

Brenwood Office Park

5700-5720 Smetana Dr., Minnetonka, MN



HOME

PROPERTY INFO

VACANCIES

AERIALS

SURVEY

ZONING

CITY INFO

FOR SALE OR LEASE



For more information, please contact:

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Tom Sampair
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Cushman & Wakefield
3500 American Blvd W Suite 200
Bloomington, MN 55431
cushmanwakefield.com

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Property Information

YEAR BUILT	1980
BUILDING SIZE	Brenwood I - 50,150 RSF Brenwood II - 50,000 RSF
FLOORS	Each building is 3 stories
PARKING	4/1,000
AMENITIES	<ul style="list-style-type: none">• Free building conference rooms• Common vending/break area• Underground executive parking• Outdoor patio• Scenic running/bike path through Opus Park
LEASE RATE	\$12.00 psf
2017 CAM/TAX	Brenwood I - \$9.06 psf Brenwood II - \$9.54 psf
LOT SIZE	Brenwood I - 4.37 acres Brenwood II - 4.23 acres
SALE PRICE	Brenwood I - \$80.00 psf



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BRENWOOD II

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Click **floor plan** to
view vacancy

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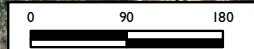
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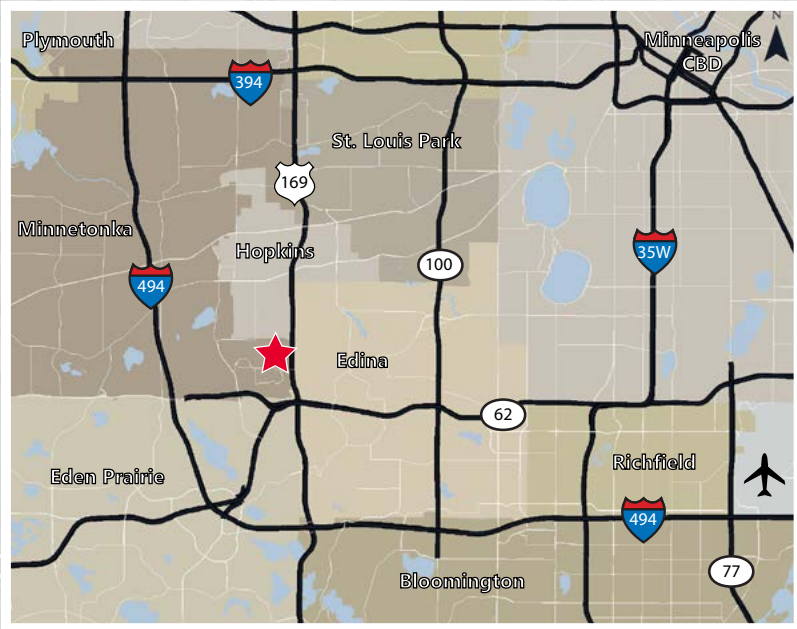
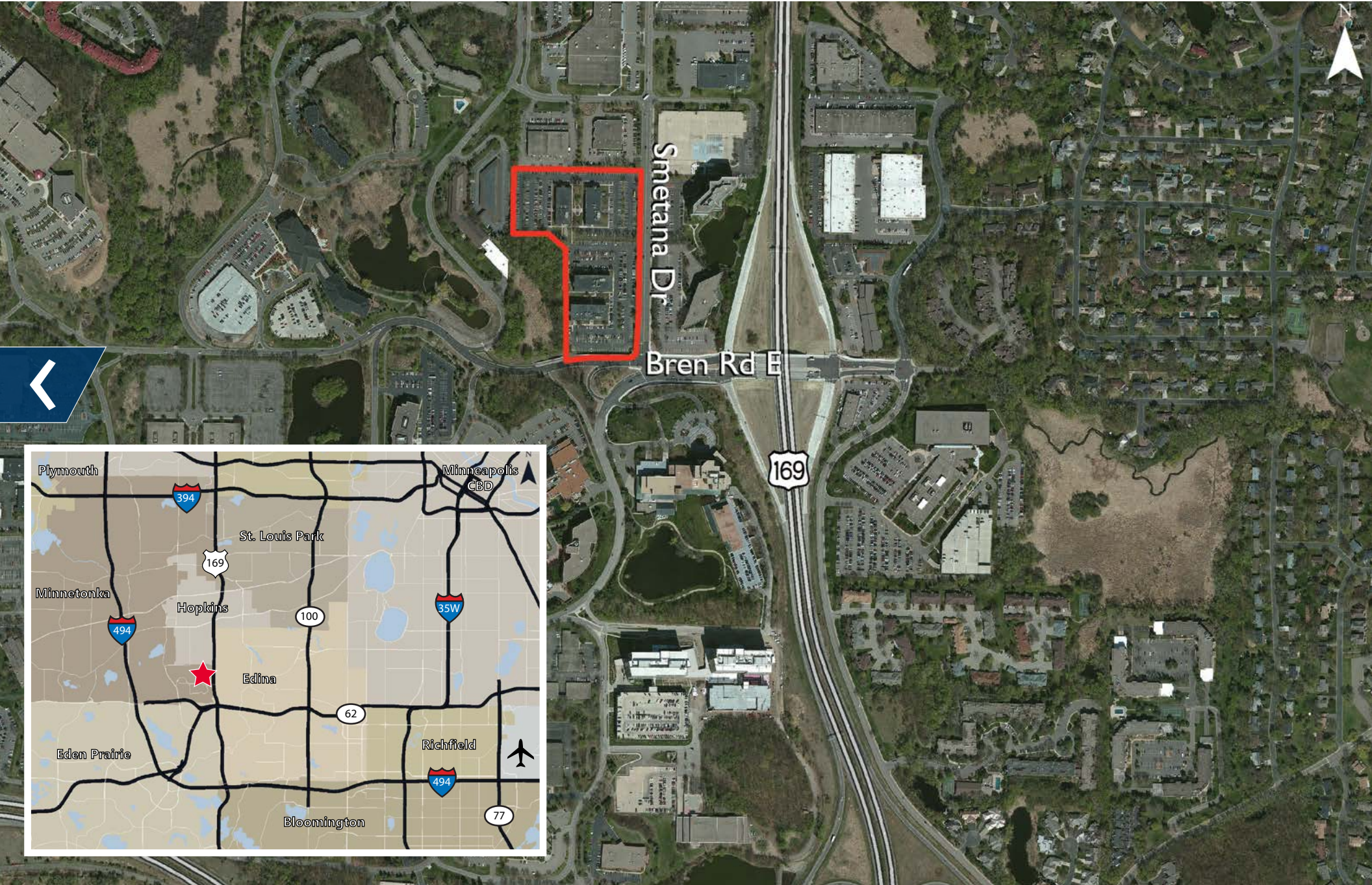
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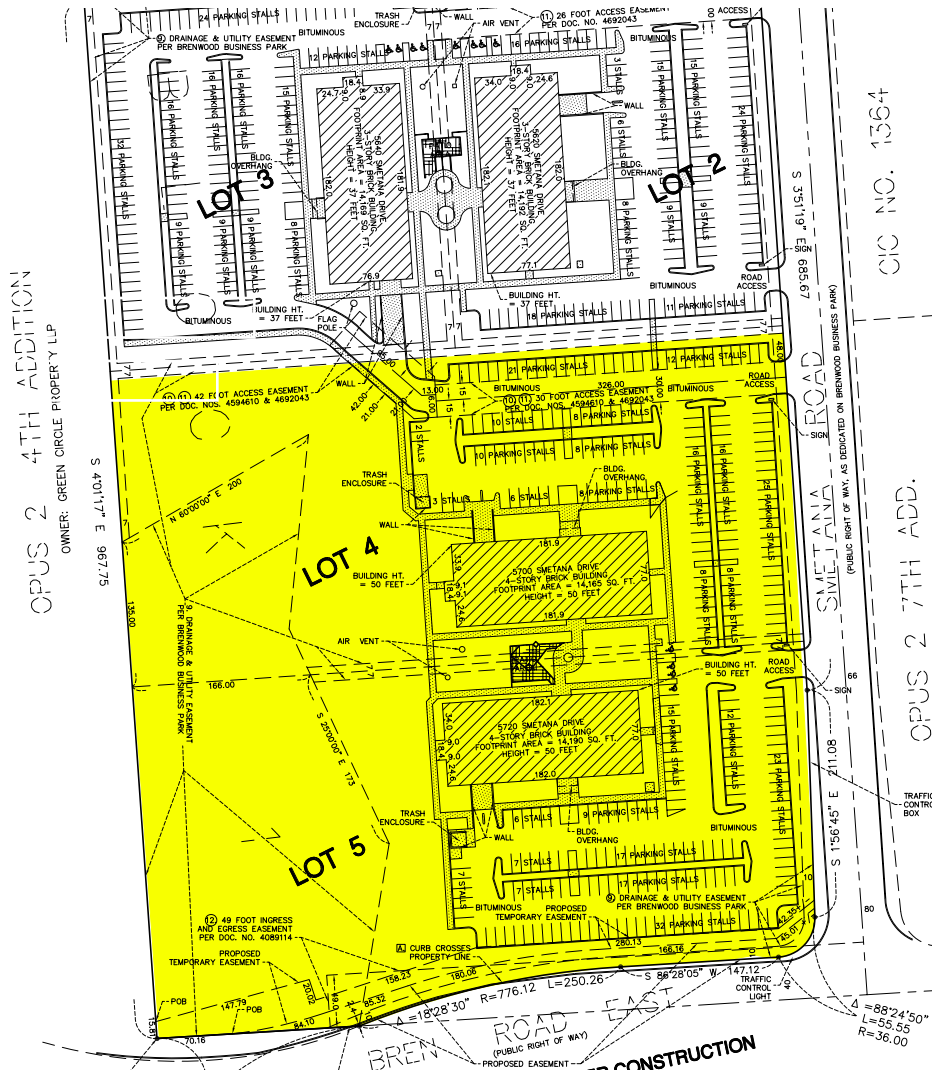
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Zoning (B-2 Limited Business District)

1. Purpose.

The purpose of the B-2 district is to provide a district for low intensity, service oriented commercial uses in areas designated as neighborhood or community centers in the comprehensive plan. Since these areas are often near residential areas, limitations are placed on the type, size and intensity of commercial uses in the district.

