



# 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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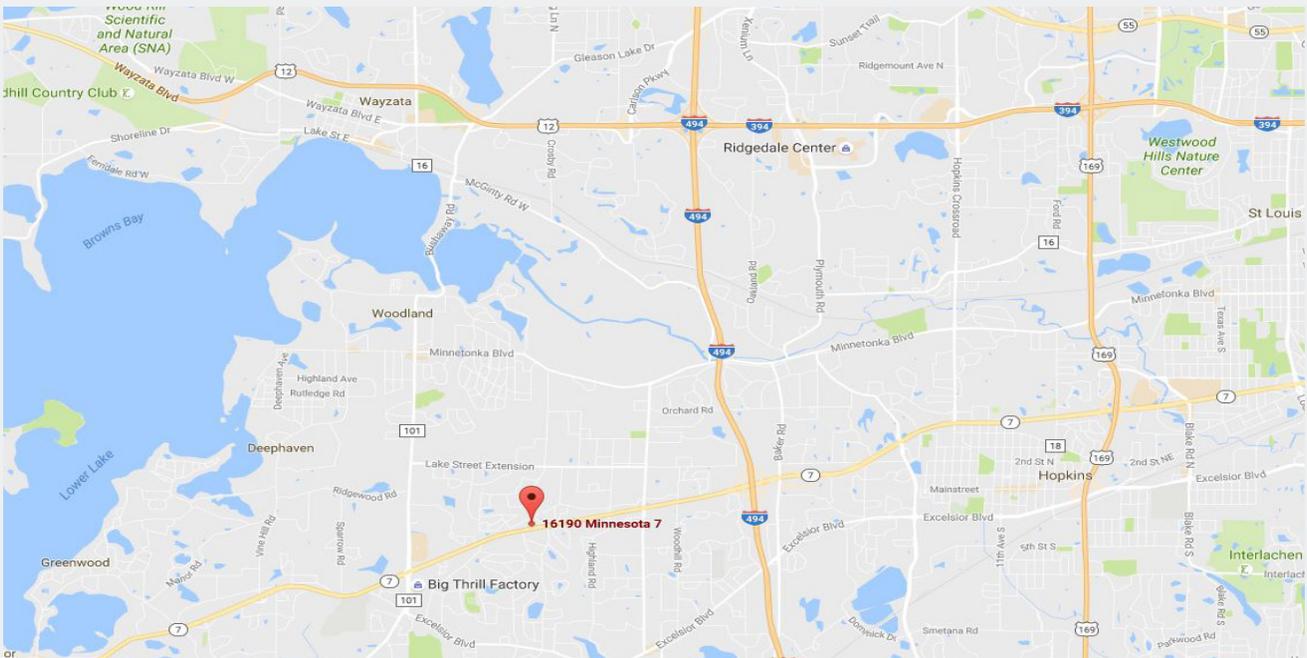
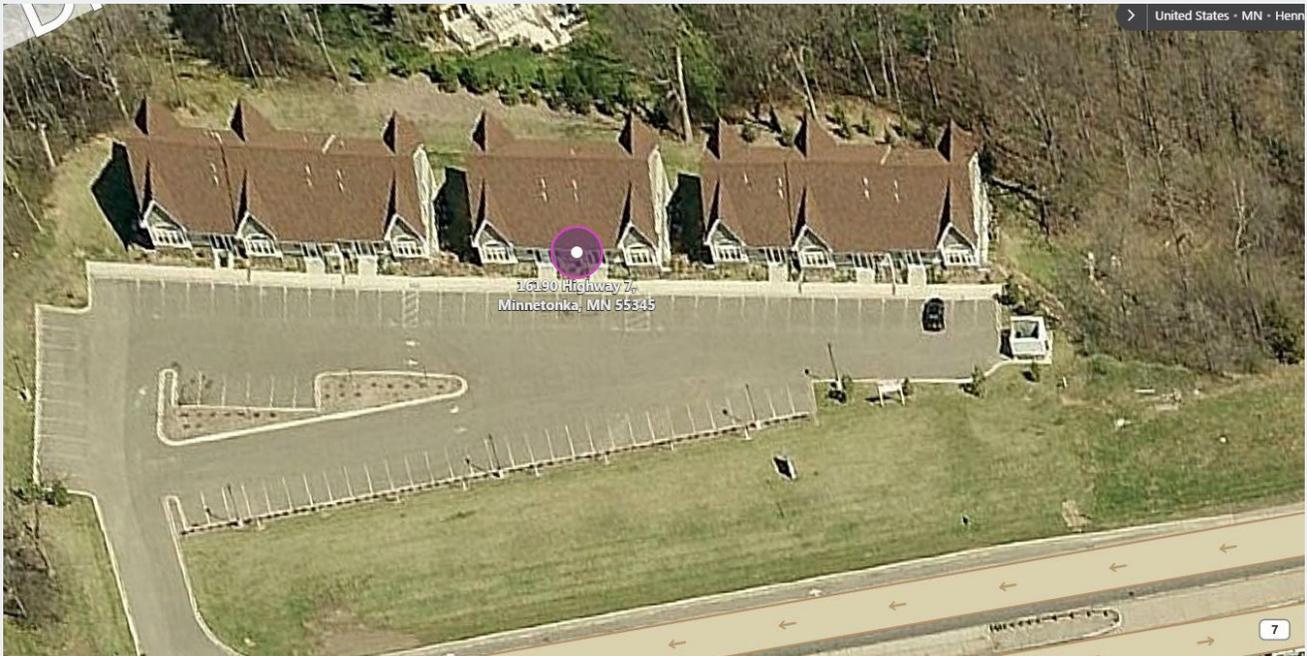


