



# Tonkawood Office Park

16190 State Hwy. 7  
Minnetonka, MN 55345

**FOR LEASE - 1,536 SF Office Condo**



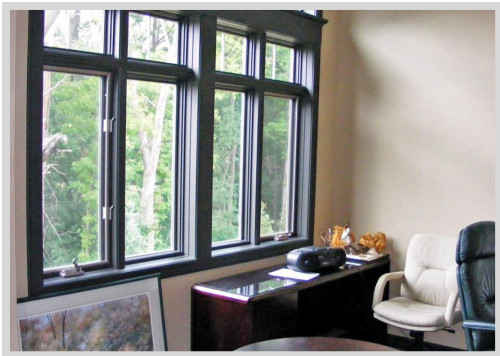
### FEATURES:

- Main Level Office Space FOR LEASE.
- Includes 5 offices, Kitchenette, Bathroom, Reception Desk & Private Entrance.
- Multiple offices with windows which offers plenty of light!
- Crown molding & high end finishes throughout.
- Fireplace & sink in conference room with vaulted ceilings.

### Lease Rate

**\$16.00 / psf NNN**

Taxes: \$4.24 / PSF  
Cam: \$1.65 / PSF



### FACTS:

- ▲ Great visibility off Hwy. 7
- ▲ Minutes away from 494
- ▲ Beautifully landscaped front entrance area
- ▲ Private entrance.
- ▲ Monument signage on Hwy. 7