2. Permitted Uses.

Within the B-2 district no structure or land shall be used except for one or more of the following uses:

- a) administrative, executive or professional offices;
- b) general retail and service commercial uses occurring within an enclosed building, except as provided for in subdivision 4; or
- c) cabinets no larger than 150 cubic feet that hold utility equipment and for which a landscape plan has been approved by the director; overhead utility poles and lines for a distribution line up to a maximum height of 60 feet as measured from the ground upon which it is located, except that utility poles and lines for a distribution line may be taller than 60 feet, but not taller than 80 feet, when needed to cross a major roadway such as a freeway.

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Community Profile

Located in Hennepin County just eight miles west of Minneapolis, Minnetonka is a fully developed suburban community of just under 50,000 residents. Minnetonka is proud of its reputation as a city that preserves its natural resources—residents can enjoy 49 community parks, more than 81 miles of maintained sidewalks and trails and more than 1,000 acres of public open space, as well as natural scenery that includes mature trees, wetlands and prairies. While Minnetonka shares its name with the very popular Lake Minnetonka, the city of Minnetonka includes only one small bay of the lake - Gray's Bay, which forms the headwaters of Minnehaha Creek.

[CITY OF MINNETONKA WEBSITE](#)

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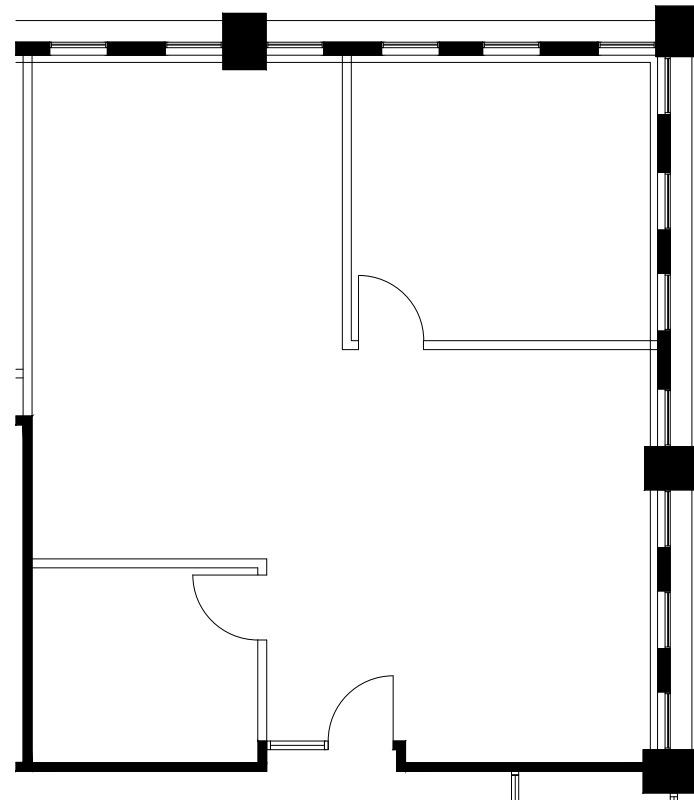
BRENWOOD I

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Suite 100 - 1,098 SF



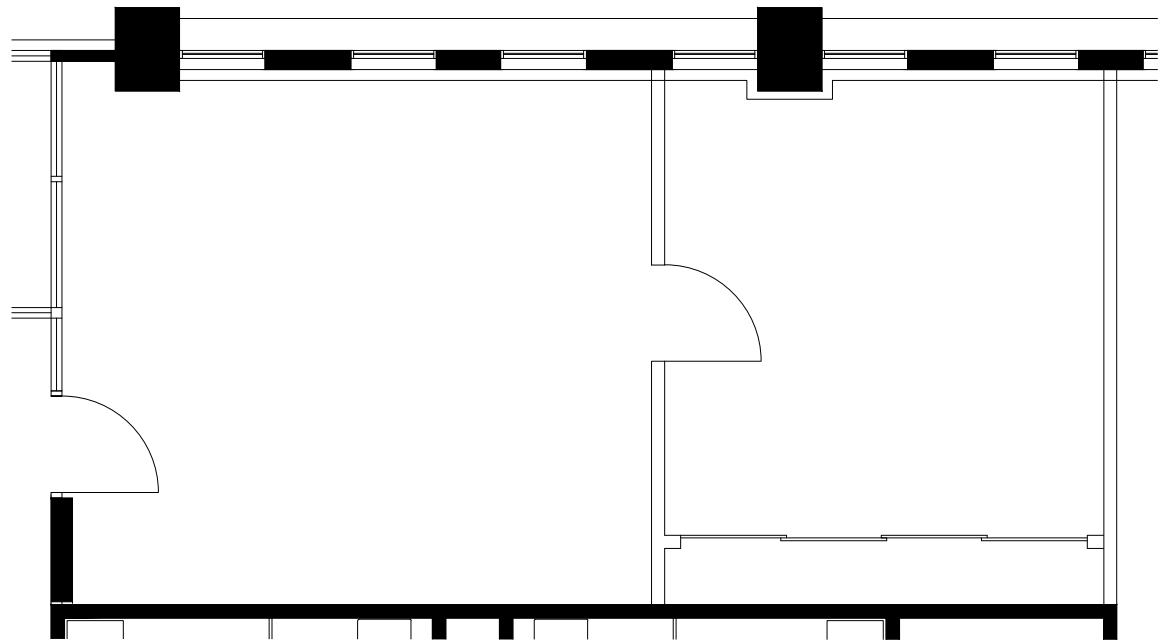
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Suite 125 - 629 SF



