FOR SALE

Tonkawood Office Condo's
Minnetonka, MN

PRICE REDUCED!!

FEATURES

Great visibility off Highway 7 in Minnetonka

2,888sf - 3,143 sf available

Custom design you own interior space

Private entrances

Beautifully landscaped

Luxury offices, Conference room, Reception area & Kitchenette

BUILDING FACTS

Year Built: 2006

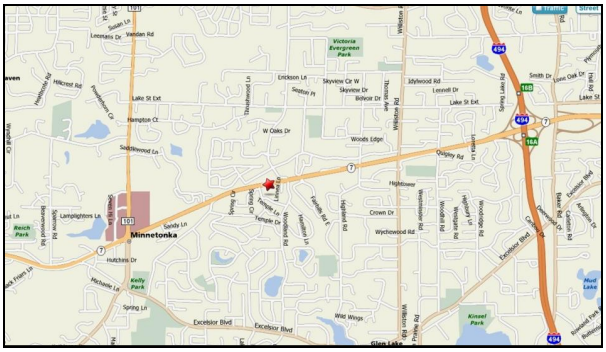
Ample Parking

2010 Taxes: $9,360.88

Association Dues: $350/ Mo.

OVERVIEW

Great opportunity to purchase office condos in the West metro area. Located in Minnetonka conveniently off Highway 7. Tonkawood Office Park is a "must see"!



"Partially Complete" Pricing:		"Shell Condition" Pricing:	
2,888sf	$245,480	2,888sf	$245,480
3,143sf	$267,155	3,143sf	$267,155

"Financing Available By Americana Community Bank in Maple Grove"

Presented By

Arrow Real Estate

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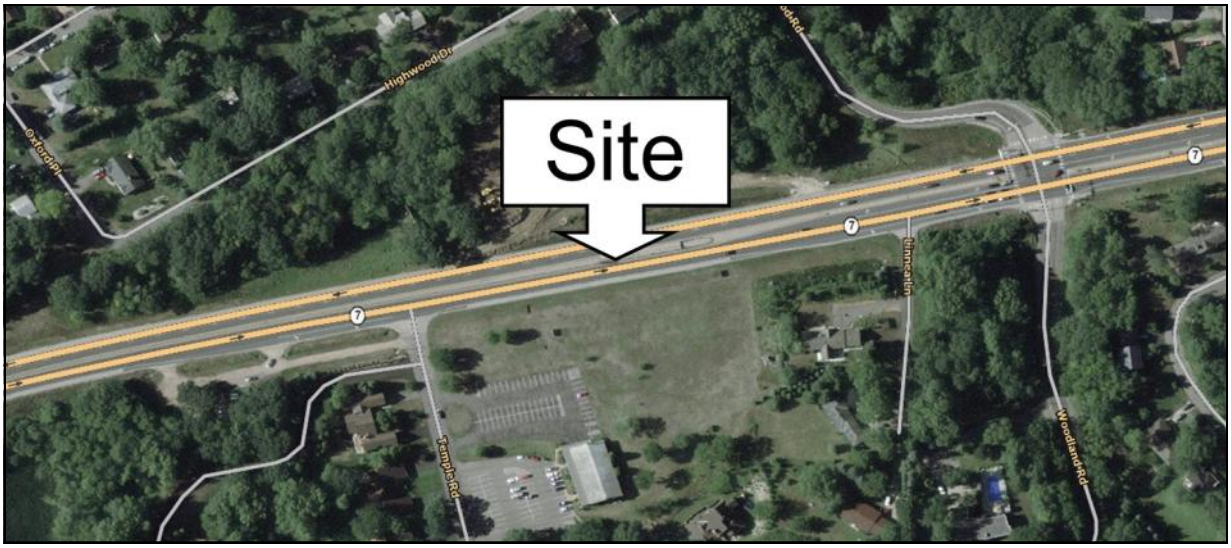
Aerial & Map


