

**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	
Total		22,991	25,918		26,885

TERMS AND CONDITIONS

Sale Price: \$3,900,000

Terms: Cash

Available lease square footage: 20,576 SF

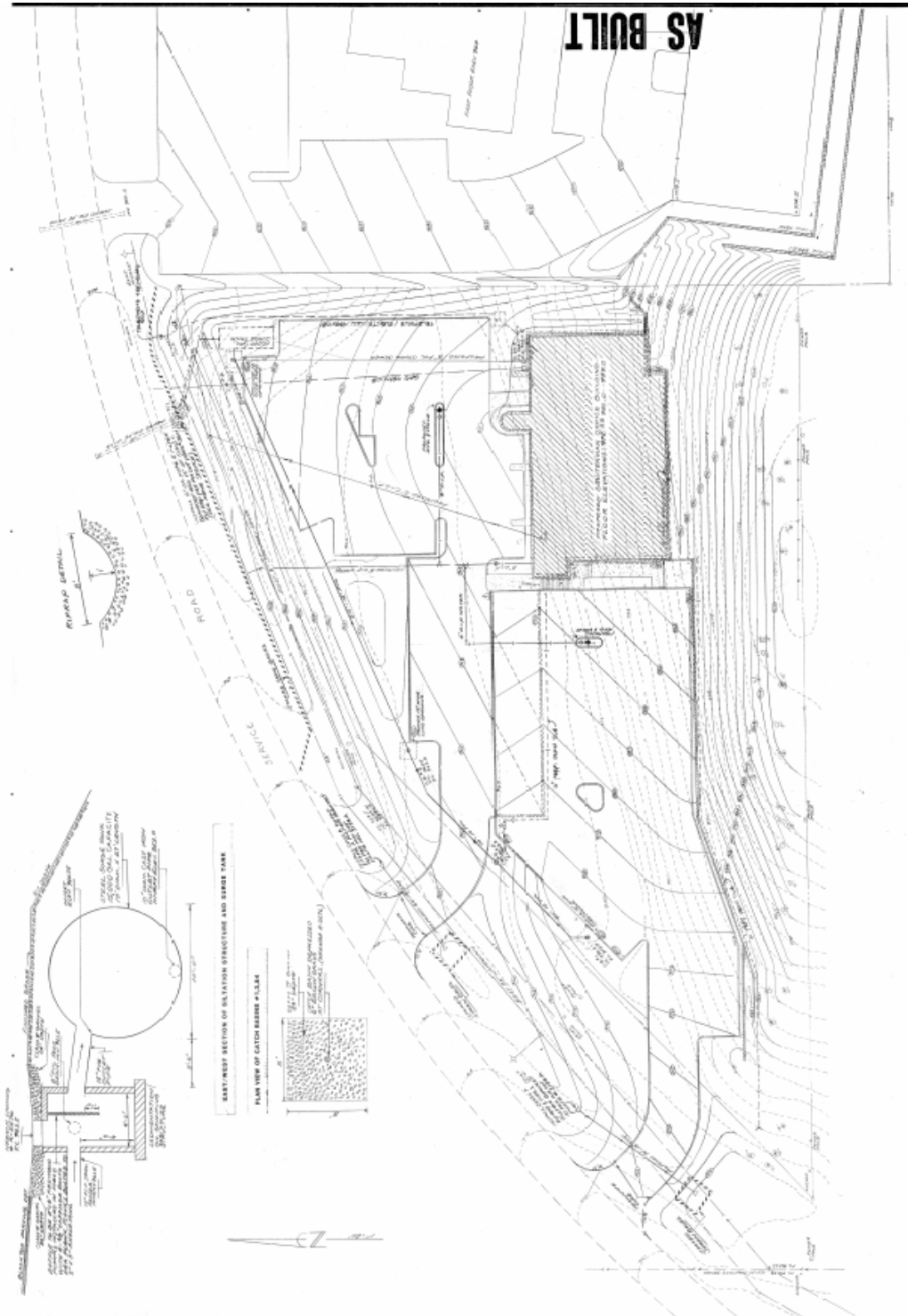
Net Lease Rates: \$14.00 SF

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

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

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

Elevation Plan



Site Plan

RIDGEDALE PROFESSIONAL MINNETONKA

SITE LOCATION MAP



PROJECT DATA

EXIST. BLDG. AREA	1,172 S.F.
EXIST. PARKING AREA	1,172 S.F.
EXIST. DRIVEWAY AREA	1,172 S.F.
TOTAL EXIST. BLDG. AREA	3,516 S.F.