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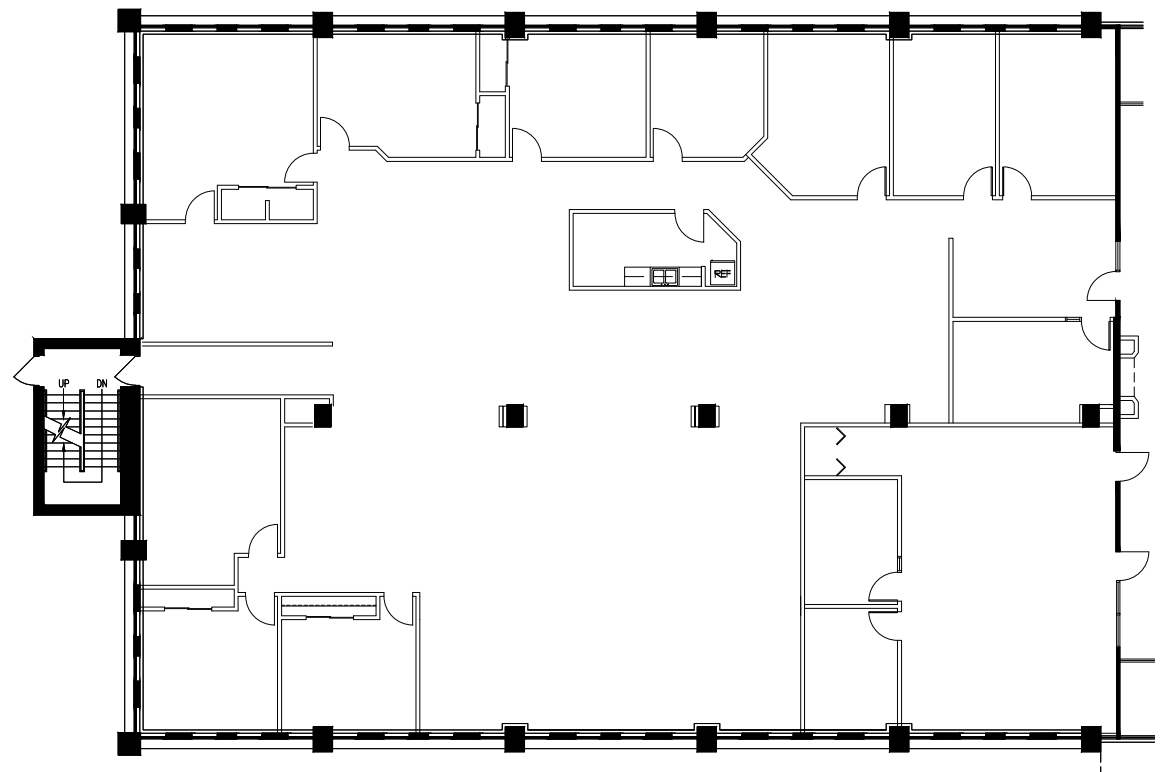
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Suite 150 - 8,623 SF



