



THE
WHITEWATER

12700 Whitewater Drive, Minnetonka, MN



A different kind of workflow

The Whitewater offers a unique opportunity just outside the bustling office market. Situated in the tranquil community of Minnetonka, Whitewater provides a slower lifestyle while still having access to the amenities of a larger city. The area is celebrated for its stunning natural scenery and a wealth of outdoor activities, including nearby lakes, parks, and trails. Additionally, the property benefits from convenient access to major highways, such as Interstate 494 and Highway 62, which link it to the entire Minneapolis/St. Paul metro area. This combination makes for exciting potential as a headquarters location.



Refreshed Workspaces

Designed for Connection



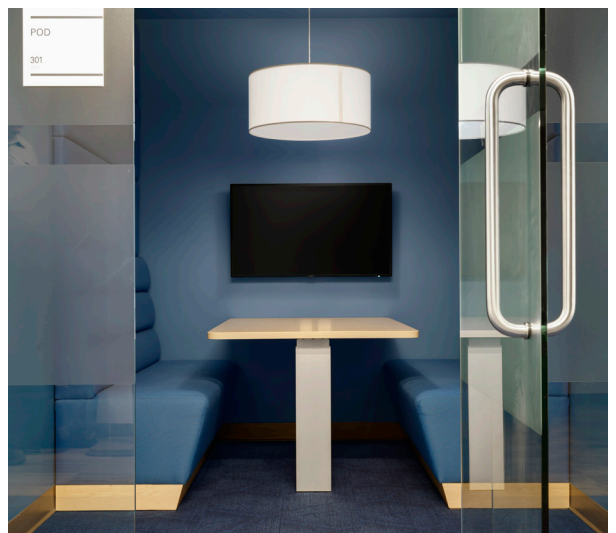
Upcoming renovations will introduce elevated design, refined finishes, and thoughtfully curated spaces that foster office culture, from casual coffee breaks to collaborative trainings.



Impactful Amenities

Better Workday Flow

The Whitewater's building amenities offer a refreshing balance of function and design. Light-filled, modern spaces feature natural tones and textures that create an inviting atmosphere for both focus and connection. Amenity staples—including expansive training rooms, a fully equipped fitness center, and a contemporary lobby—are thoughtfully designed to support productivity, collaboration, and employee well-being throughout the workday.



Effortless Access

Seamless Arrival



78

Underground executive parking spaces

898

Coverage garage parking spaces

The Whitewater is ideally situated with convenient access to Highway 212, Highway 169, I-494, and 62nd West Street, making commuting seamless from anywhere in the metro area. Tenants and visitors enjoy a variety of parking options, including a climate-controlled executive parking garage and an attached parking ramp, designed for ease and accessibility. Thoughtfully planned and maintained, the parking facilities support a smooth start and end to each workday.

The Signage

Brand is Everything



The Whitewater provides an unparalleled branding opportunity. Take advantage of the building's visibility with exterior signage opportunities and building naming rights.

Signage will be viewed by more than 104,000 motorists per day with high visibility from I-494.

104,000

Daily Motorists off of I-494

40M

Impressions Annually

Shady Oak Lake



YOYO MÉRITÉ HOUSE OF BEAUTY
 DONUTS SCOREBOARD BAR & GRILL
 NORTHERN FIRE RESTAURANT & BAR GRILL

Boston Scientific

Eagle Ridge Academy OPUS.

Shady Oak Pickleball Courts

Whitewater Dr

BOOM ISLAND BREWING CO.

Baker Rd



LIFETIME FITNESS

HOME 2 SUITES BY HILTON
 CHILDREN'S MINNESOTA
 THE GARDNER SCHOOL

62

The International School of Minnesota

Hilton Garden Inn
 NEW HORIZON
 Speedway



Optum Corporate Headquarters

Bryant Lake Dog Park

Bryant Lake Regional Park

Bryant Lake

INTERSTATE 494

212

FedEx Office Print & Ship Services
 Metro Dentalcare
 THE ROOSTERS RESTAURANT & BAR
 Jimmy's Food and Liquor
 CHIPOTLE MEXICAN GRILL
 Holiday Inn Express