PARKING

EXISTING PARKING	54
EXISTING DRIVEWAY	60
TOTAL	114

SURVEY DATA

SURVEY DATA OBTAINED FROM SURVEY PROVIDED BY
RIDGEDALE PROFESSIONAL MINNETONKA, MN. SURVEY
DATE: 10/11/11. SURVEYOR: J. J. JENSEN, SURVEYOR.
ON 10/11/11, R.D. JENSEN, SURVEYOR.

SHEET INDEX

- 1.00 SITE PLAN AND INDEX
- 2.00 EXISTING AND PROPOSED
- 3.00 LANDSCAPE PLAN
- 4.00 EXISTING BLDG. PLAN
- 5.00 EXISTING DRIVEWAY
- 6.00 EXISTING PARKING
- 7.00 EXISTING DRIVEWAY AND PARKING
- 8.00 EXISTING DRIVEWAY AND PARKING
- 9.00 EXISTING DRIVEWAY AND PARKING
- 10.00 EXISTING DRIVEWAY AND PARKING

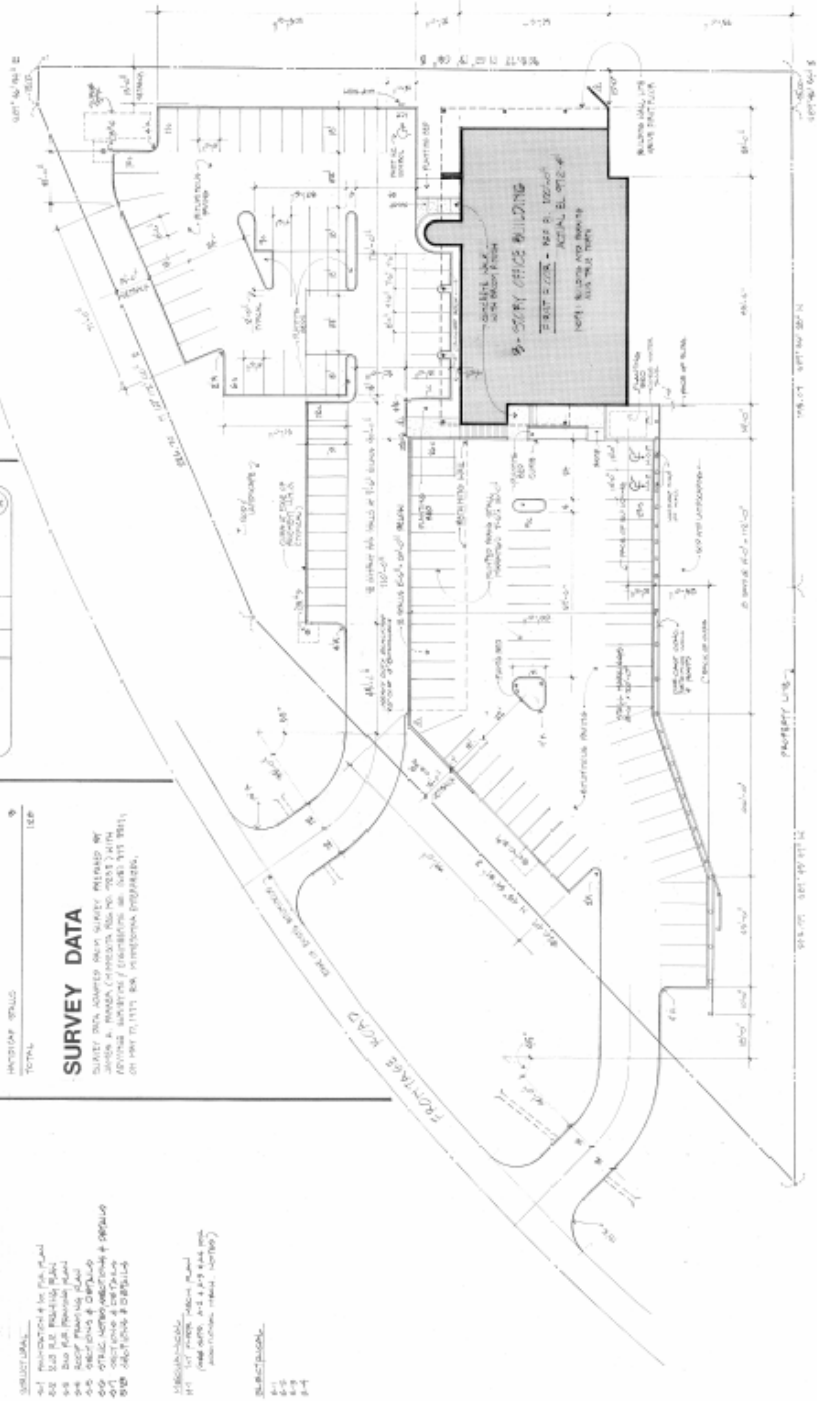
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- 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.
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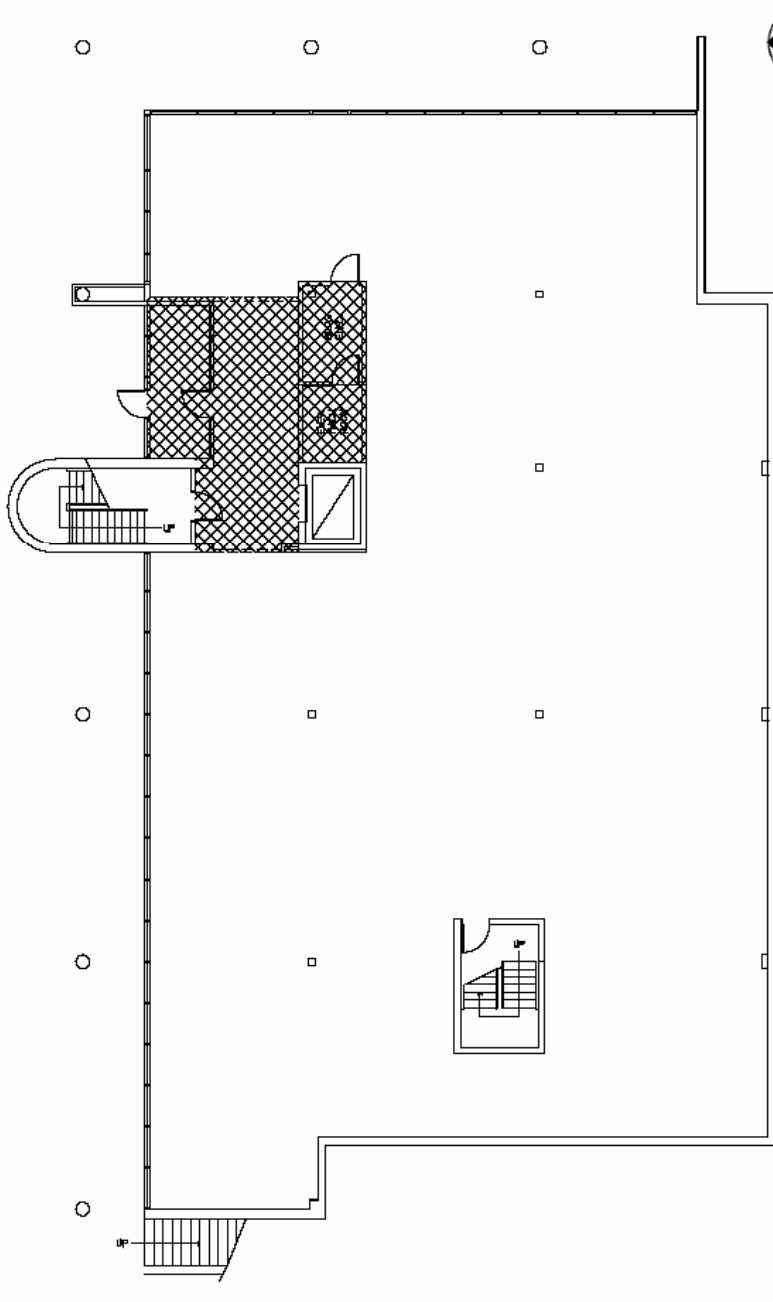
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SITE PLAN 1'-0"=1'-0"



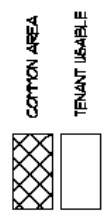


NOT TO SCALE

LEVEL ONE

LEVEL 1	
GROSS FLOOR AREA	1131 SF
VERT. PENETRATIONS	- (41) SF
RENTABLE	1130 SF
BUILDING COMMON AREA	
ELEVATOR LOBBY	40 SF
ELECTRICAL	82 SF
ELEV. EQUIP. ROOM	63 SF
TOTAL COMMON AREA	185 SF
TENANT USABLE	6165 SF