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Suite 200 - 5,130 SF



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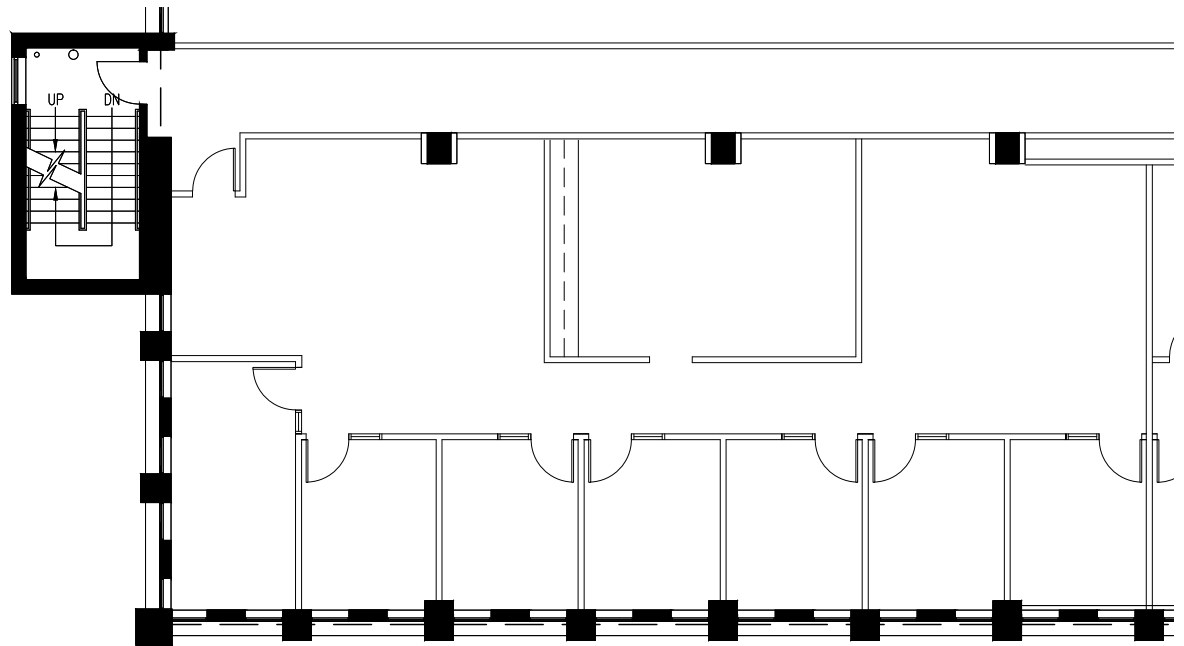
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Suite 205 - 2,867 SF



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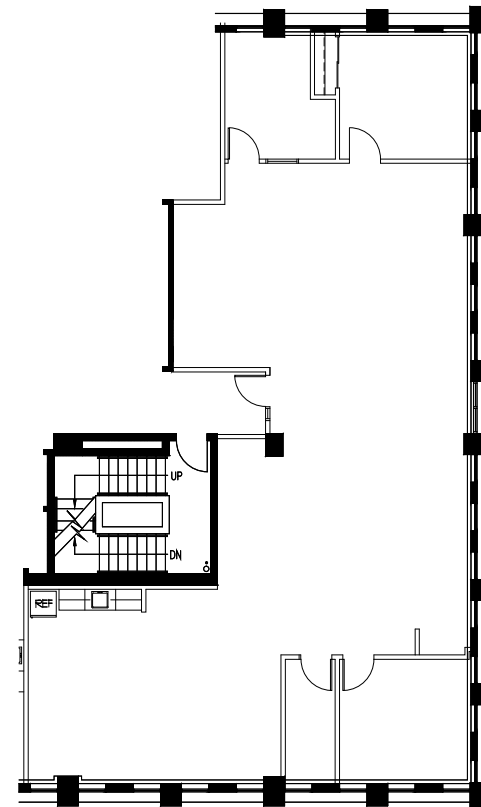
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Suite 250 - 2,575 SF



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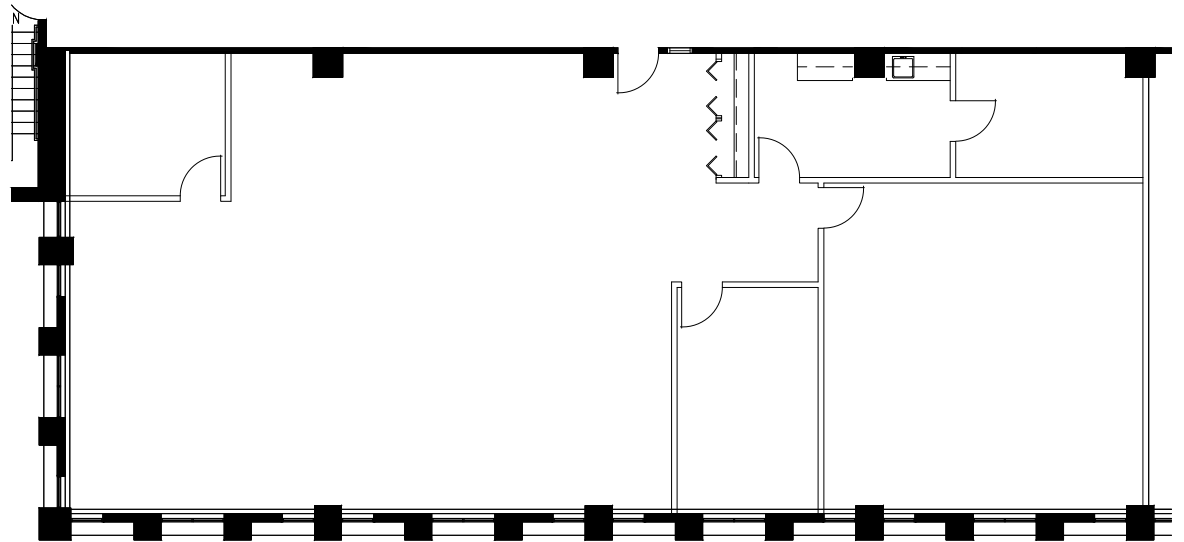
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Suite 330 - 3,169 SF



