

**14001 Ridgedale Drive  
Minnetonka, MN 55305**



**Copperwood Investments**

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## **INTRODUCTION**

This three-story office and medical building is conveniently located at the intersection of Highway 394 and 494 in Minnetonka within close proximity to Ridgedale Mall. Originally designed as a medical clinic facility, with additional third floor office space, the property offers an ideal environment for a medical facility.

The 26,855 gross square foot office/medical building offers exceptional site appeal and a functional layout. The existing clinic is located on floors one and two with facilities including medical, dental, pharmacy, and administration. On third floor are facilities for a chiropractor office and a conference room. The multi tenant office areas are located on the third level. There are two parking lots with a total of 118 spots (12 of which are covered).

This building is being offered for sale or lease.

## Pictures



View from the west



View from the north



Covered Parking

## PROPERTY SPECIFICATIONS

### LAND:

Property Address: 14001 Ridgedale Drive, Minnetonka, MN  
Lot Dimensions: 320.80' + 243.02' + 315.57' + 453.51'  
Land Size: 85,515 SF or 1.963 acres  
Zoning: Office / Medical

### BUILDING:

Construction: Steel  
Exterior Finish: Brick  
Year Built: 1982  
Gross Building Area: 26,885 S.F.  
HVAC: Heated by a boiler and heat pumps and cooled by rooftop cooling tower.  
Fire Protection: Wet sprinkler system (monitored)  
Parking: 118 spaces  
Electrical Service: 800 Amp, 277/480Y Volts, Three phases  
Roof: Replaced 1998 (4 ply-built up)

## BUILDING SUMMARY

**Total Building Area: 26,885 SF**

	Suite	Usable	Rentable	Core	Gross
First Floor	100	6,953	7,809	113	7922
Second Floor	200	7,917	8,926	372	9298
Third Floor	300	8,120	9,153	482	9635
	Breakdown 3rd				
	300	707	797		
	310	619	700	Leased M-M	
	320	3,403	3,845	Leased M-M	
	330	1,405	1,584		
	340	166	186		
	350	408	460		
	390	1,402	1,581		
Building Common non-rentable				967	
<b>Total</b>		<b>22,991</b>	<b>25,918</b>		<b>26,885</b>

## **TERMS AND CONDITIONS**

Sale Price: \$3,900,000

Terms: Cash

Available lease square footage: 20,576 SF

Net Lease Rates: \$14.00 SF

Estimated 2007 Tax/Expenses: \$8.25 per square foot

Real Estate Taxes (2007): \$63,338.20

PID Numbers: 03-117-22-32-0001



# Site Plan

## RIDGEDALE PROFESSIONAL MINNETONKA

### SITE LOCATION MAP



### PROJECT DATA

SHEET NO. 1  
 SHEET DATE 08/11/11  
 SHEET TITLE SITE PLAN  
 SHEET NO. 1 OF 1

### PARKING

TOTAL SPACES 100  
 TOTAL SPACES 100  
 TOTAL SPACES 100

### SURVEY DATA

SURVEY AND ADJUSTED DATA SURVEY PERFORMED BY  
 ADVANCED SURVEYING & CONSULTING, INC. (ASCI) 11/11/11  
 ON 1000 701111 1000 701111 1000 701111