LEGEND



WCL
 ASSOCIATES, INC.
 ARCHITECTURE
 INTERIORS

JASON M. GREEN
 PROFESSIONAL ENGINEER
 NO. 10079 STATE OF NEW YORK
 0000 0000 0000

LEVEL ONE
RECEIVABLE PROFESSIONAL CENTER
100 GREEN ST.
ALBANY, NY 12206

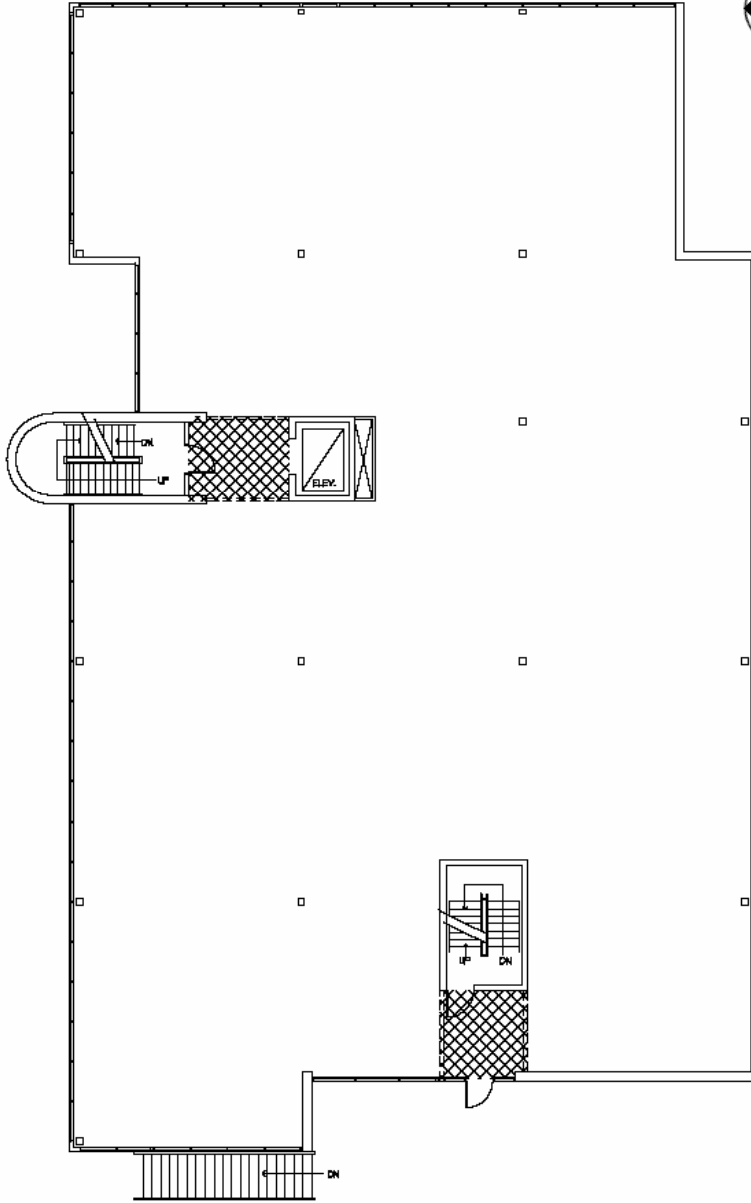
I HEREBY CERTIFY THAT THE PLAN
 WAS PREPARED BY ME OR UNDER MY
 CLOSE SUPERVISION AND THAT I AM
 A duly LICENSED ARCHITECT OR ENGINEER
 UNDER THE LAWS OF NY

DATE: _____
 SIGNATURE: _____
 NAME: _____

PRINT NAME: _____ DATE: _____
 ISSUED FOR REVIEW: 6/12/06

AREA CALCS

PROJECT: 106113
 DRAWING: K911
 SHEET: D8
 L1



1 LEVEL TWO 1

NOT TO SCALE

LEVEL 2	
GROSS 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 USABLE	8509 SF