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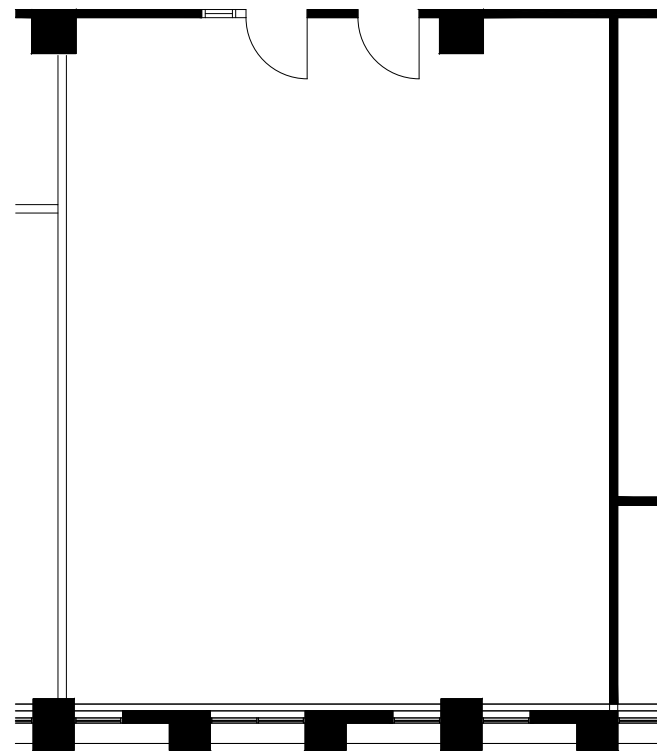
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Suite 335 - 1,051 SF



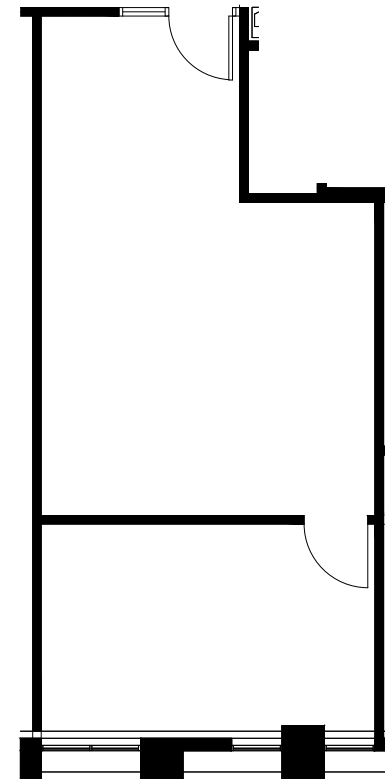
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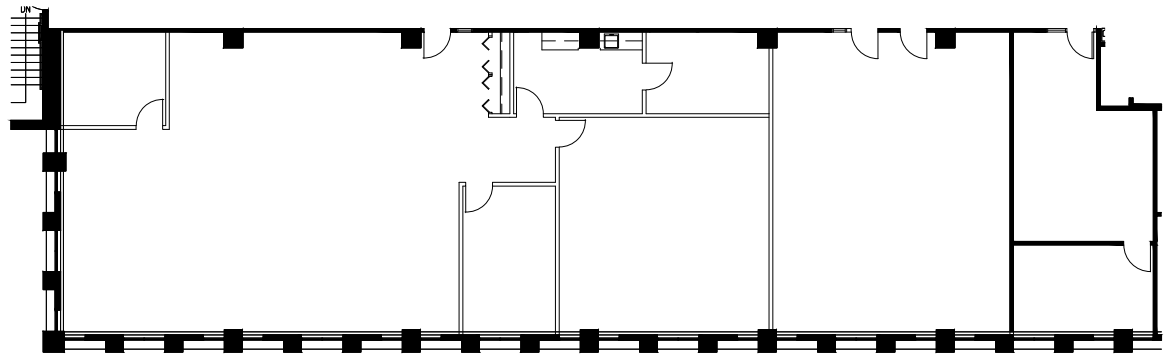
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Suite 330/335/350 - 4,788 SF