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**Arrow Companies**  
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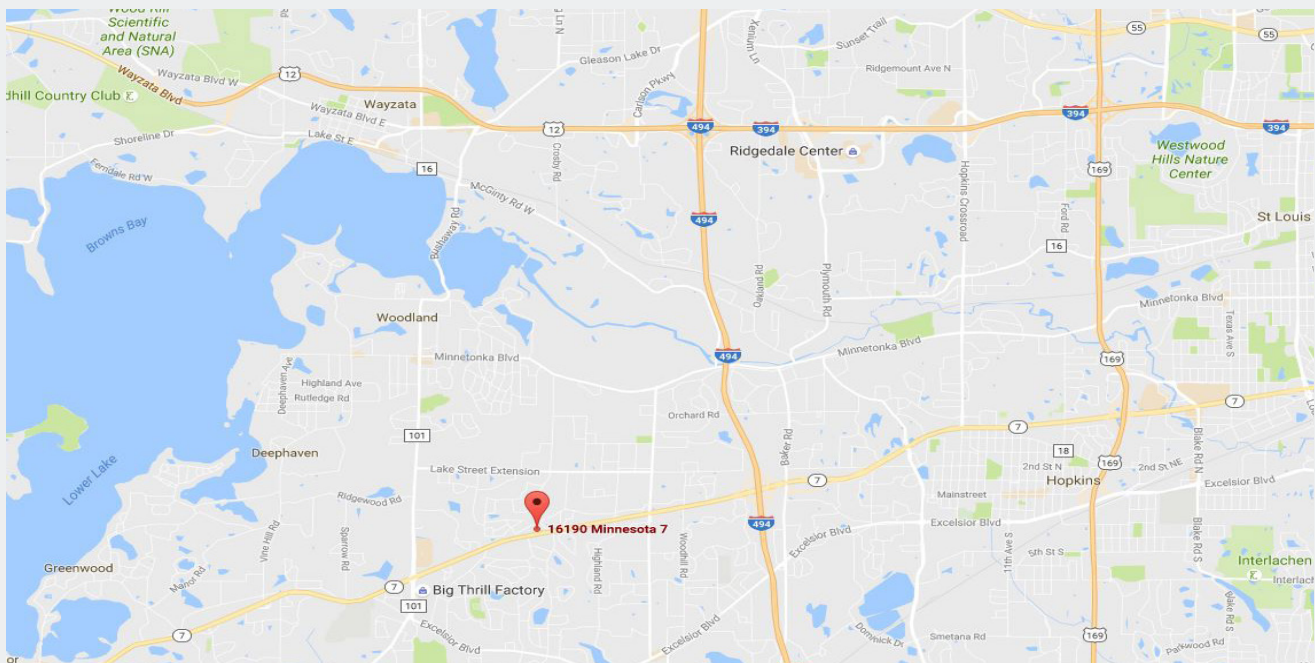
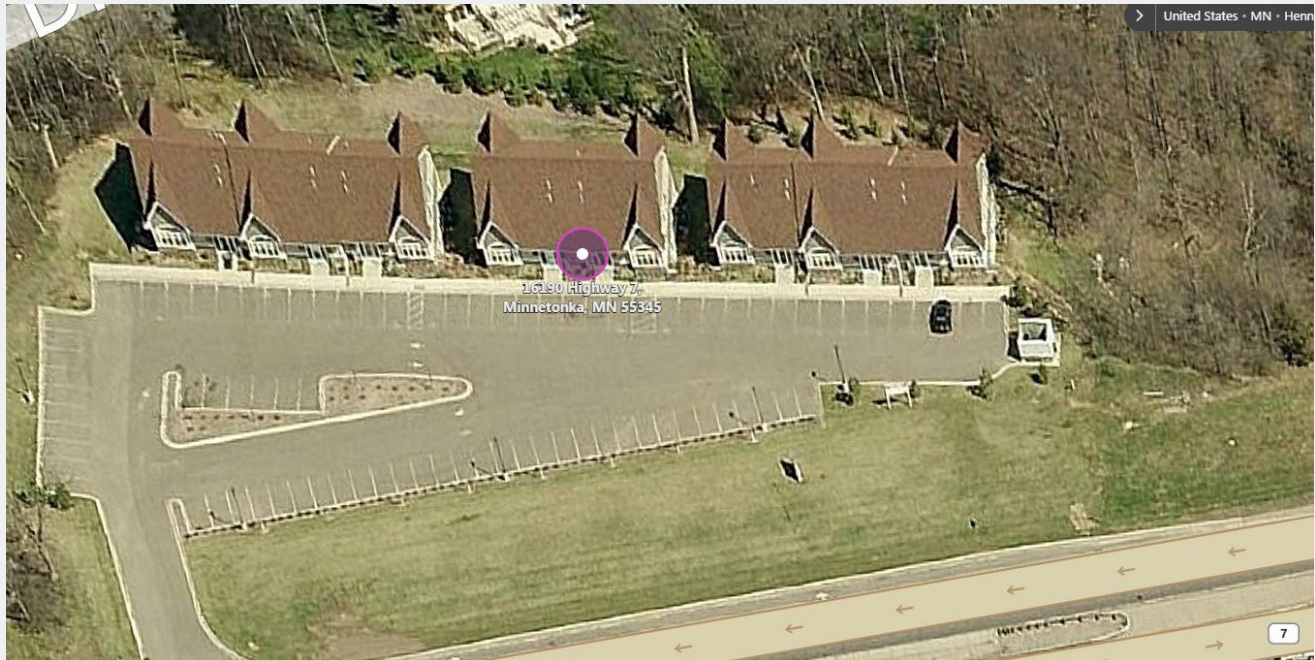