### SHEET INDEX

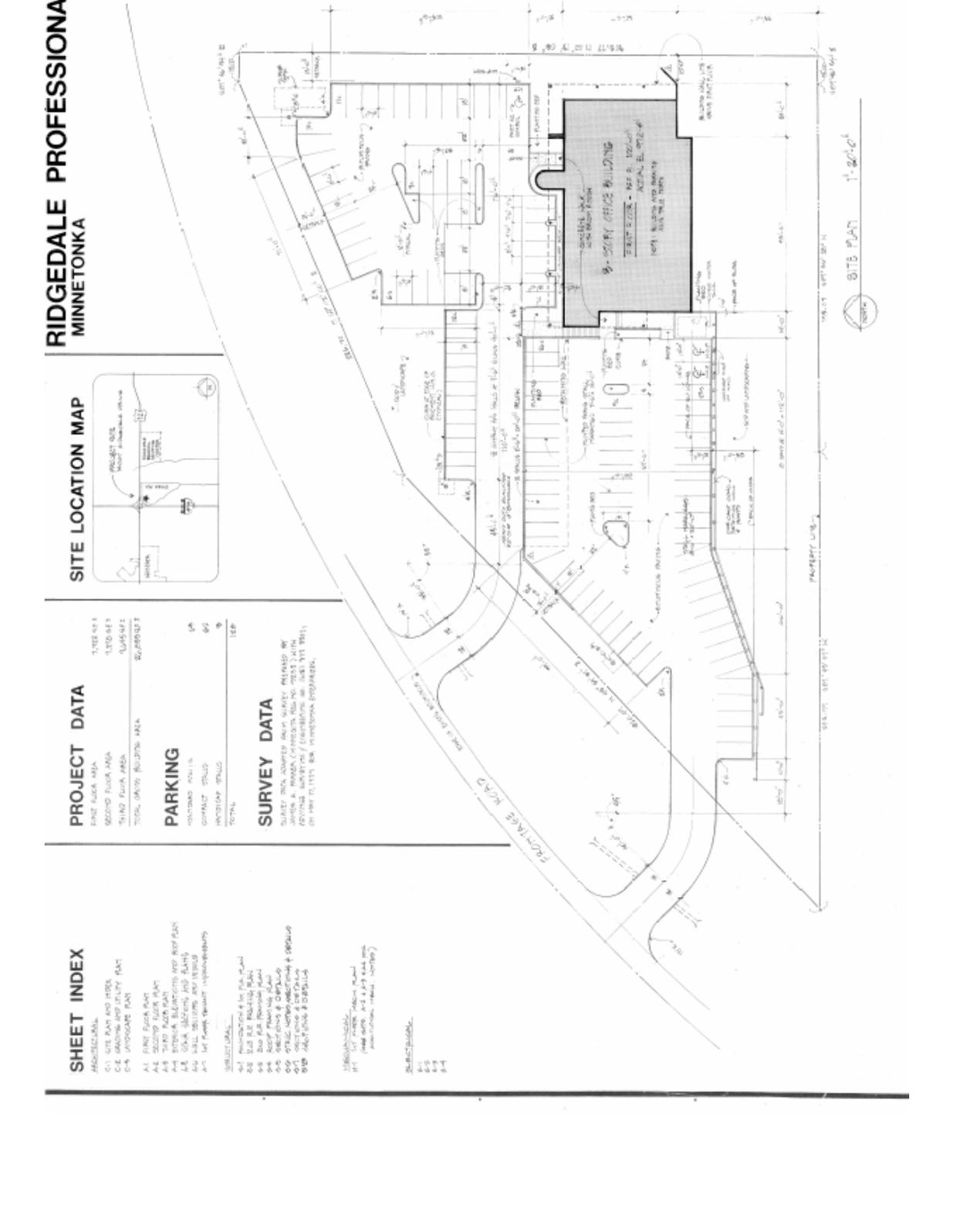
- AGRICULTURAL
- C-1 USE BARN AND MOBILE HOME
- C-2 USE GARAGE AND UTILITY BLDG
- C-3 UNDESIGNED PART
- C-4 UNDESIGNED PART
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### STRUCTURES

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### UTILITIES

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NORTH  
 1" = 20'-0"  
 SITE PLAN