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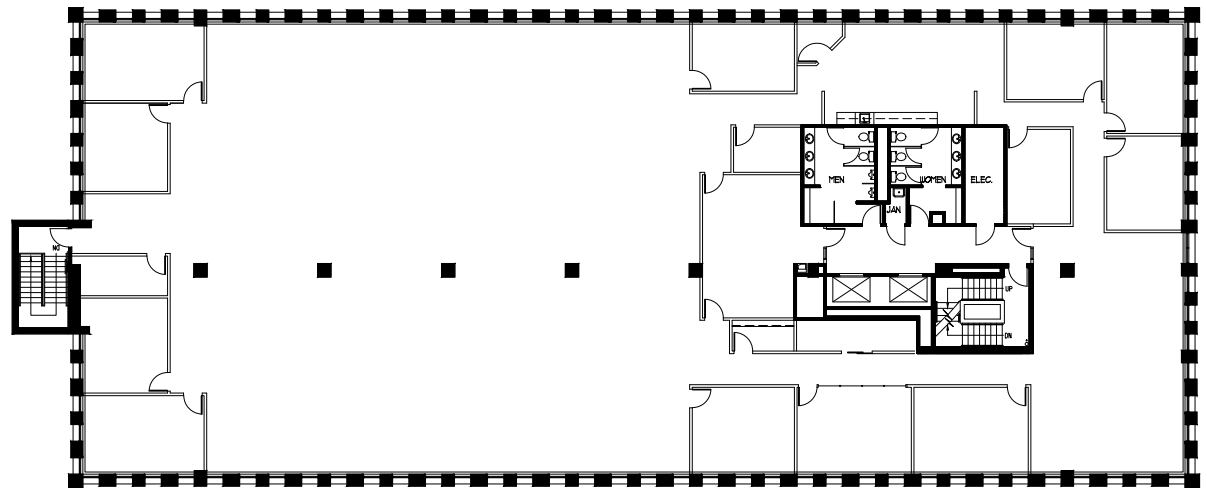
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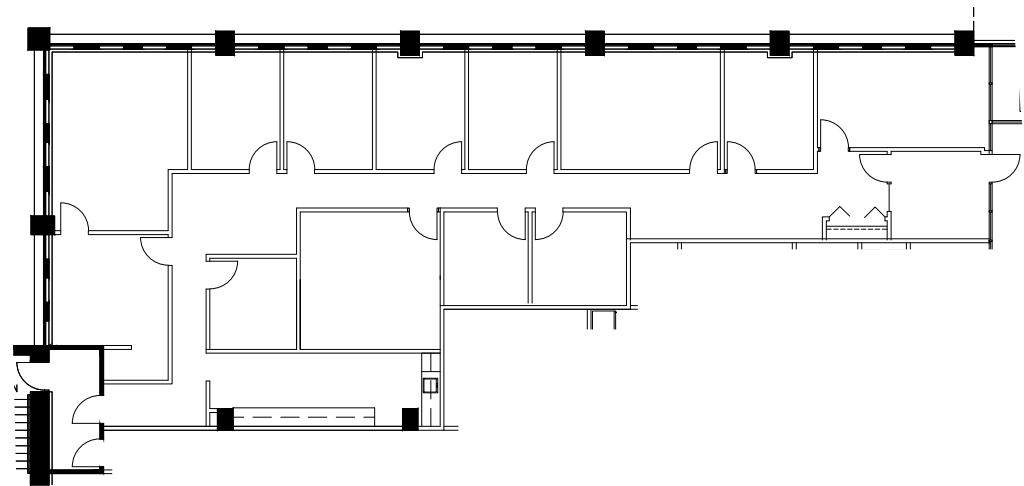
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Suite 110 - 3,582 SF