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**AERIAL & MAP**

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### Arrow Companies

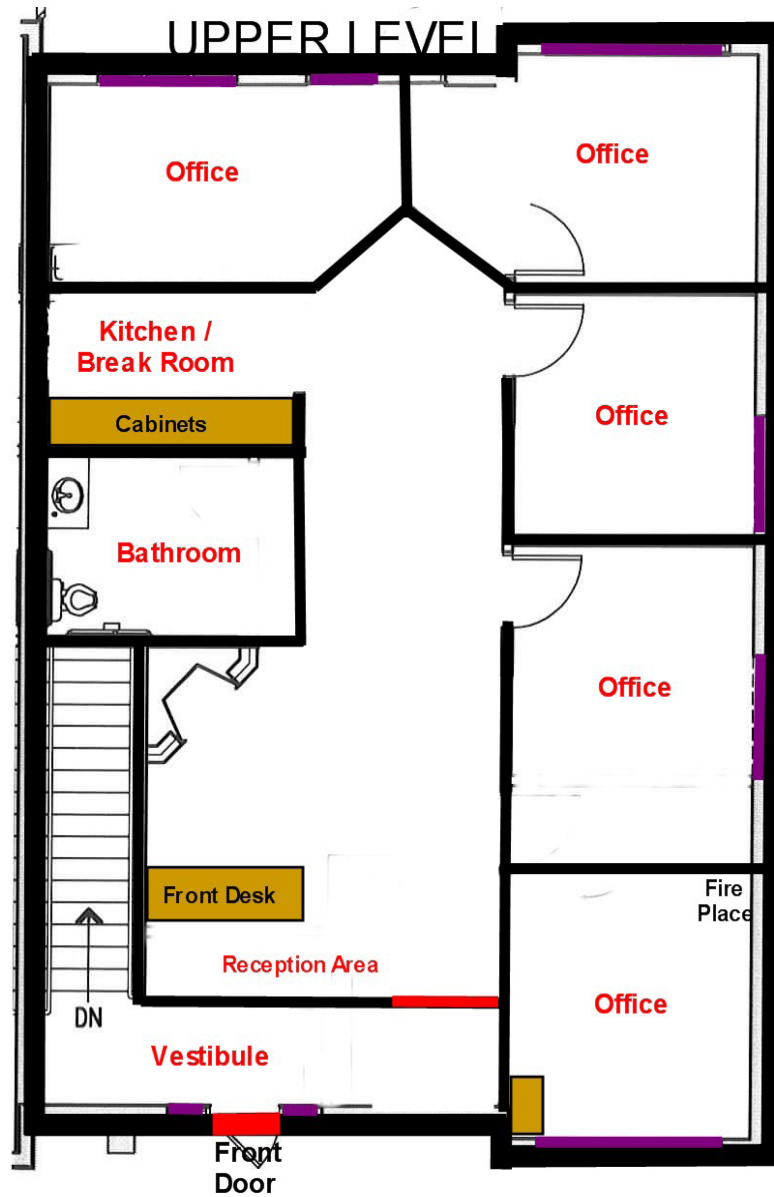
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**FLOOR PLAN**