Site
Highwood Dr
Oxford Pl
Temple Rd
Tinnean
Woodland Rd
7

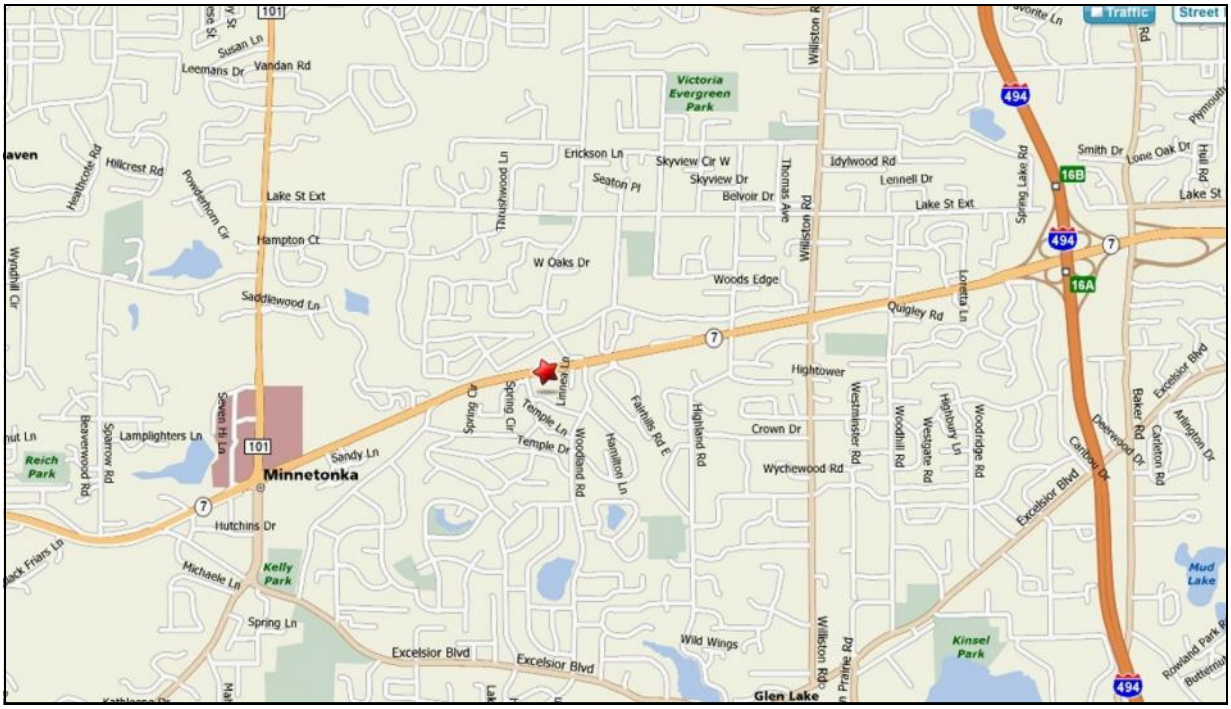