**WCL**  
ASSOCIATES, INC.  
ARCHITECTURE  
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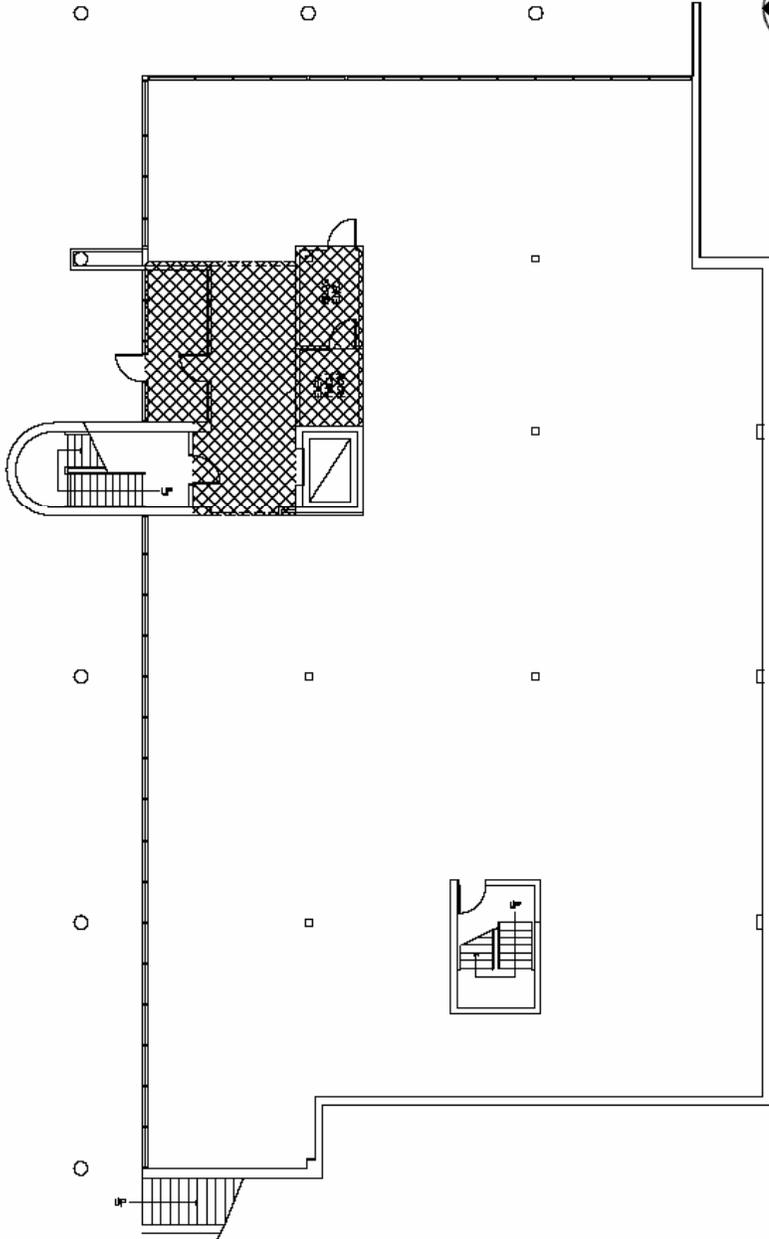


REGISTERED PROFESSIONAL  
ARCHITECT  
NO. 00000000000000000000  
STATE OF MASSACHUSETTS  
DATE: 08/11/06

**LEVEL ONE**

REGISTERED PROFESSIONAL  
DRAWN

DATE: 08/11/06  
PROJECT: 00000000000000000000

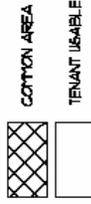


NOT TO SCALE

**LEVEL ONE**

LEVEL 1	
GROSS FLOOR AREA	1731 SF
VERT. PENETRATIONS	(-417) SF
RENTABLE	1310 SF
BUILDING COMMON AREA	
ELEVATOR LOBBY	400 SF
ELECTRICAL	82 SF
ELEV. EQUIP. ROOM	63 SF
TOTAL COMMON AREA	545 SF
TENANT USABLE	6165 SF

