

**FOR SALE /
FOR LEASE**

TONKAWOOD OFFICE PARK

16180 State Hwy. 7
Minnetonka, MN 55345



GREAT OPPORTUNITY TO PURCHASE OR LEASE IN MINNETONKA!!

PRICE REDUCED!!!



FOR SALE:

\$418,000

\$381,000

FOR LEASE:

Base Rent: \$16.00 / psf

Tax: \$3.83 / psf

Cam: \$1.53 / psf



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Arrow Companies

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FOR SALE

- 2,888 SF End Cap Office Condo - FOR SALE
- Two level office condo with lots of windows.
- Located in Minnetonka off Hwy. 7 minutes away from 494.
- Main level floor plan includes 2 privates, 2 workstations, reception desk / area, private bathroom, storage room & kitchenette.
- Lower Level floor plan includes open area for cubes, 1 private office & bathroom

FOR LEASE

- 1,444 SF End Cap Office Condo - FOR LEASE.
- Main level office condo with lots of windows & light.
- Located in Minnetonka off Hwy. 7 minutes away from 494.
- Floor plan includes 2 private offices, 2 work stations, storage room, bathroom & kitchenette.

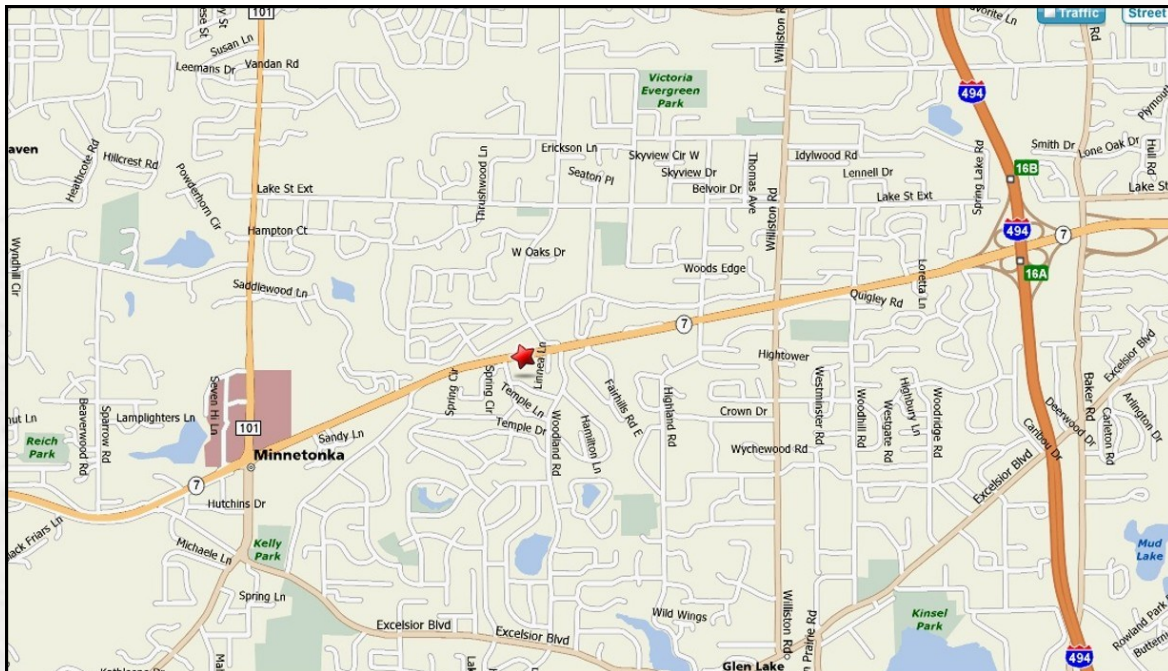
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AERIAL & MAP



