

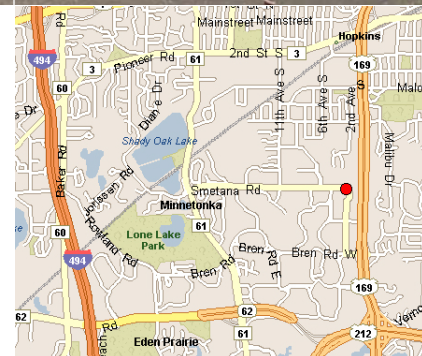


INNOVATION FROM THE GROUND UP

5401 Opportunity Court

Minnetonka, Minnesota

- For Lease
- 51,720 square foot office/warehouse building
- Flexible loading
- 16' clear height
- Great access and visibility to Highway 169



For more information contact:

Judd Welliver
952.897.7854
jwelliver@welshco.com

Bill Ritter, CCIM, SIOR
952.897.7743
britter@welshco.com



5401 Opportunity Court For Lease

Building Address:

5401 Opportunity Court
Minnetonka

Judd Welliver

- 952.897.7854
- jwelliver@welshco.com

Building Square Feet:

51,720 square feet total

Bill Ritter, CCIM, SIOR

- 952.897.7743
- britter@welshco.com

**Currently Available:
Option A:**

3,600 square feet total
600 square feet of office
3,000 square feet of warehouse

- One (1) dock door

www.welshco.com

www.billritter.info

Clear Height:

16' clear

2011 (est.) CAM & Tax:

\$3.39 psf total

4350 Baker Road, Suite 400
Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

Rental Rates:

\$7.75 per square foot for office
\$3.75 per square foot for warehouse