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**AERIAL & MAP**

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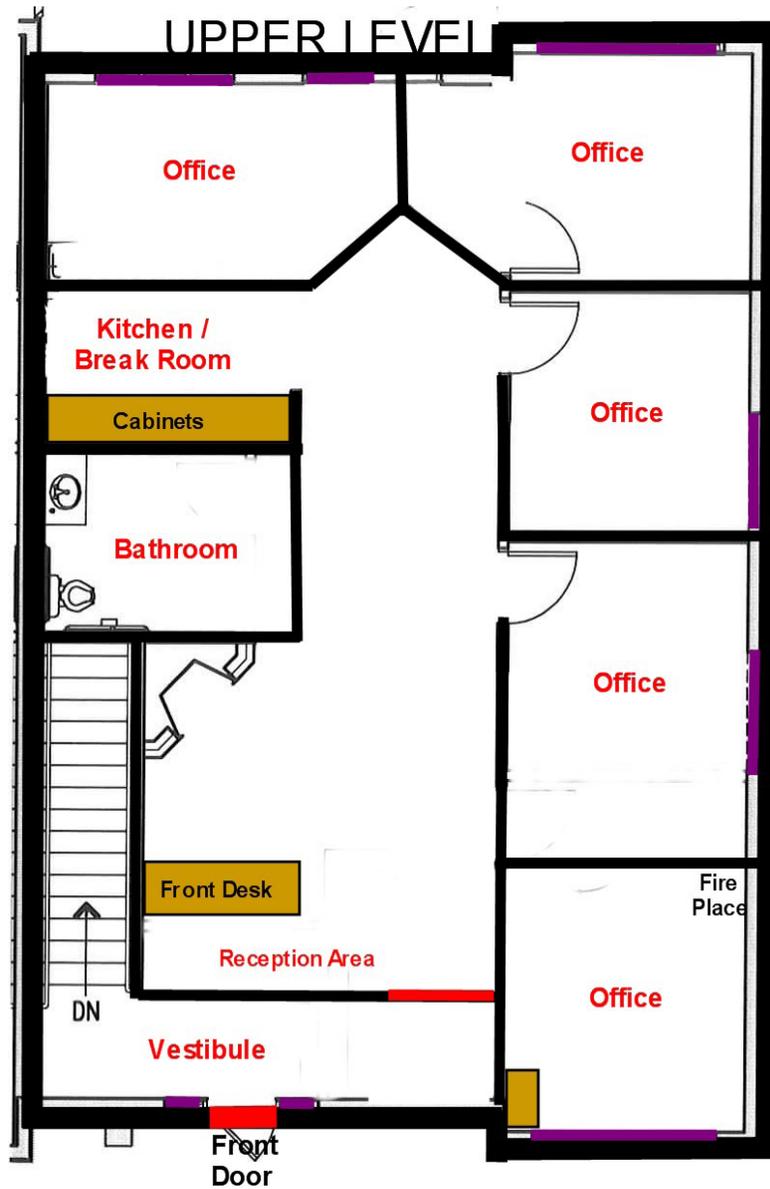