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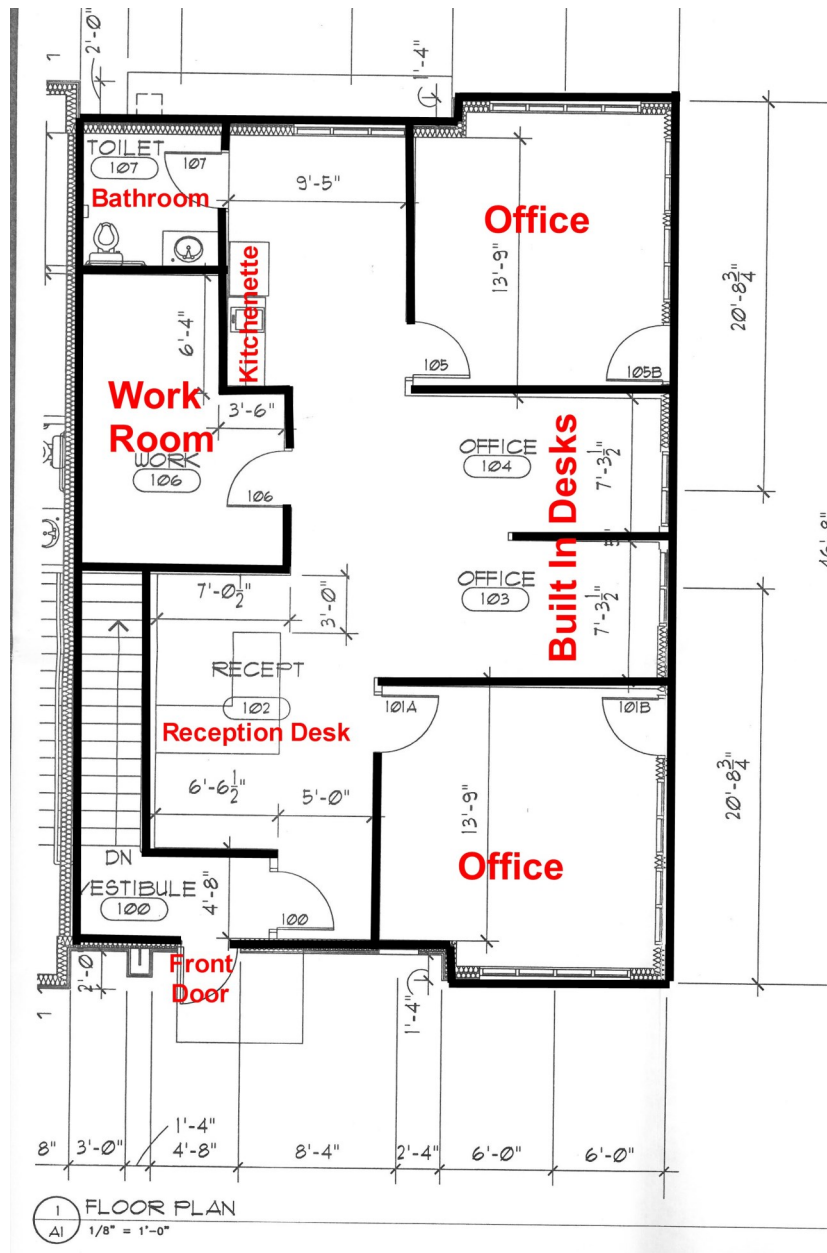
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FLOOR PLAN - MAIN LEVEL



