RIDGEDALE OFFICE CENTER

13911 RIDGEDALE DRIVE,  
MINNETONKA, MN 55305

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

**OFFICE SUITES AVAILABLE**  
**FROM 100 sq ft to 3,000 sq ft!**



**SPACENET EQUITIES**

Commercial Real Estate Solutions  
[www.spaceneteq.com](http://www.spaceneteq.com)

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# 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:** 100 sq ft - 3,000 sq ft suites

**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:** \$14.00 Net Psf



**AMENITIES:**

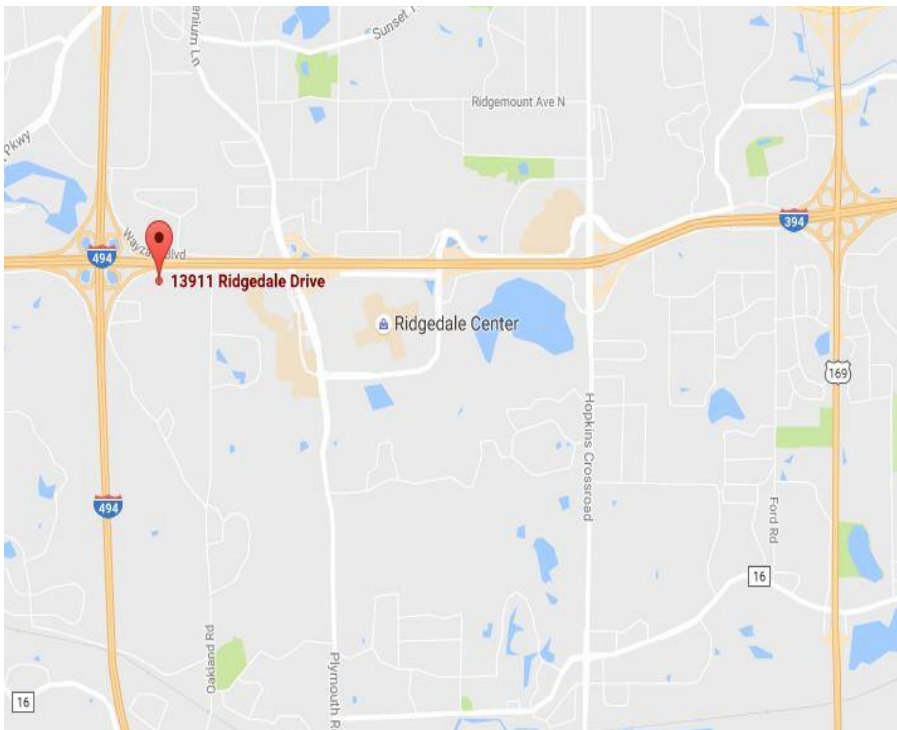
- Building Conf. Room, lunch room & storage
- Good Glass Line around perimeter
- Covered and surface parking
- Newly renovated 2016-2017
- Great location on I-394/I-494
- Walking distance to major retail and restaurants in the Ridgedale area
- Family owned/on-site management

**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 100-3,000 sq ft
- \*near restaurants, retail, bus line & lodging.
- \*Good Parking/Well Lit/Safe Minnetonka location
- \*Common Areas re-done in 2018-19

**Net Rate: \$14.00 net psf    Est. Operating Expenses: \$6.08 psf    Real Estate Taxes: \$3.78 psf    Total: \$9.86 psf**



**For Leasing Information Contact:**

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