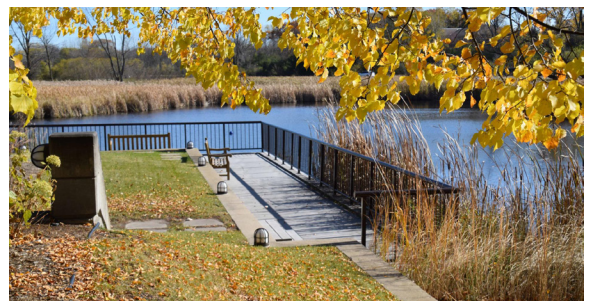
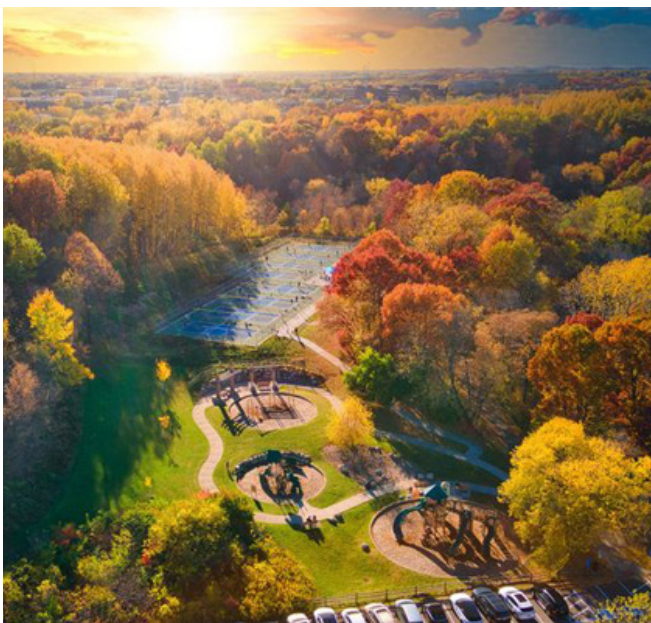
9 EARTH
 HAVEN ASIAN CATERY
 Running
 TJ HOOLIGAN'S Pub & Grill
 STRETCH LAB
 K&K

Ideal Location

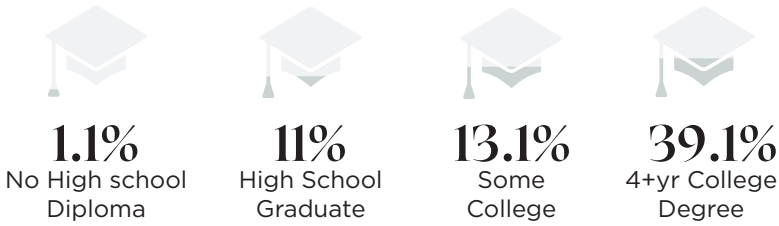
Minnetonka Overview

Minnetonka is a premier western suburb of Minneapolis with approximately 53,000 residents, strategically positioned along Interstate 394 and Highway 169 for seamless connectivity to downtown Minneapolis and the broader Twin Cities metropolitan area. The city represents one of the most affluent and educated markets in Minnesota, characterized by high household incomes, strong educational attainment, and sophisticated consumer spending patterns.

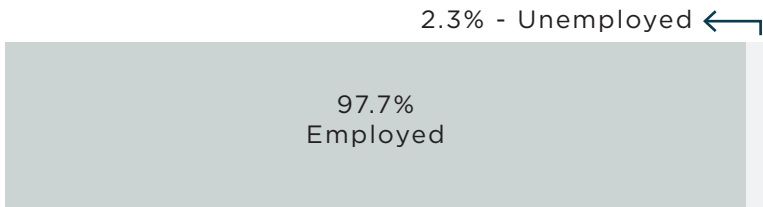
As a significant employment center, Minnetonka hosts corporate headquarters for large companies including UnitedHealth Group and Cargill, alongside a diverse mix of professional services, healthcare, and retail businesses. The combination of superior transportation access, established corporate presence, top-rated schools, extensive parkland along Lake Minnetonka, and the regional Ridgedale Center retail hub positions Minnetonka as a highly competitive location for businesses seeking a prestigious suburban address with access to an affluent customer base and exceptional quality of place.



Education



Unemployment Rate



Large Companies



Key Facts

53,102
Population

53,229
2030
Population
Forecast

44.1
Median Age

2,935
Total
Businesses

58,007
Total
Employees

\$122,315
Medium
Household
Income

26.0%
2025 Percent
of Income for
Mortgage



In the heart of it all

Ideally located near top retail and dining options, as well as local parks and trails to meet any amenity needs.

