

# 12455 RIDGEDALE DRIVE

MINNETONKA, MN 55305

**Prime Office/Medical Space  
Located Across from Ridgedale Mall**

**3,349 SF OFFICE SUITE AVAILABLE  
Nature Preserve Views!**



**SpaceNet Equities**  
"Commercial Real Estate Solutions"

[www.spaceneteq.com](http://www.spaceneteq.com)

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SpaceNet Equities, LLC  
8100 Wayzata Blvd. · Golden Valley, MN 55426

# Building Information and Site Map

**TOTAL BLDG SF:** 13,611 sf Total—(2 Stories)

**YEAR BUILT:** 1998

**CONSTRUCTION:** Decorative Brick & Block

**TOTAL ACRES:** 4.44 Acres

**AVAILABE SQ FT:** Suites- 102-104 - 3,349 RSF

**HVAC:** Gas Forced Air / Central A/C

**PARKING:** Ample surface parking adjacent to building

**BATHROOMS:** One Set per floor

**LEASE RATE:** \$20.00 Net Psf

**2018 R.E. Taxes & Operating Expenses:** \$13.98 psf

**AMENITIES:**

- Class "A" finishes
- Great Glass Line with pond view
- Ample surface parking next to building
- Great location off I-394/I-494
- Walking distance to major retail and restaurants in the Ridgedale Mall area
- On-site management



## COMMENTS:

12455 Ridgedale Drive has one of the best locations in the west office market with it's excellent location off of Ridgedale Drive & I-394 in Minnetonka. This office property is located across the street from Ridgedale Mall and is walking distance to a plethora of major retailers and restaurants such as: Target, FedEx/Kinkos, Best Buy, Barnes & Noble, Byerly's, Core Power Yoga, Panera, Noodles, Subway, Champps, Redstone, Kona Grill, The Cheese Cake Factory, Nordstrom, Macy's and many other retail shops at the newly renovated Ridgedale Center. Hospitality is also near at The Sheraton Minneapolis West Hotel.

- \*Class "A" Finishes and upscale image
- \*On-site management
- \*Walking distance to restaurants, retail, bus line & lodging.
- \*Good Parking/Well Lit/Safe Minnetonka location

- \*Immediate access off of I-394/I-494 & Ridgedale Drive
- \*Efficient floor plan with good mix of privates & open areas
- \*Great glass line and nature views
- \*Located across from Ridgedale Mall

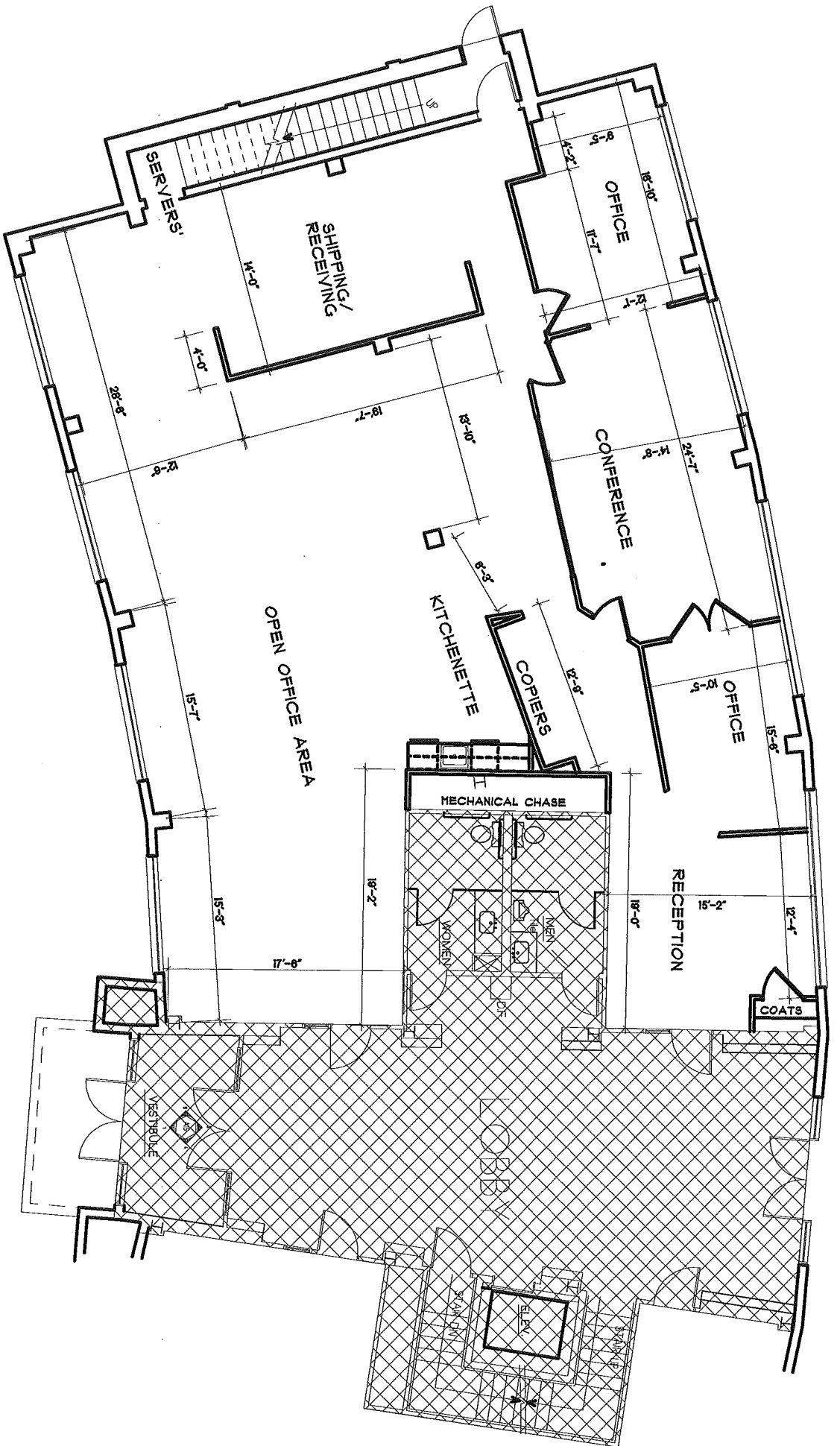


**For Leasing Information Contact:**

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This brochure has been compiled based on the best available information. We do not guarantee the reliability and accuracy of this information. All lessees and buyers should validate such information to ensure it's accuracy.



# Exhibit A

LEASABLE SF = 3,349sf (approx.)

12455 Ridgedale Drive, Suite 102-104  
 Minnetonka, MN 55305