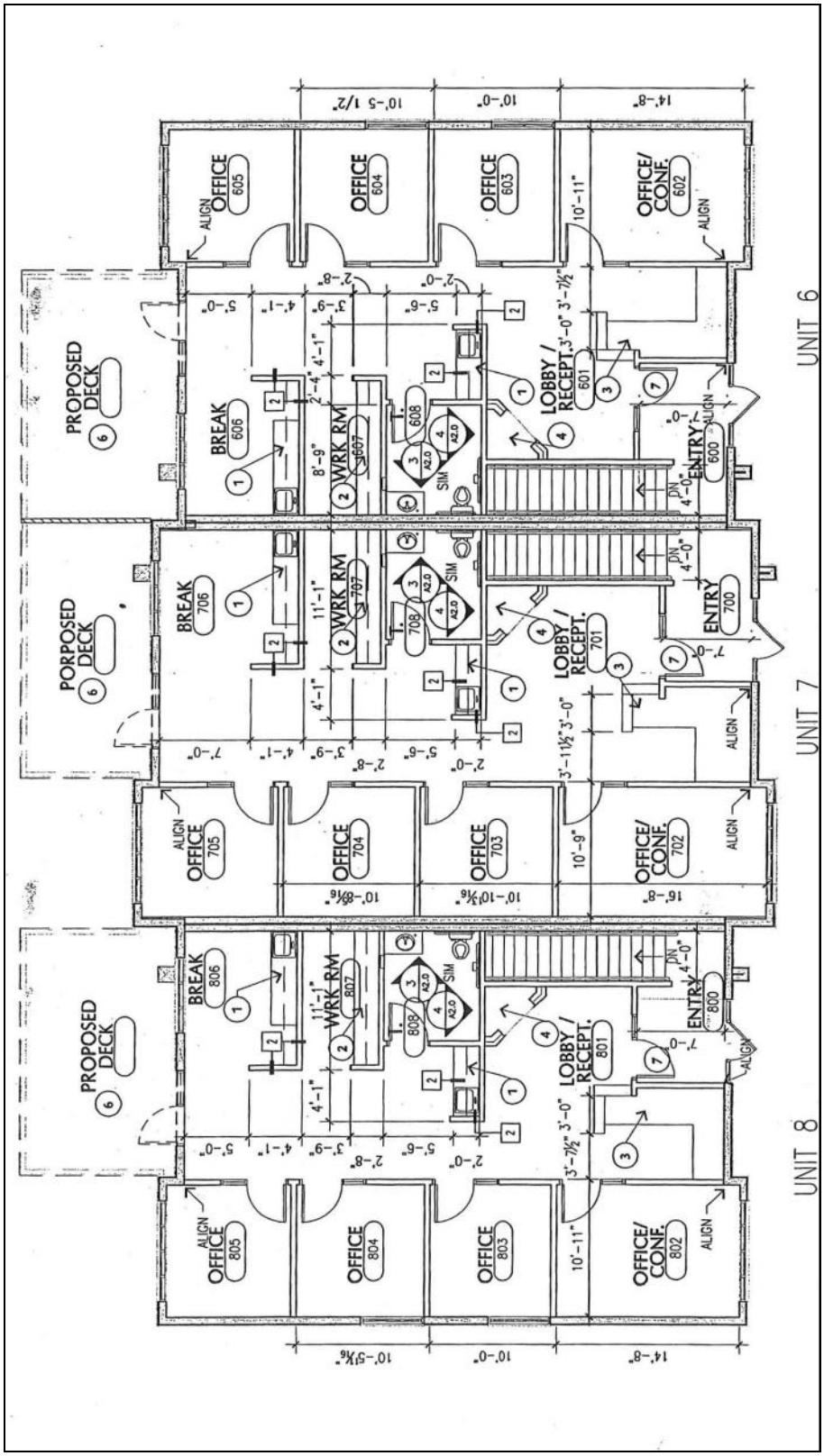
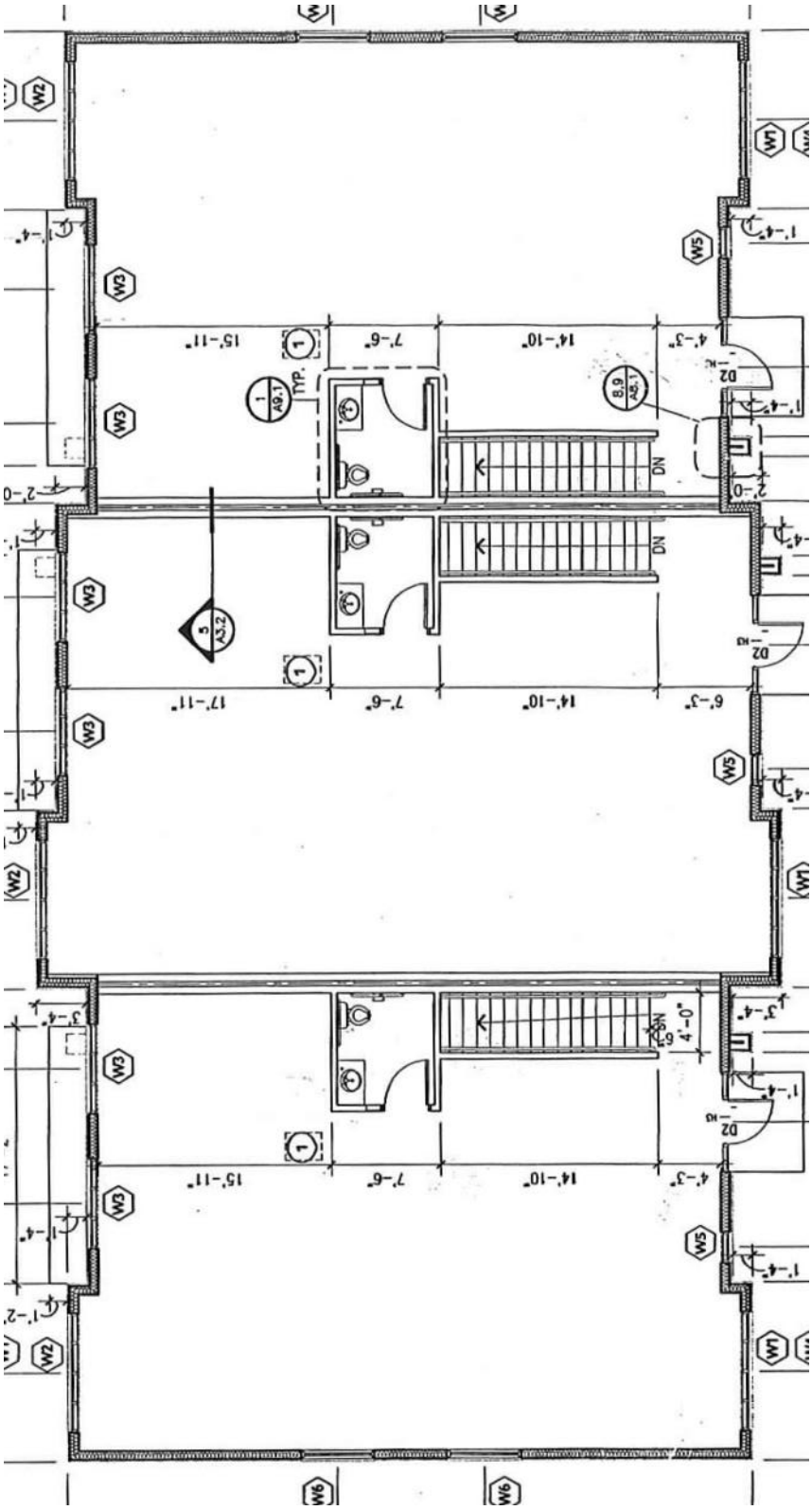