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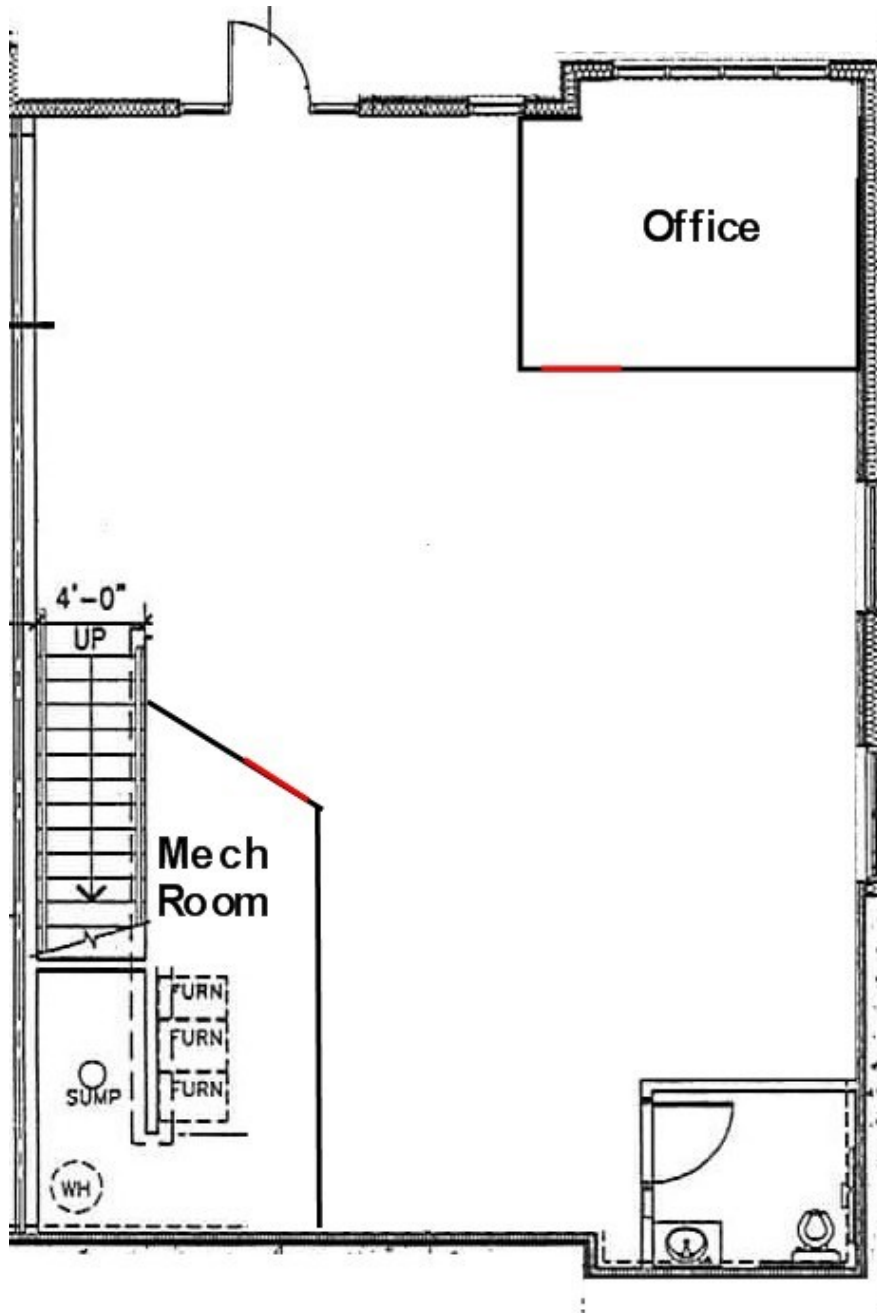
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FLOOR PLAN - LOWER LEVEL



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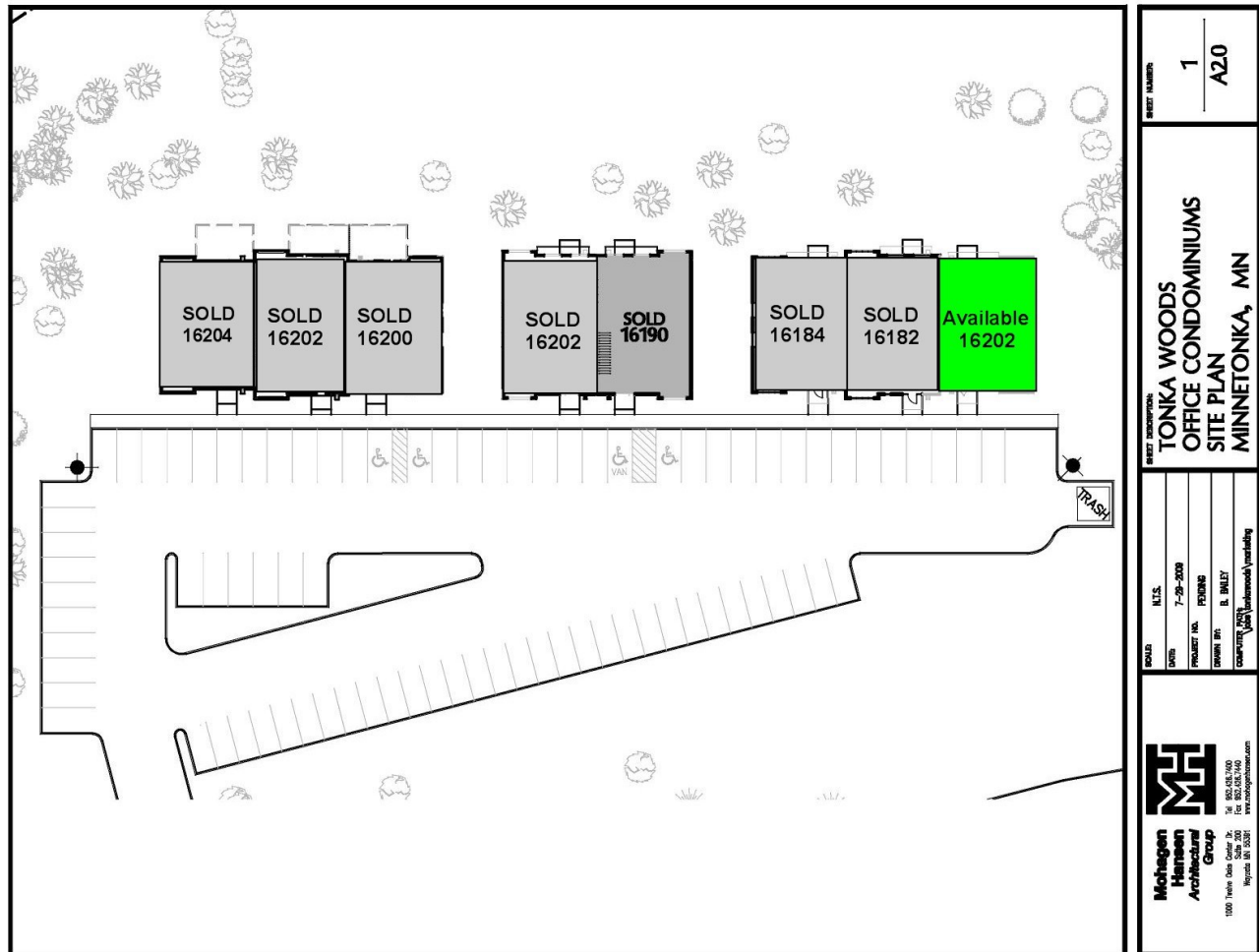
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SITE PLAN