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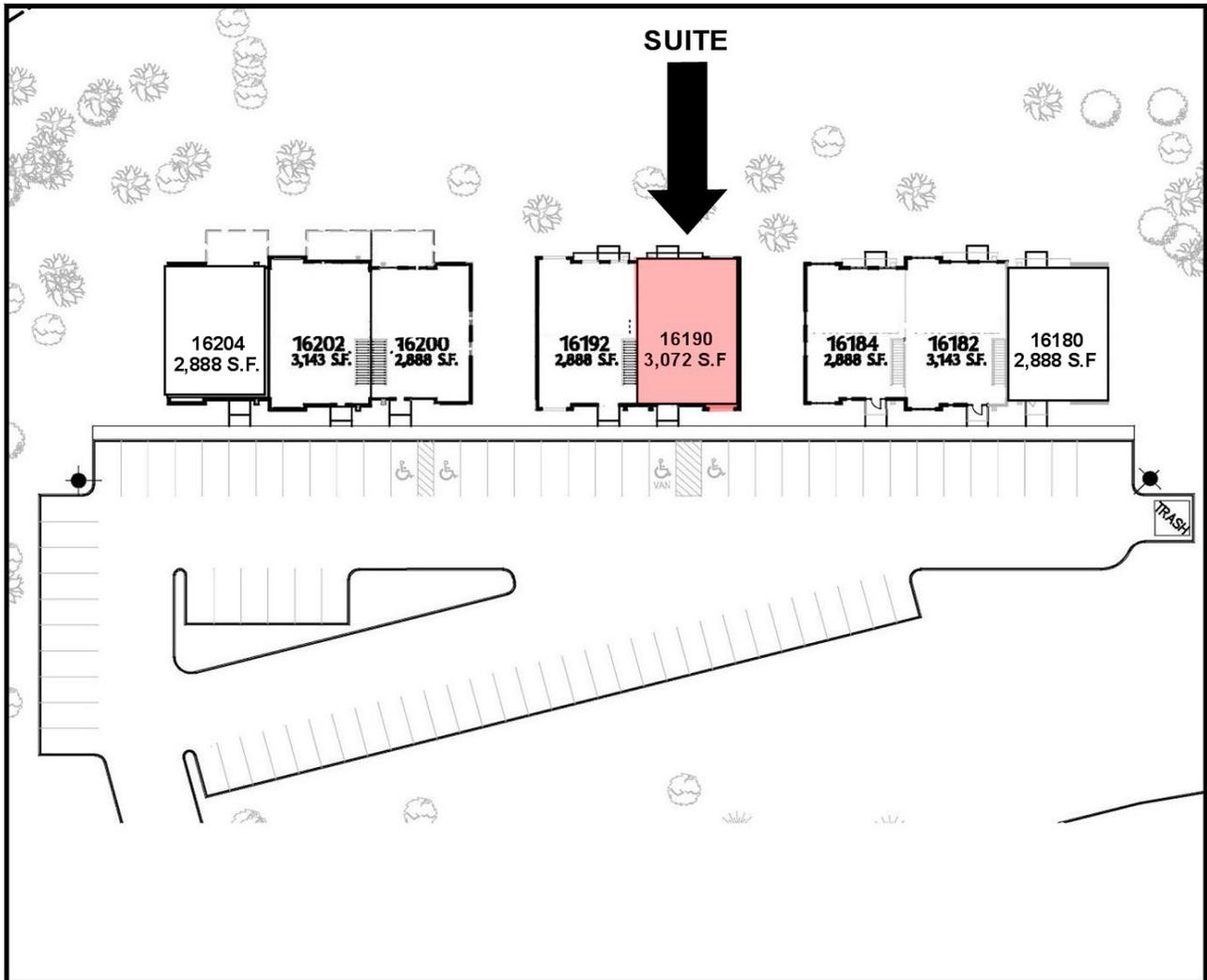
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**FLOOR PLAN**

