



# Tonkawood Office Park

16192 State Highway 7  
Minnetonka, MN

**FOR LEASE  
1,536 SF OFFICE SPACE**



### FEATURES:

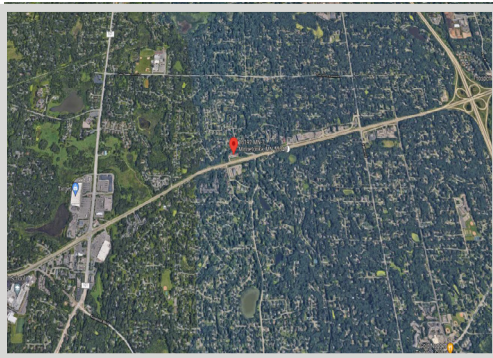
- 1,536 SF "Office Condo" available to lease in Minnetonka.
- Lower Level End cap unit with 4 offices with windows.
- Perfect for any professional business!
- Floor plan includes 5 offices, work station & kitchenette & bathroom.
- Great location off Hwy 7 near many other businesses & retail.

**Lease Rate:**  
**\$16.50 / psf NNN**  
 Taxes: \$3.80 / psf  
 Cam: \$1.91 / psf  
 Tenant to pay utilities separate.

### FACTS:

- ▲ Lower Level includes 5 private offices, reception desk & bathroom.

Overview ..... 1  
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 Floor Plan ..... 4  
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### Contact