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PHOTO GALLERY



Back View



Back Office



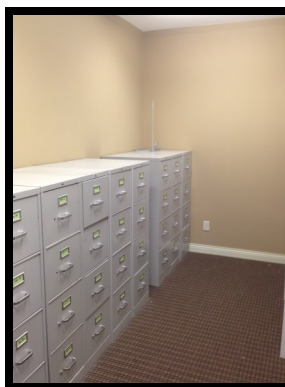
Work Stations



Kitchen Area



Front Office



Work Room



Front View



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DEMOGRAPHICS

Demographic Summary 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: **-**



Radius	1 Mile	3 Mile	5 Mile
Population			
2019 Projection	7,230	48,245	144,397
2014 Estimate	6,854	45,718	136,220
2010 Census	6,694	44,583	130,829
Growth 2014 - 2019	5.49%	5.53%	6.00%
Growth 2010 - 2014	2.39%	2.55%	4.12%
2014 Population by Hispanic Origin	145	894	4,314
2014 Population By Race	6,854	45,718	136,220
White	6,500 94.84%	42,787 93.59%	120,677 88.59%
Black	72 1.05%	944 2.06%	6,140 4.51%
Am. Indian & Alaskan	24 0.35%	97 0.21%	442 0.32%
Asian	132 1.93%	1,121 2.45%	6,255 4.59%
Hawaiian & Pacific Island	3 0.04%	14 0.03%	56 0.04%
Other	121 1.77%	755 1.65%	2,650 1.95%
Households			
2019 Projection	2,752	18,756	61,873
2014 Estimate	2,612	17,775	58,331
2010 Census	2,568	17,389	56,054
Growth 2014 - 2019	5.36%	5.52%	6.07%
Growth 2010 - 2014	1.10%	0.96%	1.60%
Owner Occupied	2,390 91.50%	15,454 86.94%	40,880 70.08%
Renter Occupied	222 8.50%	2,320 13.05%	17,451 29.92%
2014 Households by HH Income	2,610	17,777	58,330
Income: <\$25,000	187 7.16%	1,437 8.08%	6,944 11.90%
Income: \$25,000 - \$50,000	309 11.84%	2,399 13.49%	10,368 17.77%
Income: \$50,000 - \$75,000	271 10.38%	2,362 13.29%	9,198 15.77%
Income: \$75,000 - \$100,000	363 13.91%	2,503 14.08%	8,329 14.28%
Income: \$100,000 - \$125,000	383 14.67%	2,163 12.17%	6,472 11.10%
Income: \$125,000 - \$150,000	348 13.33%	1,737 9.77%	4,152 7.12%
Income: \$150,000 - \$200,000	290 11.11%	2,022 11.37%	4,929 8.45%
Income: \$200,000+	459 17.59%	3,154 17.74%	7,938 13.61%
2014 Avg Household Income	\$132,902	\$128,920	\$110,083
2014 Med Household Income	\$111,423	\$102,167	\$82,969