**FOR LEASE - 1,536 SF Office Condo**



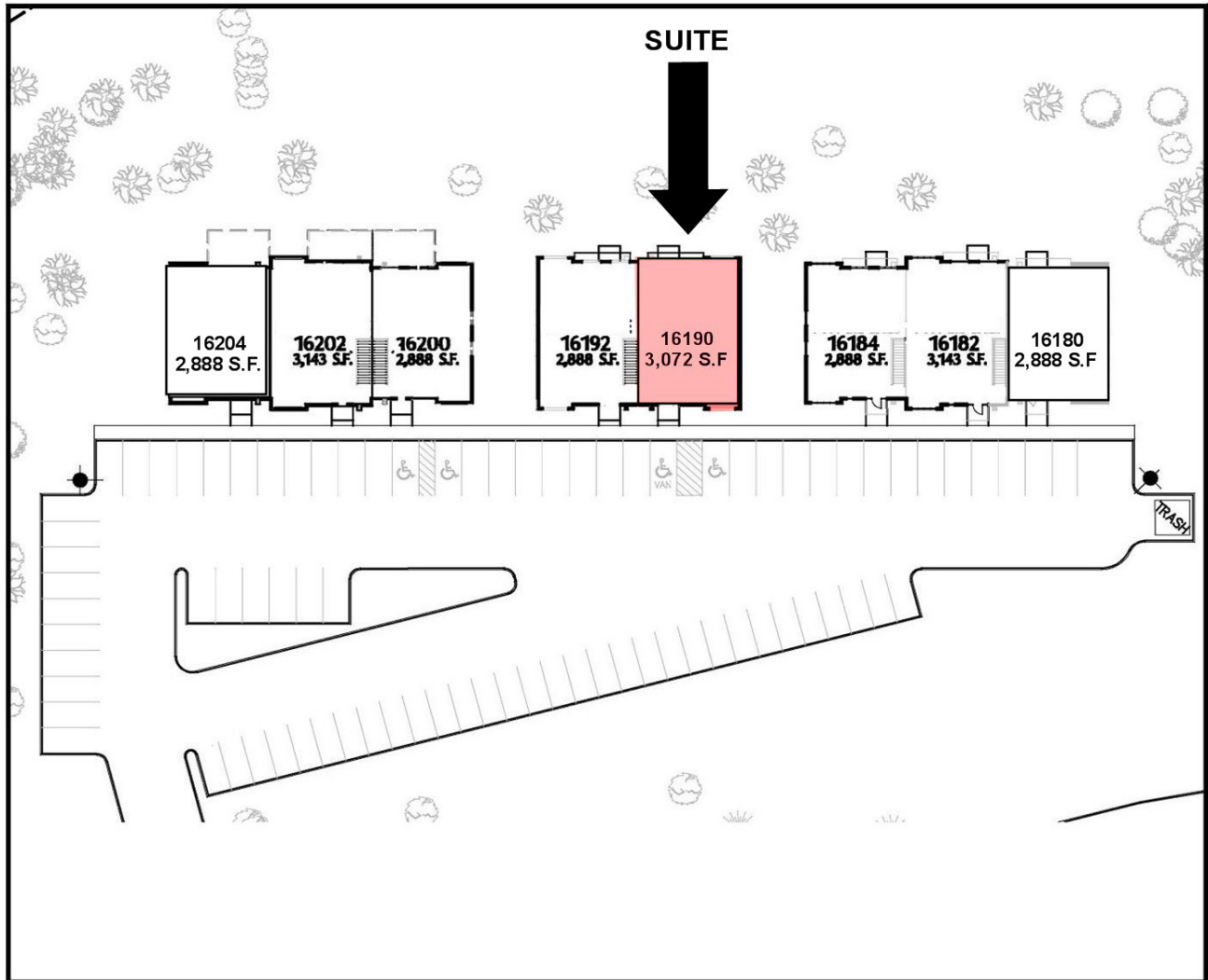
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## Tonkawood Office Park

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### CITY OF MINNETONKA INFO

### FOR LEASE - 1,536 SF Office Condo

Located in Hennepin County just eight miles west of Minneapolis, Minnetonka is a fully developed suburban community of just under 50,000 residents. Minnetonka is proud of its reputation as a city that preserves its natural resources—residents can enjoy 49 community parks, more than 81 miles of maintained sidewalks and trails and more than 1,000 acres of public open space, as well as natural scenery that includes mature trees, wetlands and prairies. While Minnetonka shares its name with the very popular Lake Minnetonka, the city of Minnetonka includes only one small bay of the lake – Gray's Bay, which forms the headwaters of Minnehaha Creek.

### Statistics

Located in Hennepin County just eight miles west of Minneapolis, Minnetonka is a fully developed suburban community of just over 51,000 residents. Here are some more facts about Minnetonka:

- Number of Households (2013)....22,416
- Median Household Income (2012)....\$75,945
- Median Home Sales Price (2014)....\$320,000
- Median Single Family Home Value (2015)....\$317,800
- Median Single Family Home Property Tax (2015)...\$4,074
- Average Monthly Rent (2014)....\$1,215

In Minnetonka...

- The average household size is 2.25 persons
- 75% of the housing units in Minnetonka are owner-occupied and 25% are rental units
- The median home sales price in Minnetonka in 2014 was \$320,000. In 1992 it was \$140,000
- 13.3% of Minnetonka residents work in Minnetonka
- The median family income in 2012 was \$106,506
- Over 49% of the households in Minnetonka are age 55 and older