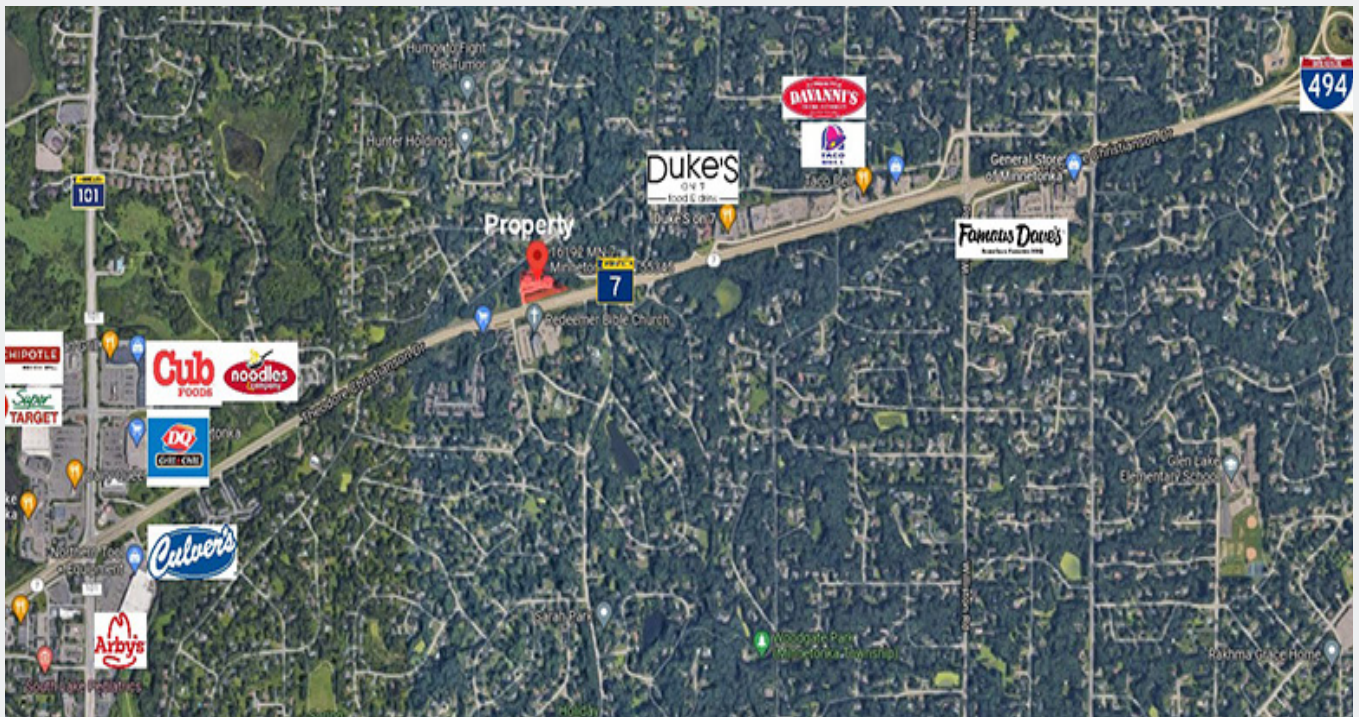
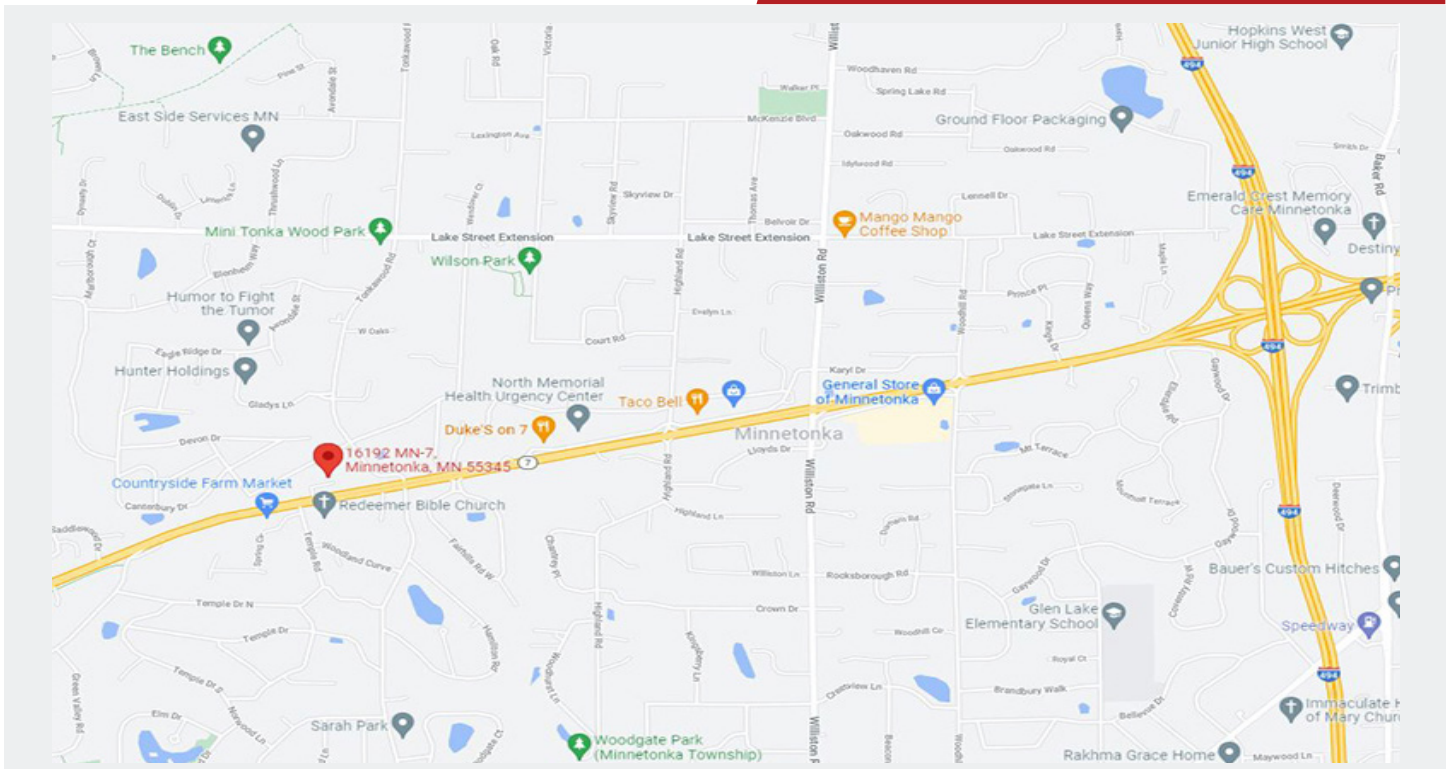
Phone: 763.424.6355  
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**Arrow Companies**  
 7365 Kirkwood Court N. Suite 335  
 Maple Grove, MN 55369