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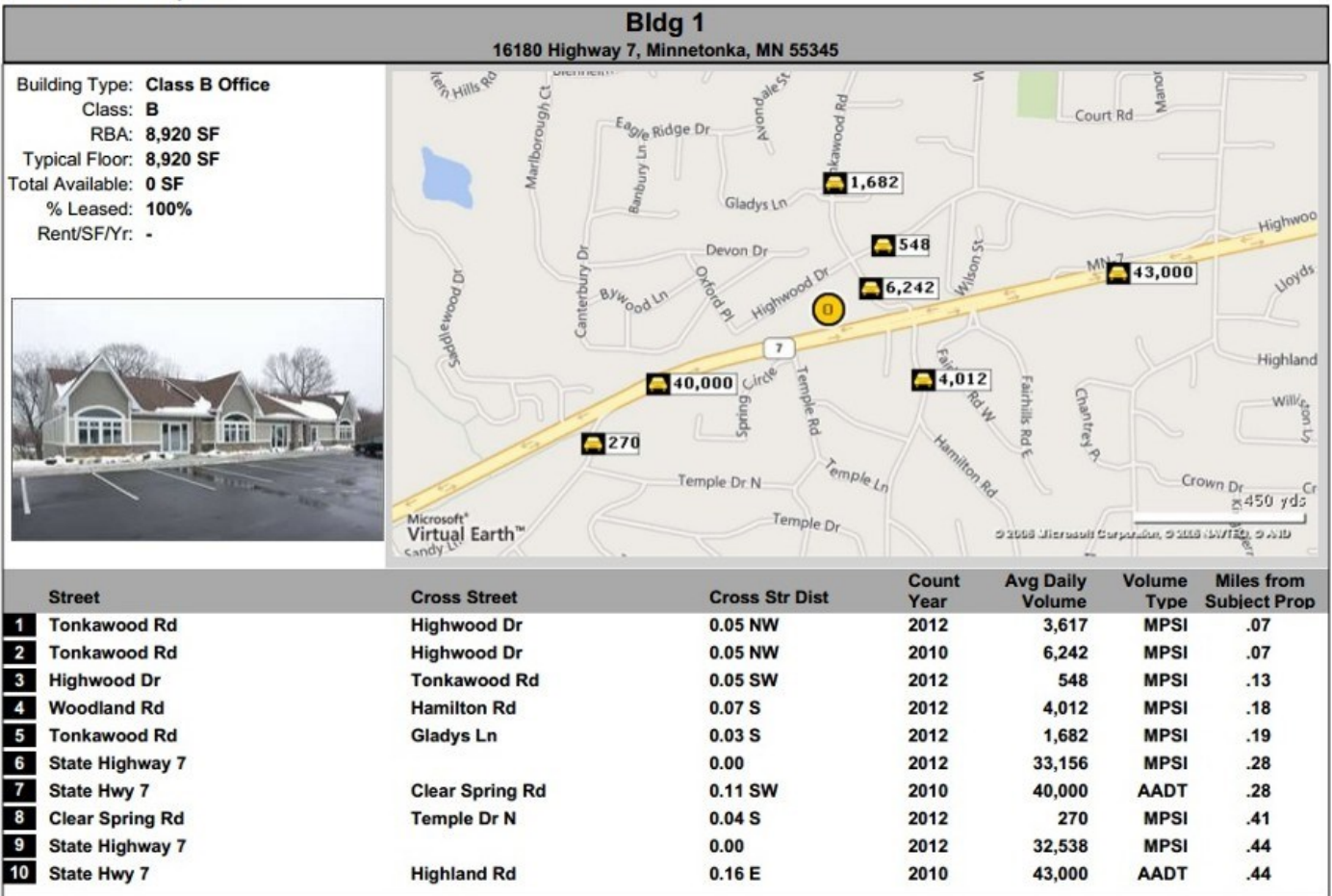
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TRAFFIC SUMMARY

Traffic Count Report



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