LEGEND

	COMMON AREA
	TENANT USABLE



WCL
ASSOCIATES, INC.
ARCHITECTURE
INTERIORS



1400 WEST ARCADE STREET
ANN ARBOR, MI 48106
TEL: 953.841-0784
FAX: 953.841-0907

LEVEL TWO

REGISTERED PROFESSIONAL
ARCHITECT
JACQUES L. BROWN, AIA
LICENSE NO. 1416336



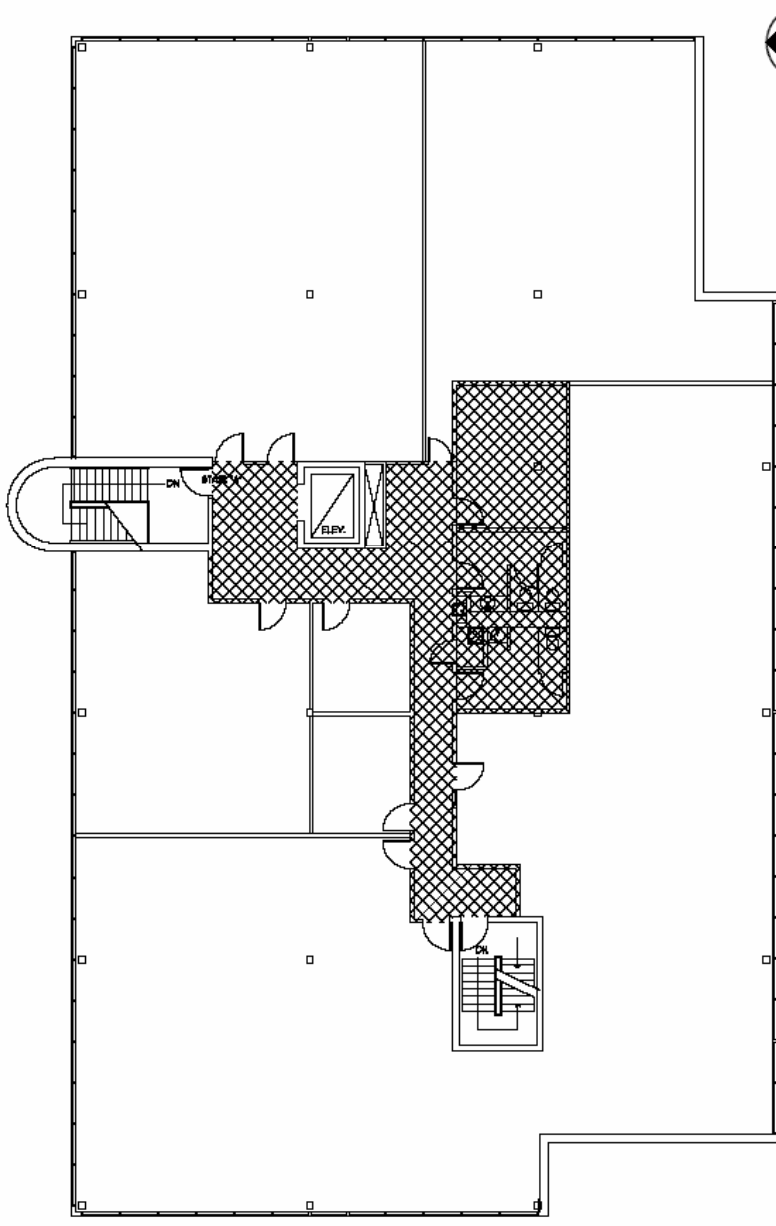
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WCL ASSOCIATES, INC.

DATE: _____
COMPLETION: _____
NAME: _____

PRINT HISTORY DATE
ISSUED FOR REVIEW 6/1/20

AREA CALC

PROJECT 106113
OWNER KATYKITY
ARCHITECT WCL
DATE 6/1/20



1 LEVEL THREE
1

NOT TO SCALE

LEGEND

- COMMON AREA
- TENANT USABLE

LEVEL 3	
GROSS FLOOR AREA*	9483 SF
VERT. PENETRATIONS	(489) SF
RENTABLE	9024 SF
BUILDING COMMON AREA	
CORRIDOR	469 SF
RESTROOMS	238 SF
MECHANICAL	203 SF
ELEVATOR LOBBY	90 SF
JANITOR	13 SF
TOTAL COMMON AREA	1000 SF
TENANT USABLE	8024 SF

WCL
ASSOCIATES, INC.
ARCHITECTURE
INTERIORS

1440 LUCAS AVENUE SUITE 100
ANN ARBOR, MI 48106
TEL: 734.761.1000
WWW.WCL-ARCH.COM

LEVEL THREE
RESIDENTIAL PROFESSIONAL
CONTRACT
JULY 10, 2013
ANN ARBOR, MI 48106



1. DESIGN CONCEPTS
2. Schematic Design
3. Design Development
4. Construction Documents
5. Construction Administration
6. Post-Occupancy Evaluation

PROJECT HISTORY
DATE
ISSUED FOR REVIEW
6/12/13

AREA CALC'S

PROJECT
100113
DRAWN
KAM/MTM
CHECKED
D8

Level 3 detail