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**PHOTO GALLERY**

**FOR LEASE - 1,536 SF Office Condo**



Front Conference Room



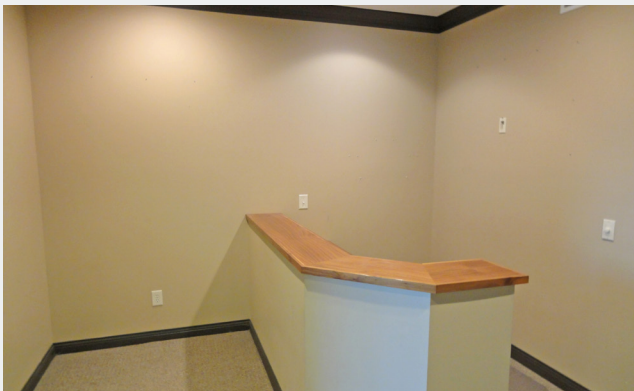
Hallway View



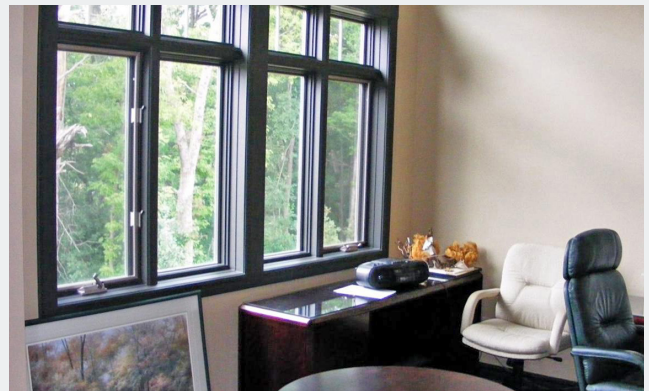
Conference Room



Back Executive Office



Reception Desk



Executive Office

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**DEMOGRAPHICS**

**FOR LEASE - 1,536 SF Office Condo**

**Demographic Summary Report**

Bldg 2

16190-16192 Highway 7, Minnetonka, MN 55345

Building Type: Class B Office

Class: B

RBA: 6,360 SF

Typical Floor: 6,360 SF

Total Available: 0 SF

% Leased: 100%

Rent/SF/Yr: -

Radius	1 Mile	3 Mile	5 Mile
Population			
2021 Projection	7,254	47,885	144,007
2016 Estimate	6,931	45,746	136,829
2010 Census	6,716	44,294	129,220
Growth 2016 - 2021	4.66%	4.68%	5.25%
Growth 2010 - 2016	3.20%	3.28%	5.89%
2016 Population by Hispanic Origin	143	877	4,422
2016 Population	6,931	45,746	136,829
White	6,538 94.33%	42,549 93.01%	119,796 87.55%
Black	85 1.23%	1,019 2.23%	6,959 5.09%
Am. Indian & Alaskan	24 0.35%	96 0.21%	446 0.33%
Asian	153 2.21%	1,266 2.77%	6,742 4.93%
Hawaiian & Pacific Island	2 0.03%	11 0.02%	48 0.04%
Other	129 1.86%	805 1.76%	2,839 2.07%
U.S. Armed Forces	0	20	50
Households			
2021 Projection	2,750	18,579	61,487
2016 Estimate	2,632	17,759	58,400
2010 Census	2,576	17,290	55,219
Growth 2016 - 2021	4.48%	4.62%	5.29%
Growth 2010 - 2016	2.17%	2.71%	5.76%
Owner Occupied	2,410 91.57%	15,452 87.01%	40,915 70.06%
Renter Occupied	222 8.43%	2,307 12.99%	17,485 29.94%
2016 Households by HH Income	2,631	17,760	58,399
Income: <\$25,000	211 8.02%	1,520 8.56%	7,735 13.25%
Income: \$25,000 - \$50,000	320 12.16%	2,298 12.94%	10,209 17.48%
Income: \$50,000 - \$75,000	247 9.39%	2,224 12.52%	9,359 16.03%
Income: \$75,000 - \$100,000	392 14.90%	2,435 13.71%	7,578 12.98%
Income: \$100,000 - \$125,000	351 13.34%	2,169 12.21%	5,687 9.74%
Income: \$125,000 - \$150,000	294 11.17%	1,562 8.80%	3,942 6.75%
Income: \$150,000 - \$200,000	334 12.69%	2,245 12.64%	5,466 9.36%
Income: \$200,000+	482 18.32%	3,307 18.62%	8,423 14.42%
2016 Avg Household Income	\$133,991	\$131,481	\$111,148
2016 Med Household Income	\$110,363	\$104,645	\$81,256