Minnetonka
Victoria Evergreen Park
Reich Park
Kelly Park
Kinsel Park
Mud Lake
Glen Lake
Lake St Ext
Hampton Ct
W Oaks Dr
Woods Edge
Saddlewood Ln
Quigley Rd
Hightower
Crown Dr
Wychewood Rd
Excelsior Blvd
Hutchins Dr
Michaele Ln
Spring Ln
Sandy Ln
Lamplighters Ln
Erickson Ln
Skyview Cir W
Skyview Dr
Seaton Pl
Belvoir Dr
Idylwood Rd
Lennell Dr
Smith Dr
Lone Oak Dr
Wild Wings
Leemans Dr
Vandan Rd
Susan Ln
Hillcrest Rd
Powderhorn Cir
Heathcote Rd
Spring Lake Rd
Williston Rd
Thomas Ave
Loretta Ln
Highland Rd
Woodland Rd
Temple Ln
Temple Dr
Spring Cir
Fairlawn Rd E
Hamilton Ln
Westminster Rd
Woodhill Rd
Westgate Rd
Highbury Ln
Woodridge Rd
Baker Rd
Carleton Rd
Arlington Dr
Deerwood Dr
Carlton Dr
Beaverwood Rd
Sparrow Rd
Seven Hi Ln
Lake St
Plymouth
494
16B
16A
101
7
Traffic
Street