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

MAPS

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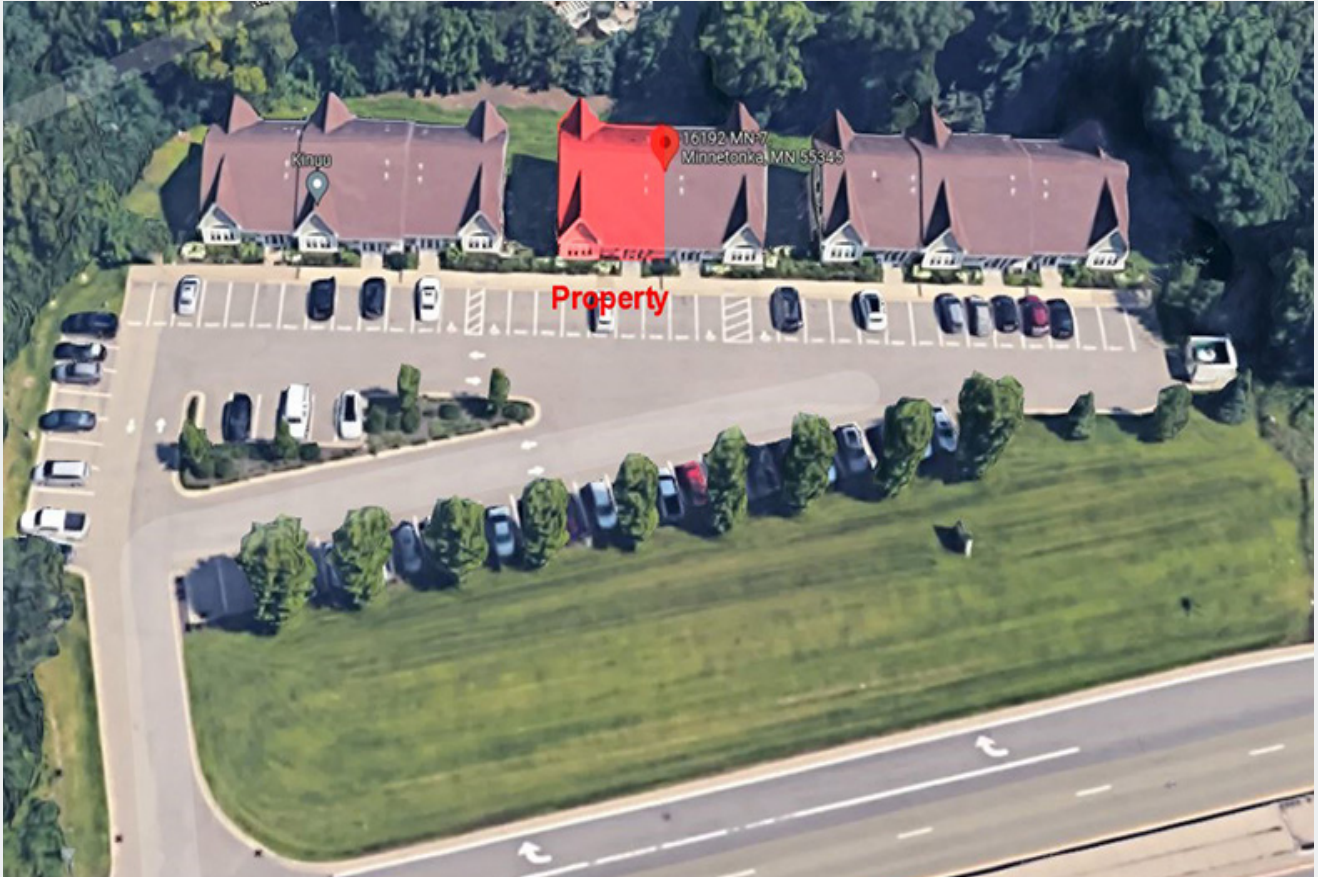
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**SITE PLAN**