**LEGEND**



DATE: 08/11/06  
PROJECT: 00000000000000000000

ISSUED FOR REVIEW

AREA CALCS

PROJECT: 00000000000000000000  
DRAWN: KTM  
CHECKED: D8  
**L1**



**WCL**  
ASSOCIATES, INC.  
ARCHITECTURE  
INTERIORS



14241 ARCADE AVENUE SUITE 200  
ANN ARBOR, MI 48106  
TEL: 734.938.8417 FAX: 734.938.8417

**LEVEL TWO**

REGISTERED PROFESSIONAL  
ARCHITECT  
JASON ROBERT LEE  
LICENSE NO. 1416836



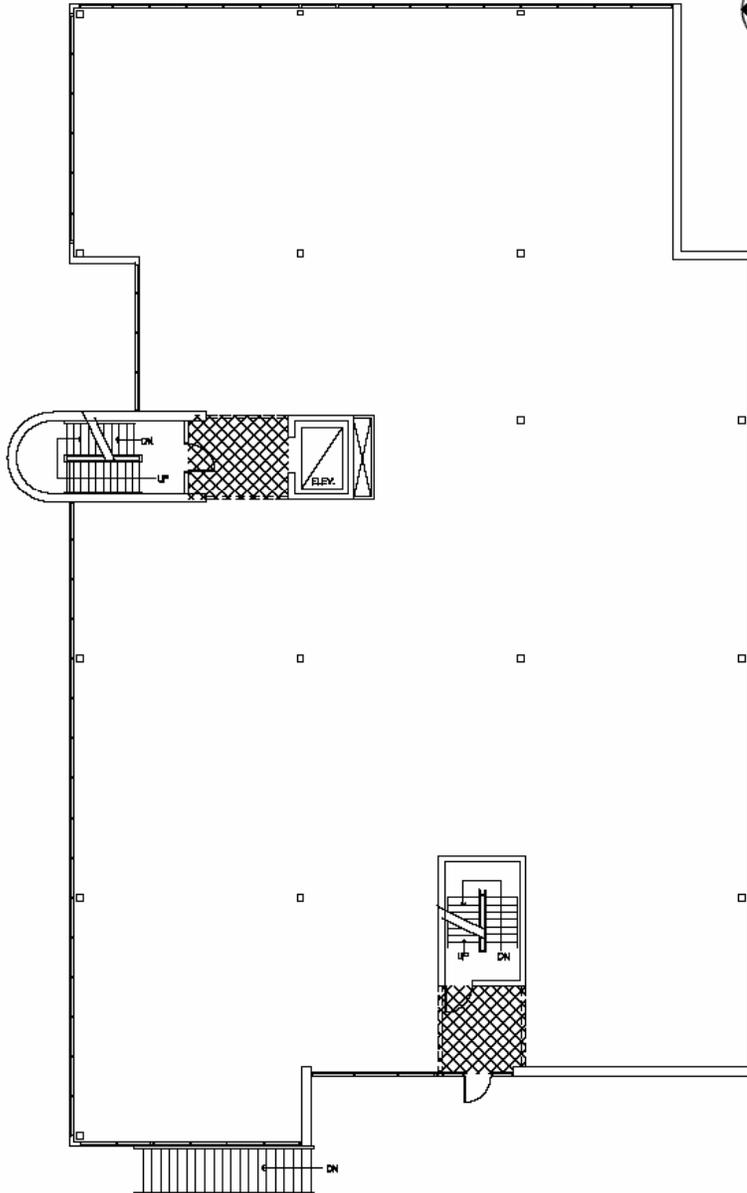
1. THESE SHEETS SHALL BE PRINTED  
AND REPRODUCED BY THE USER AT HIS  
OR HER OWN RISK AND WITHOUT  
LIABILITY TO THE ARCHITECT.  
UNDER THE ABOVE ON.

DATE: \_\_\_\_\_  
COMPLETION: \_\_\_\_\_  
NAME: \_\_\_\_\_

PRINT HISTORY DATE  
ISSUED FOR REVIEW 6/12/06

AREA CALCS

PROJECT 126113  
OWNER KAMIKITI  
CONTRACT D6  
**L2**



NOT TO SCALE

**LEGEND**

-  COMMON AREA
-  TENANT USEABLE

LEVEL 2	
GROUND FLOOR AREA	9,153 SF
VERT. PENETRATIONS	(-438) SF
RENTABLE	8715 SF
BUILDING COMMON AREA	
CORRIDOR	96 SF
ELEVATOR LOBBY	110 SF
TOTAL COMMON AREA	206 SF
TENANT USEABLE	8509 SF