Photo Gallery

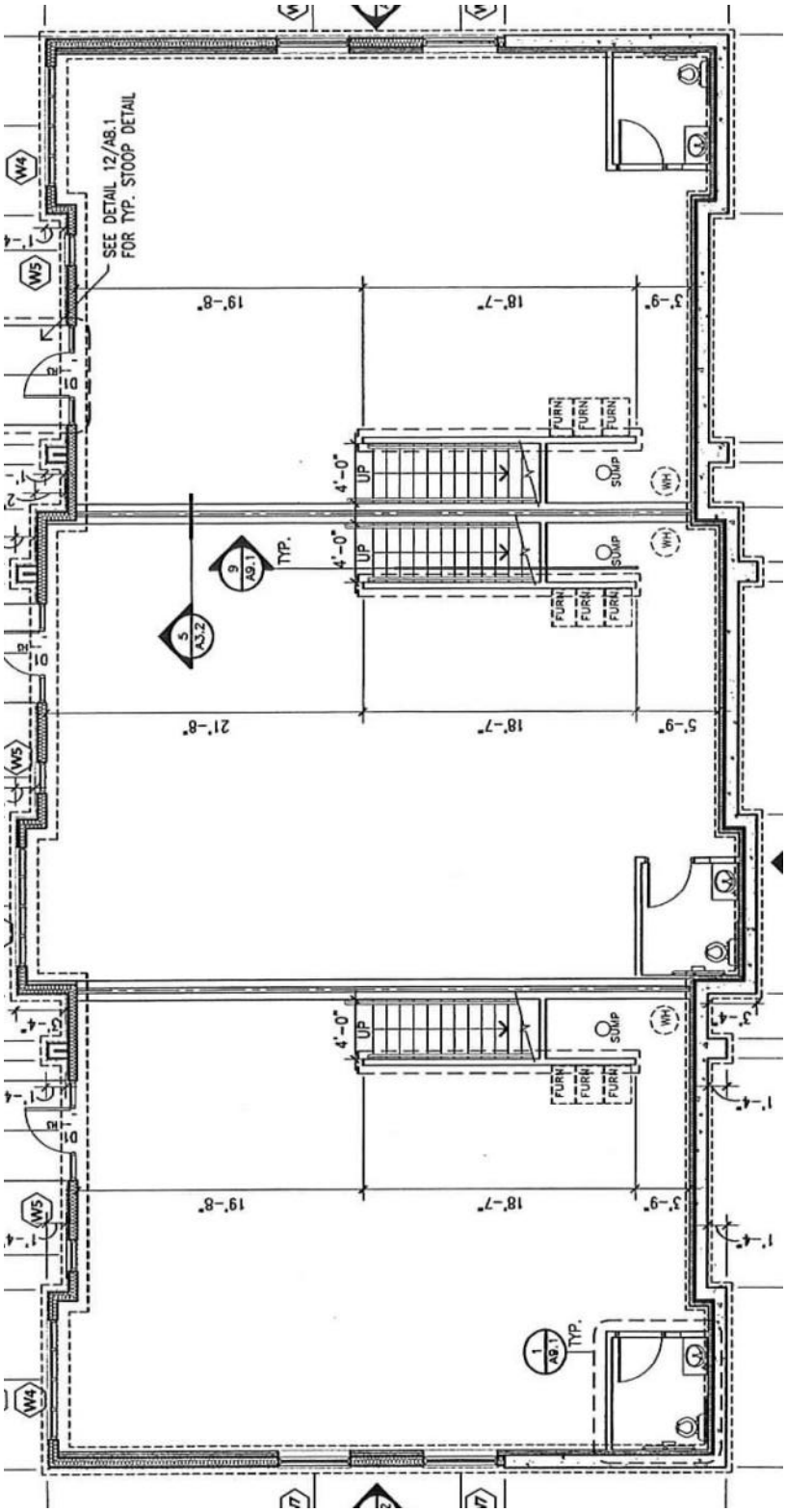
Sample Floor Plan



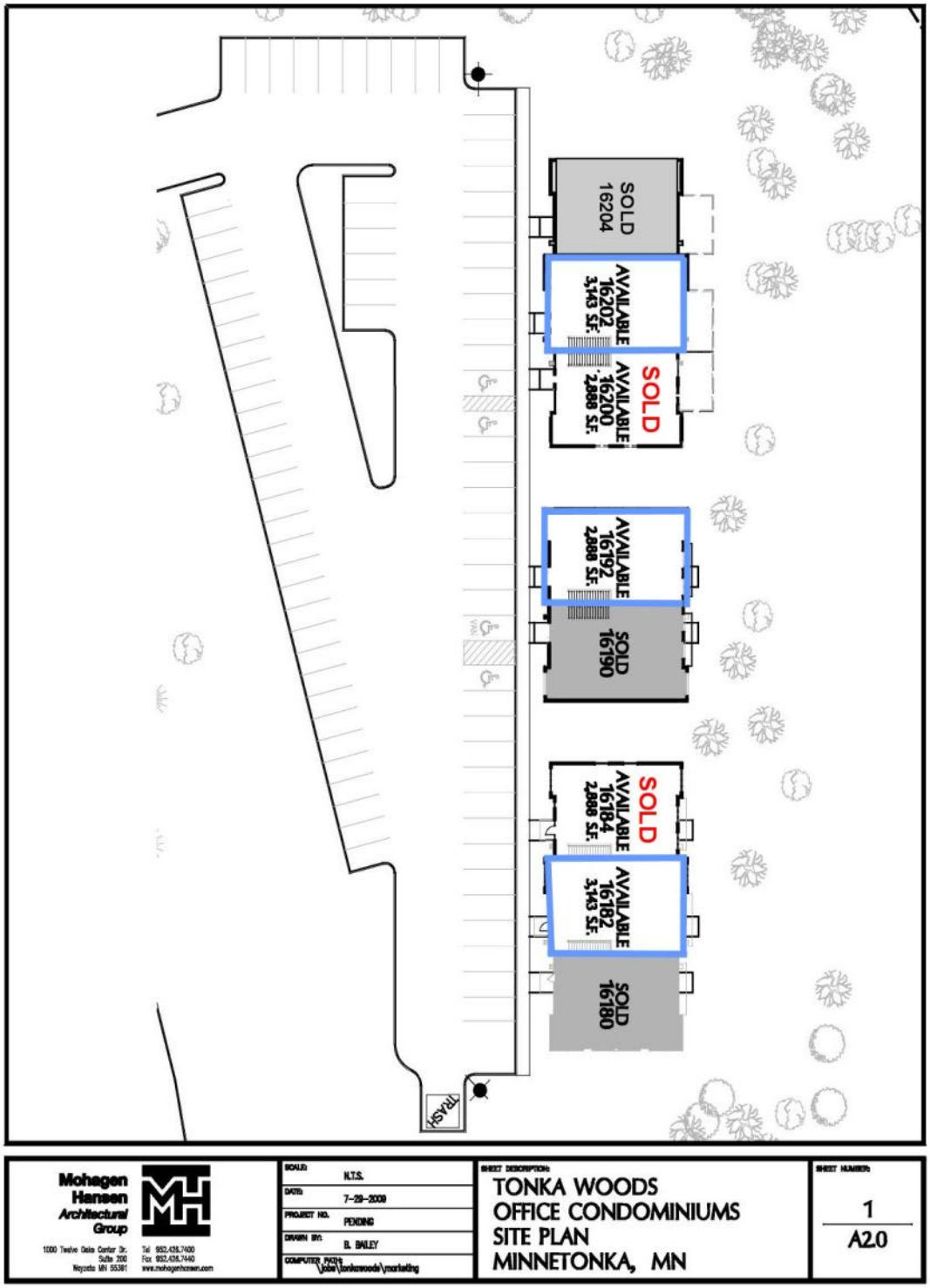
Shell Floor Plan - Main Level



Shell Floor Plan - Lower Level



Site Plan


SOLD
16204
AVAILABLE
16202
3,143 S.F.
AVAILABLE
16200
2,888 S.F.
SOLD
AVAILABLE
16192
2,888 S.F.
SOLD
16190
AVAILABLE
16184
2,888 S.F.
SOLD
AVAILABLE
16182
3,143 S.F.
SOLD
16180
TRASH
Mohagen Hansen Architectural Group
1000 Twelve Oaks Center Dr.
Suite 200
Wayzata MN 55391
Tel 952.426.7400
Fax 952.426.7440
www.mohagenhansen.com
SCALE: N.T.S.
DATE: 7-29-2009
PROJECT NO. PENDING
DRAWN BY: B. BAILEY
COMPUTER PATH: \jobs\tonkawoods\marketing
SHEET DESCRIPTION:
TONKA WOODS
OFFICE CONDOMINIUMS
SITE PLAN
MINNETONKA, MN
SHEET NUMBER:
1
A2.0