Top area amenities: 1. Gold Nugget Tavern & Grille, 2. Glen Lake Golf & Practice Center, 3. Eden Prairie Center, 4. Redstone American Grill, 5. Shady Oak Pickleball Courts, 6. Jimmy's Kitchen & Bar, 7. Boom Island Brewery, 8. Ike's Food & Cocktails, 9. YoYo Donuts, Coffee & Ice Cream, 10. Bryant Lake Dog Park, 11. Thirty Bales, 12. Unmapped Brewing Co., 13. Hendrix & Siena, 14. Heather's Minnetonka, 15. Duke's on 7





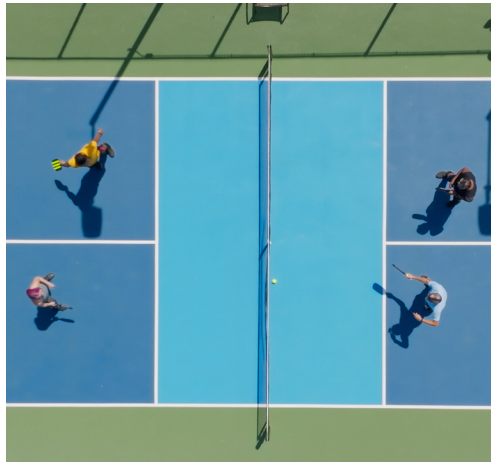
511

Retail
Within 3 Miles



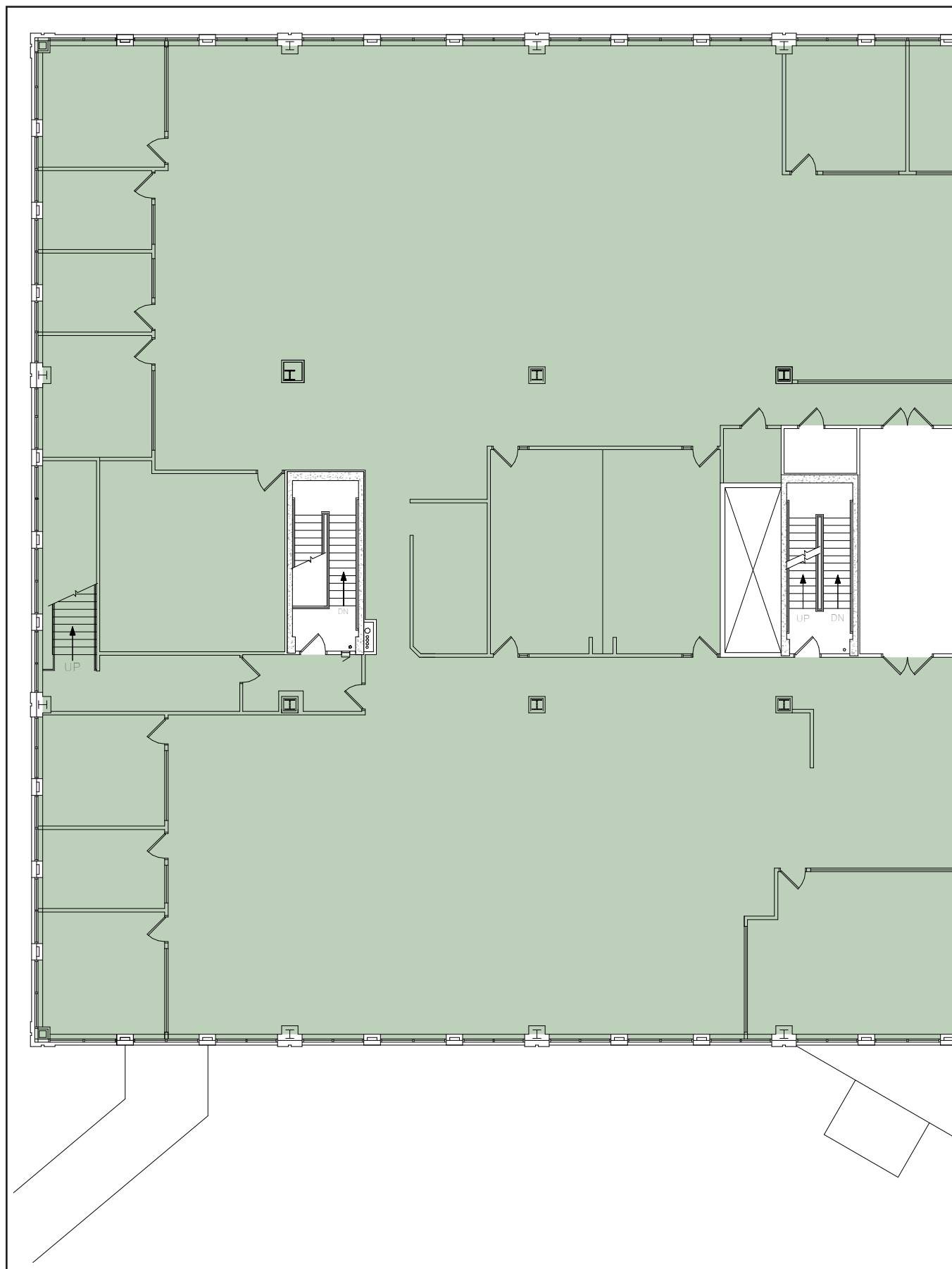
126

Restaurants
