



Tonkawood Office Park

16202 State Hwy. 7
Minnetonka, MN 55345

FOR LEASE
1,571 SF OFFICE SPACE



FEATURES:

- Lower Level office space with 5 to 7 private offices.
- Reception area, kitchen & private bathroom.
- Walkout back door to scenic nature area.
- Perfect for any small business!
- Great location near 494 & Hwy. 7 in Minnetonka.

Lease Rate

\$15.50 / psf NNN

Tax: \$5.21 / psf
Cam: \$2.56 / psf

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Chad Weeks
612.619.9911
cweeks@arrowcos.com



Jeff Penfield
612.325.2067
jpenfield@arrowcos.com

Contact

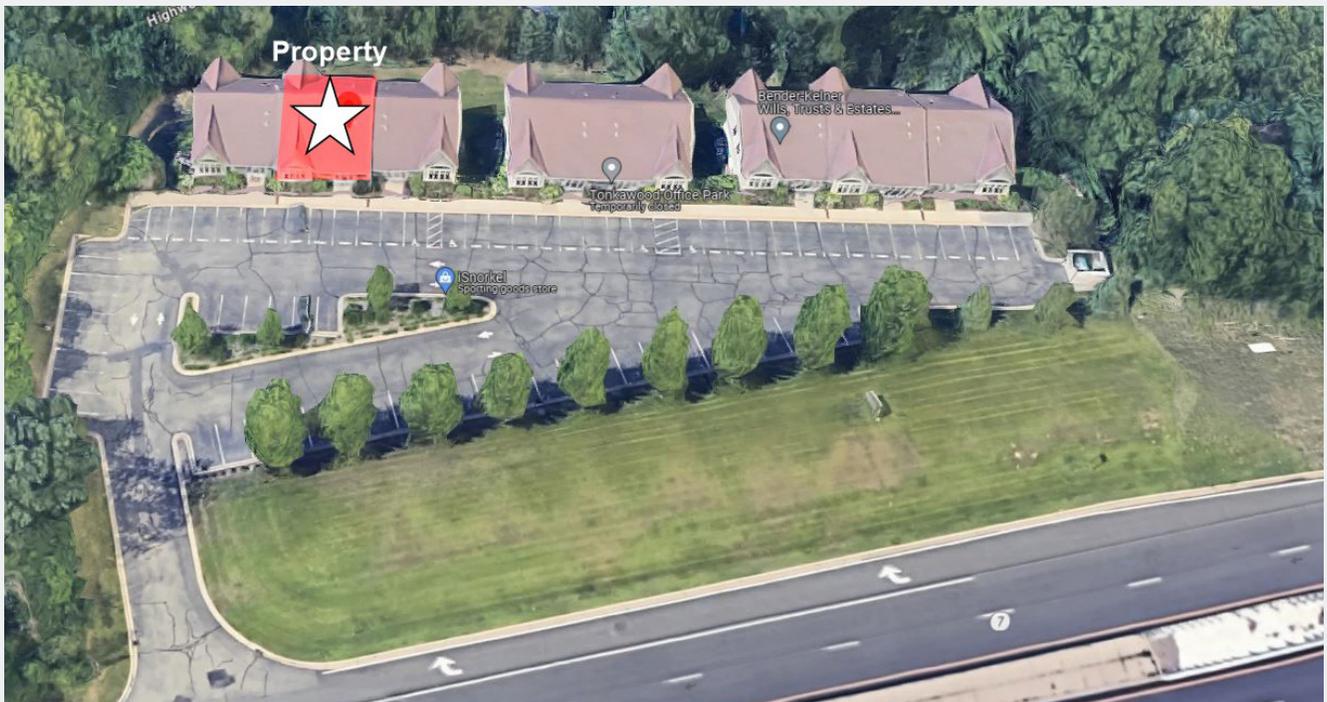
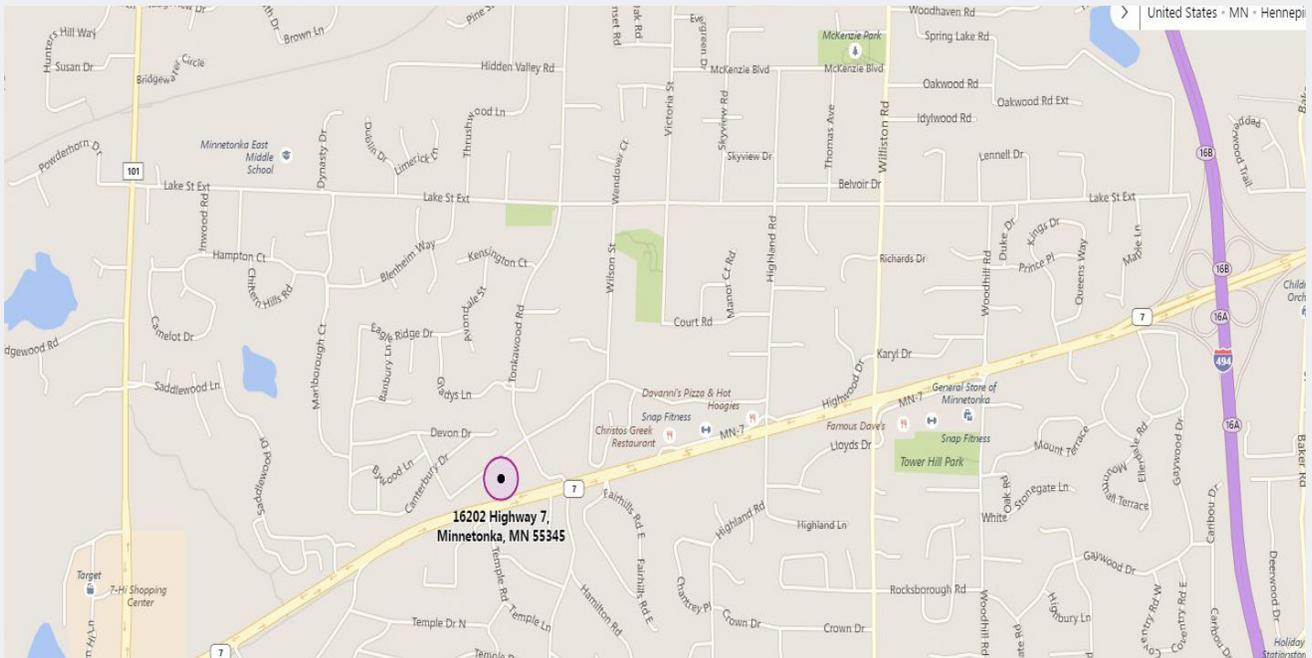
Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

www.arrowcos.com

AERIAL & MAP

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PHOTO GALLERY

**FOR LEASE
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Private Front Entrance



Front Office



Kitchen Area



Work Room Area



Reception Area



Reception Area

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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
- Other Facts

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

Why Minnetonka?

Minnetonka is truly a special community, committed to open space, park land and wetland areas. Enjoy working in the natural setting of our city facilities with walking paths, ponds and creeks.

Exceptional services provided by exceptional people. That's more than just a slogan for us—it's why we chose a career in public service. Each and every day, we have an opportunity to make a difference in our community and in the lives of the citizens we serve. Committed to the employee-developed shared values, we promote a supportive work environment that encourages excellence, accountability, a customer focus and teamwork where employees are appreciated, respected and valued.

We are committed to organizational excellence. Minnetonka sets a high standard that others emulate; we live our shared values and try to do the right thing at the right time for the right reason. We focus on employee health and wellness through our "Health Rewards" program. We believe these are just a few of the reasons why Minnetonka is a great place to work. Learn more about our culture, including our shared values.

Located in Hennepin County just eight miles west of Minneapolis, Minnetonka is a fully developed suburban community of 53,000 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.



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