**LEVEL TWO**





**WCL**  
ASSOCIATES, INC.  
ARCHITECTURE  
INTERIORS



1400 LEXINGTON AVENUE SUITE 1000  
NEW YORK, NY 10017  
TEL: 212 512-1000  
WWW.WCL-ARCH.COM

**LEVEL THREE**

**REGISTERED PROFESSIONAL  
ARCHITECT**

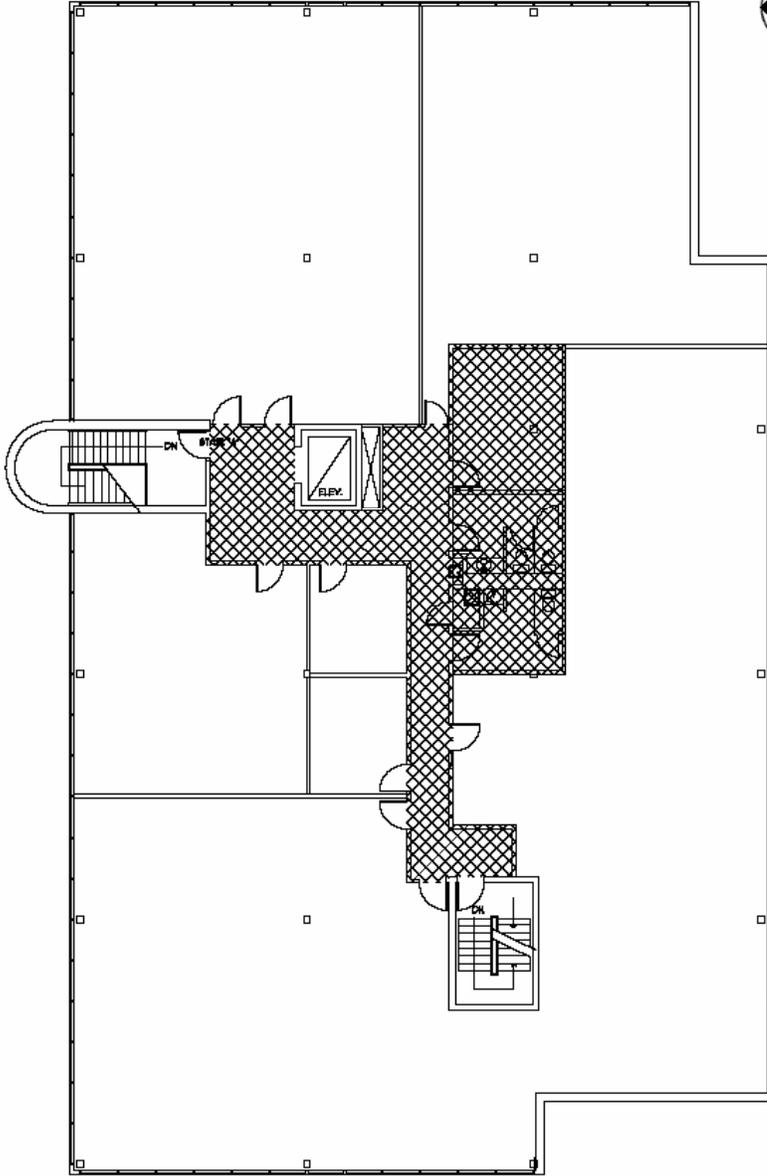
1400 LEXINGTON AVENUE  
NEW YORK, NY 10017



DESIGNED BY WCL  
DRAWN BY WCL  
CHECKED BY WCL  
DATE 6/12/06

DATE: 6/12/06  
PROJECT: KAMAKUMI  
DRAWN: DJB  
CHECKED: DJB

AREA CALC'S



NOT TO SCALE

**LEVEL THREE**

LEVEL 3	
GROSS FLOOR AREA*	9483 SF
VERT. PENETRATIONS	(-489) SF
RENTABLE	9024 SF
BUILDING COMMON AREA	
CORRIDOR	465 SF
RESTROOMS	238 SF
MECHANICAL	103 SF
ELEVATOR LOBBY	90 SF
JANITOR	13 SF
TOTAL COMMON AREA	1000 SF
TENANT USABLE	8024 SF

**LEGEND**

- COMMON AREA
- TENANT USABLE

Level 3 detail