Within 3 Miles

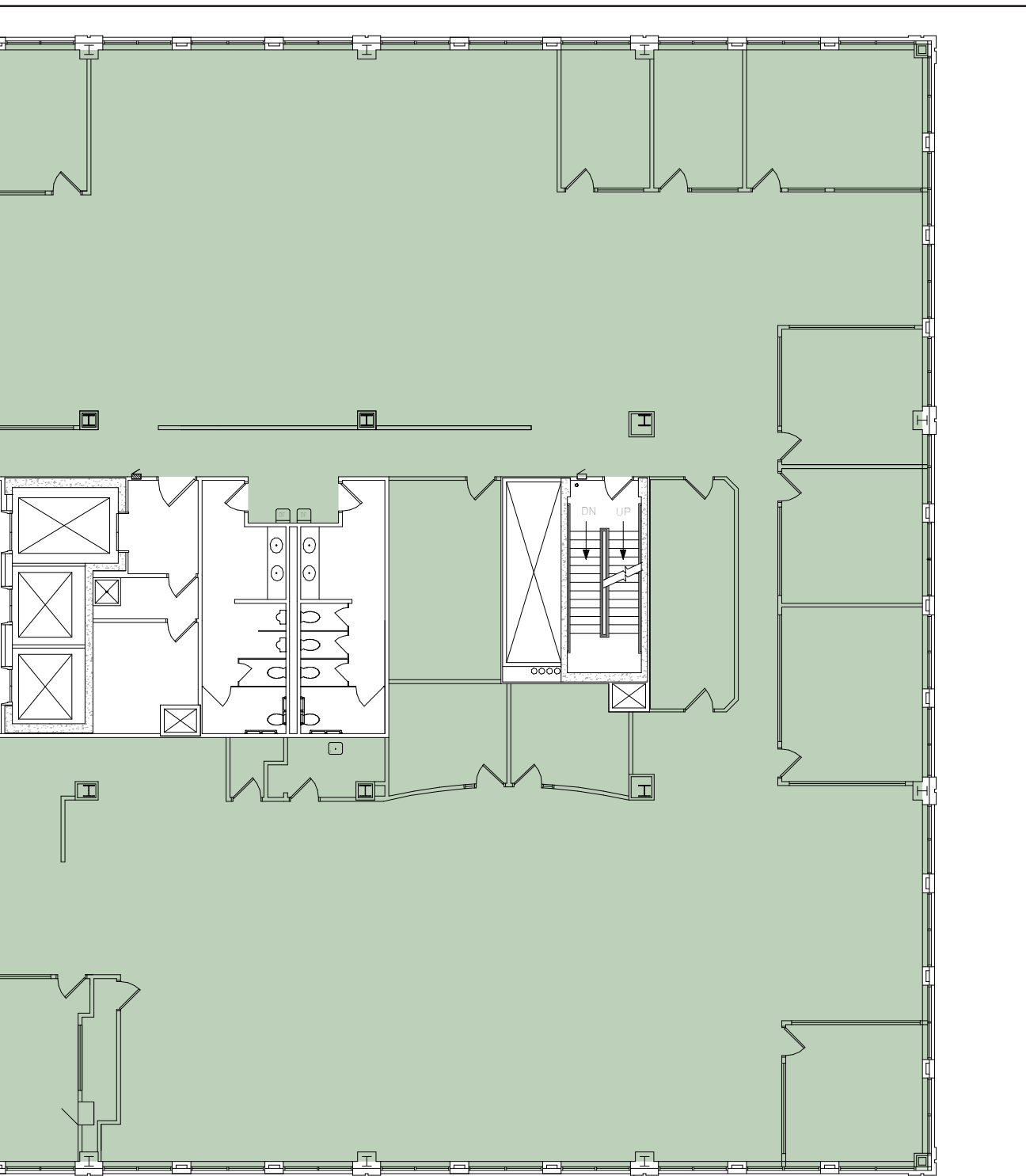


Ideal Layout

150,000 SF of Potential



The Whitewater offers a rare opportunity for a full-building lease—ideal for a new headquarters—while also accommodating a multi-tenant configuration for companies seeking flexible space options. With 150,000 square feet available, the property provides endless potential for organizations to customize their workspace identity and experience in the building.



24,953

Typical Floor Full Floor SF



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