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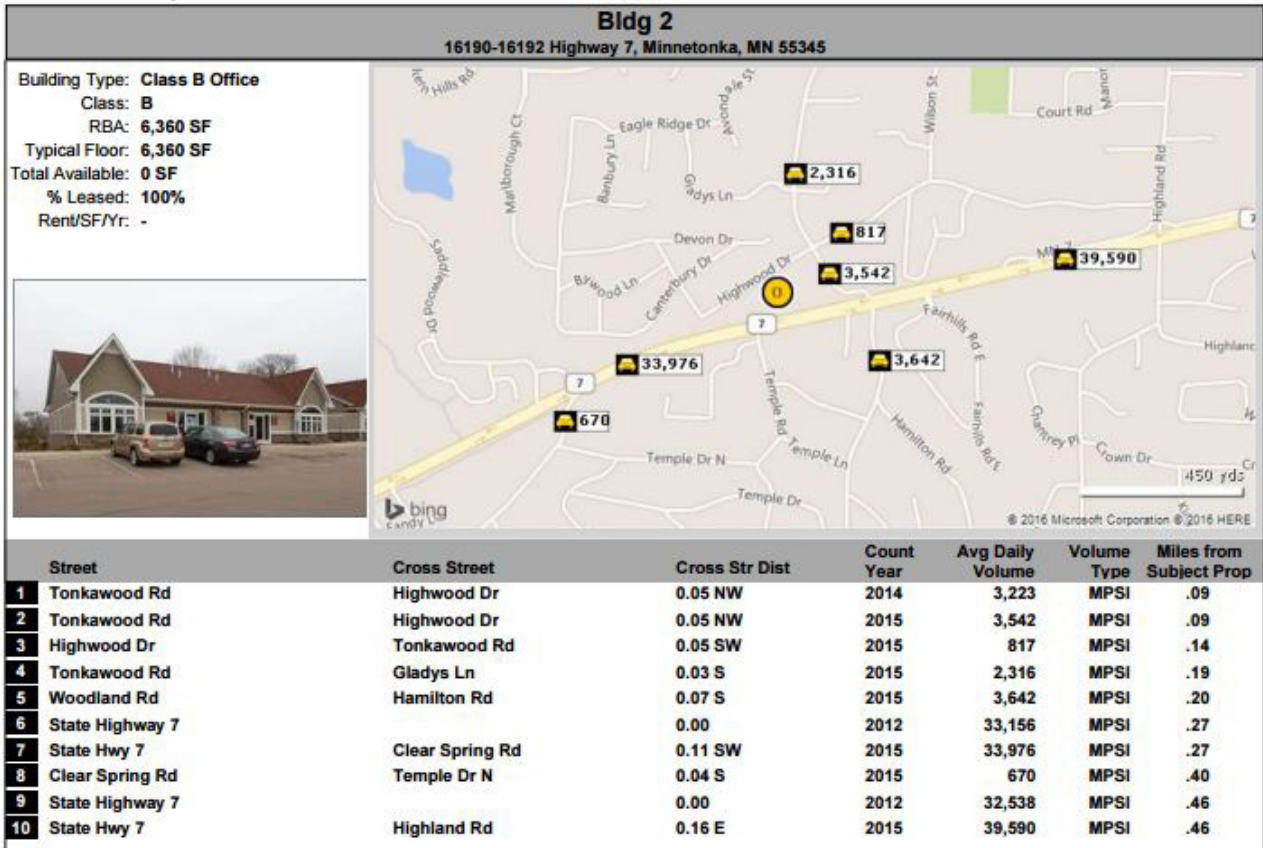
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**Traffic Count Report**



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