



For Lease

SPACE AVAILABLE

- Suite 230: 1,550 sf
- Suite 270: 1,534 sf | Private Patio
- 2025 CAM: \$10.34 psf and Tax: \$5.43psf
- Lease Rate: Negotiable

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Minnetonka Crossings

6001 Shady Oak Road | Minnetonka, MN 55343

Office Space in a High Visibility Location

HIGHLIGHTS and FEATURES

- Beautiful boutique office space
- Climate controlled parking available
- Numerous on-site retail amenities
- Area tenants: Brazin American Pub & Eatery, T.J. Hooligan's, New Horizon, Hilton Inn, My Burger, Chipotle, Optum
- Co-tenants: Yum Kitchen and Bakery, Elements Massage, FedEx Office, Roosters Men's Grooming Center, Jimmy John's, Caribou Coffee, Metro Dentalcare, Holiday Inn Express

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Accelerating success.

Patio - Suite 270



Underground Parking Available



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Location Overview

AVERAGE HOUSEHOLD POPULATION

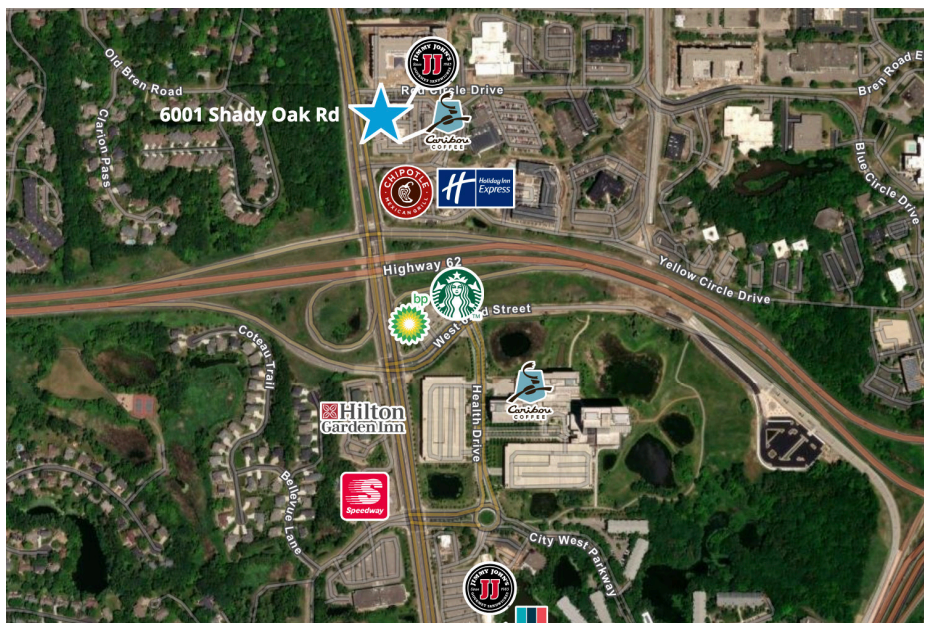
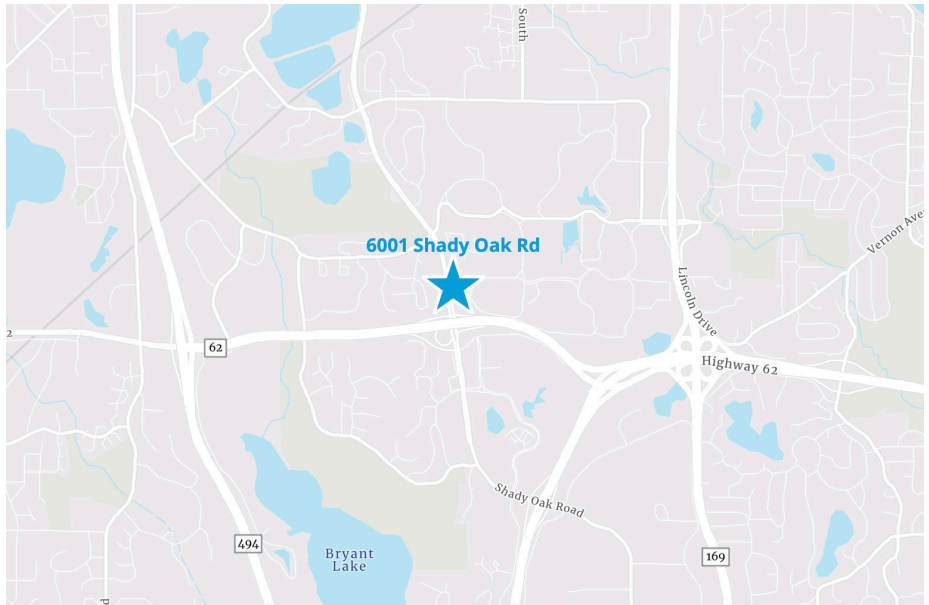
1 mile	2,363
3 miles	28,190
5 miles	98,517

AVERAGE HOUSEHOLD INCOME

1 mile	\$90,535
3 miles	\$96,171
5 miles	\$96,720

TRAFFIC COUNTS

- Shady Oak Road - 20,400 vpd
- Hwy 62 - 32,534 vpd



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