Demographics

Demographic Summary Report

Bldg 1

16180 Highway 7, Minnetonka, MN 55345

Building Type:	**Class B Office**	Total Available:	**0 SF**
Class:	**B**	% Leased:	**100%**
RBA:	**8,920 SF**	Rent/SF/Yr:	**-**
Typical Floor:	**8,920 SF**		

Radius	1 Mile		3 Mile		5 Mile	
Population						
2013 Projection	6,765		44,892		134,931	
2008 Estimate	6,717		45,172		134,828	
2000 Census	6,668		45,992		134,297	
Growth 2008 - 2013	0.71%		-0.62%		0.08%	
Growth 2000 - 2008	0.73%		-1.78%		0.40%	
2008 Population by Hispanic Origin	99		690		3,660	
2008 Population By Race	6,717		45,172		134,828	
White	6,458	96.14%	42,801	94.75%	122,125	90.58%
Black or African American	35	0.52%	483	1.07%	3,552	2.63%
American Indian and Alaska Native	1	0.01%	104	0.23%	474	0.35%
Asian	129	1.92%	979	2.17%	4,983	3.70%
Native Hawaiian and Pacific Islander	1	0.01%	18	0.04%	84	0.06%
Other Race	29	0.43%	272	0.60%	1,444	1.07%
Two or More Races	64	0.95%	514	1.14%	2,167	1.61%
Households						
2013 Projection	2,532		16,922		56,253	
2008 Estimate	2,483		16,910		55,810	
2000 Census	2,410		16,984		54,818	
Growth 2008 - 2013	1.97%		0.07%		0.79%	
Growth 2000 - 2008	3.03%		-0.44%		1.81%	
Owner Occupied	2,316	93.27%	15,089	89.23%	40,677	72.88%
Renter Occupied	167	6.73%	1,821	10.77%	15,132	27.11%
2008 Households by HH Income	2,482		16,909		55,810	
Income Less Than $15,000	65	2.62%	525	3.10%	2,860	5.12%
Income: $15,000 - $24,999	83	3.34%	600	3.55%	3,134	5.62%
Income: $25,000 - $34,999	92	3.71%	771	4.56%	4,132	7.40%
Income: $35,000 - $49,999	206	8.30%	1,731	10.24%	7,273	13.03%
Income: $50,000 - $74,999	457	18.41%	2,697	15.95%	10,249	18.36%
Income: $75,000 - $99,999	384	15.47%	2,695	15.94%	7,948	14.24%
Income: $100,000 - $149,999	704	28.36%	4,017	23.76%	10,072	18.05%
Income: $150,000 - $249,999	308	12.41%	2,427	14.35%	6,099	10.93%
Income: $250,000 - $499,999	119	4.79%	933	5.52%	2,591	4.64%
Income: $500,000 or more	64	2.58%	513	3.03%	1,452	2.60%
2008 Avg Household Income	$121,072		$124,150		$107,601	
2008 Med Household Income	$97,005		$94,763		$75,808	
2008 Per Capita Income	$44,803		$46,623		$44,869	

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Traffic Count Report

Bldg 1

16180 Highway 7, Minnetonka, MN 55345

Building Type:	**Class B Office**
Class:	**B**
RBA:	**8,920 SF**
Typical Floor:	**8,920 SF**
Total Available:	**0 SF**
% Leased:	**100%**
Rent/SF/Yr:	**-**

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Tonkawood Rd	Highwood Dr	0.05 NW	2002	3,000	AADT	.07
2	Tonkawood Rd	Highwood Dr	0.05 NW	2006	3,406	AADT	.07
3	Highwood Dr	Tonkawood Rd	0.05 SW	2006	558	AADT	.13
4	Woodland Rd	Temple Ln	0.17 S	2002	3,650	AADT	.17
5	Woodland Rd	Hamilton Rd	0.07 S	2006	4,335	AADT	.17
6	Tonkawood Rd	Highwood Dr	0.14 S	2002	2,750	AADT	.20
7	Tonkawood Rd	Gladys Ln	0.03 S	2006	2,805	AADT	.20
8	State Highway 7	Highwood Dr	0.02 NE	2006	46,500	AADT	.28
9	Clear Spring Rd	Temple Dr N	0.04 S	2006	270	AADT	.41
10	State Highway 7	Highland Rd	0.16 E	2006	46,500	AADT	.44

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Traffic Count