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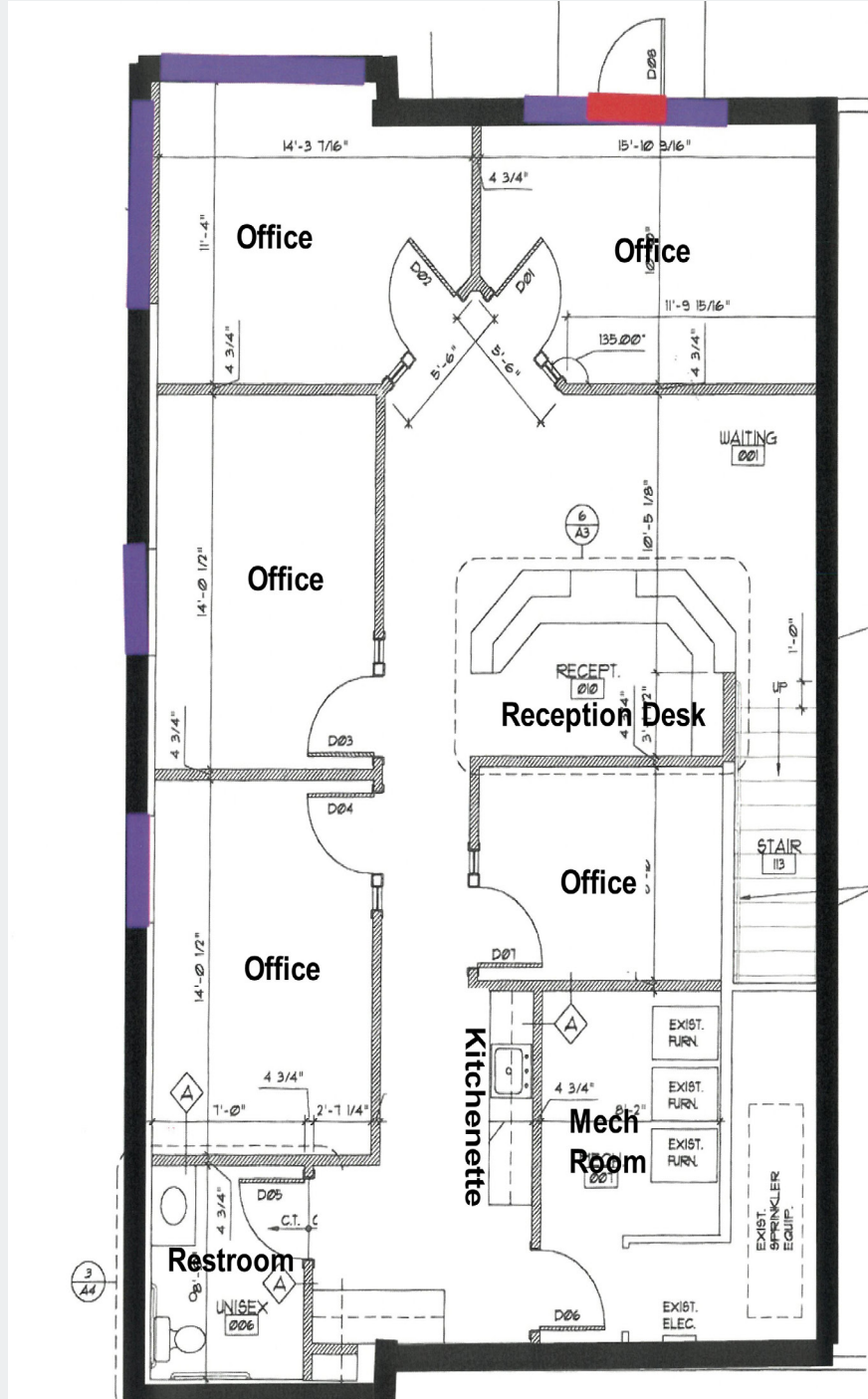
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**FLOOR PLAN  
LOWER LEVEL**

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## PHOTO GALLERY LOWER LEVEL

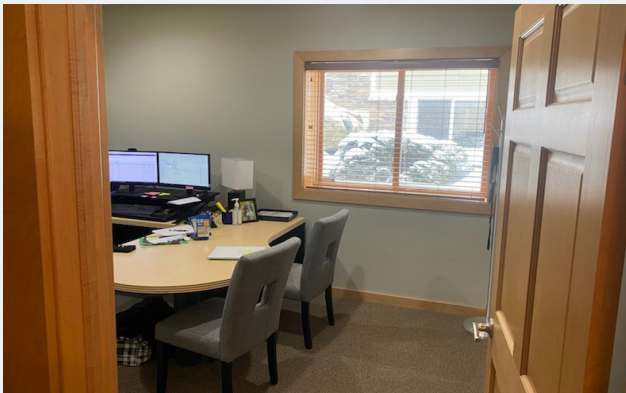
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Reception Desk



Hallway View - Private Offices



Office



Kitchenette Area

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