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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



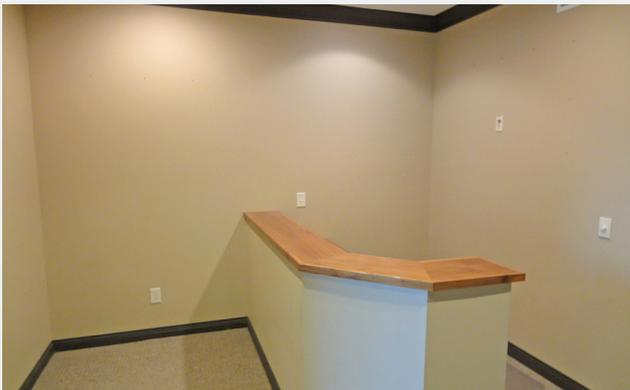
Hallway View



Conference Room



Back Executive Office



Reception Desk



Executive Office

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**DEMOGRAPHICS**

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

**Demographic Summary Report**

| <b>Bldg 2</b>   |                              |                  |                  |
|---|------------------------------|------------------|------------------|
| 16190-16192 Highway 7, Minnetonka, MN 55345   |                              |                  |                  |
| Building Type: <b>Class B Office</b>  | Total Available: <b>0 SF</b> |                  |                  |
| Class: <b>B</b>   | % Leased: <b>100%</b>        |                  |                  |
| RBA: <b>6,360 SF</b>  | Rent/SF/Yr: <b>-</b>         |                  |                  |
| Typical Floor: <b>6,360 SF</b>  |                              |                  |                  |
|  |                              |                  |                  |
| <b>Radius</b>   | <b>1 Mile</b>                | <b>3 Mile</b>    | <b>5 Mile</b>    |
| <b>Population</b>   |                              |                  |                  |
| 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%            |
| <b>2016 Population by Hispanic Origin</b>   |                              |                  |                  |
|   | 143                          | 877              | 4,422            |
| <b>2016 Population</b>  |                              |                  |                  |
| 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               |
| <b>Households</b>   |                              |                  |                  |
| 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%    |
| <b>2016 Households by HH Income</b>   |                              |                  |                  |
|   | 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%     |
| <b>2016 Avg Household Income</b>  | <b>\$133,991</b>             | <b>\$131,481</b> | <b>\$111,148</b> |
| <b>2016 Med Household Income</b>  | <b>\$110,363</b>             | <b>\$104,645</b> | <b>\$81,256</b>  |



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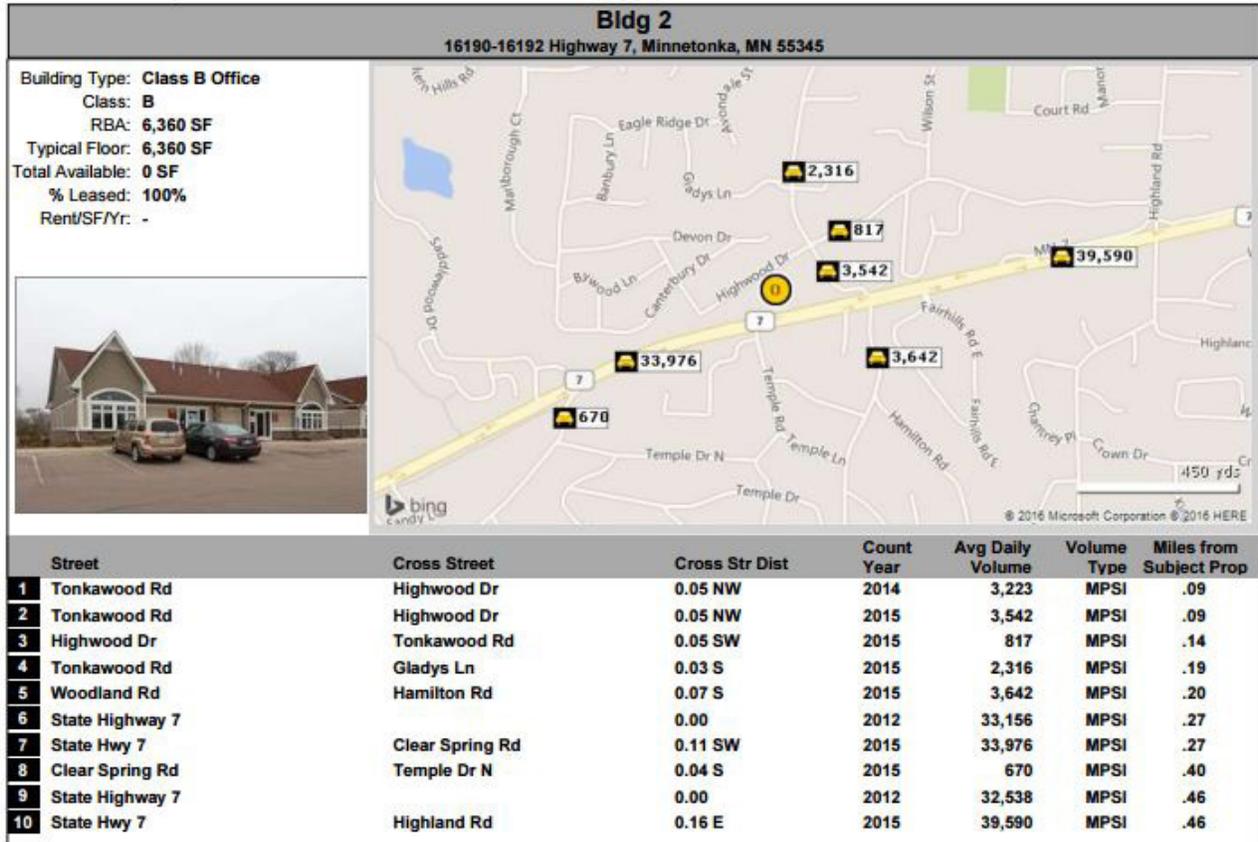
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**TRAFFIC**

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**Traffic Count Report**



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