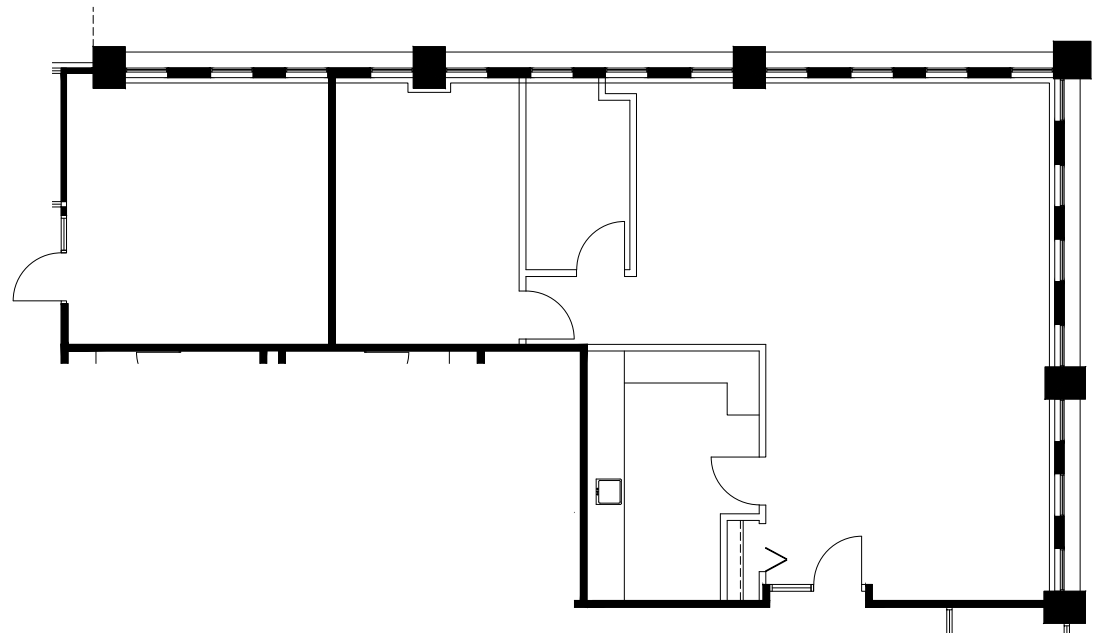
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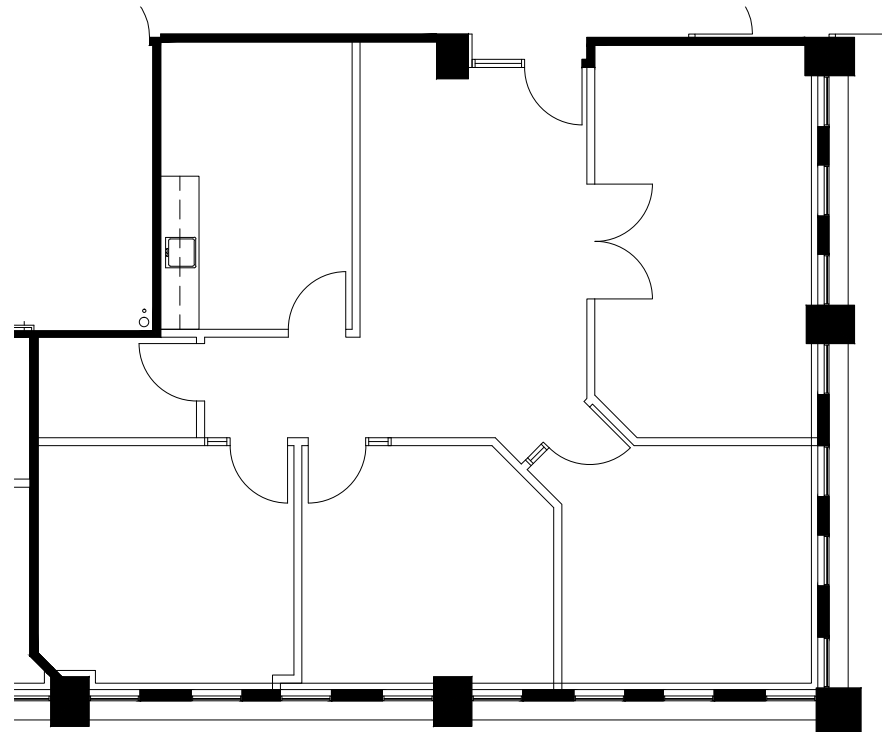
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CITY INFO

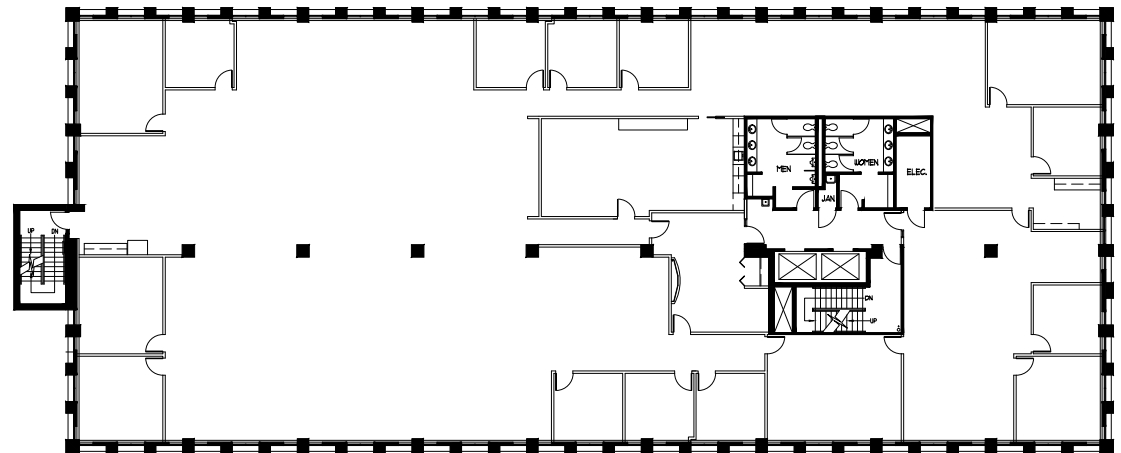
BRENWOOD I

- Suite 100 / 1,098 SF [Floor plan](#)
- Suite 125 / 629 SF [Floor plan](#)
- Suite 150 / 8,623 SF [Floor plan](#)
- Suite 200 / 5,130 SF [Floor plan](#)
- Suite 205 / 2,867 SF [Floor plan](#)
- Suite 250 / 2,575 SF [Floor plan](#)
- Suite 330 / 3,169 SF [Floor plan](#)
- Suite 335 / 1,051 SF [Floor plan](#)
- Suite 350 / 568 SF [Floor plan](#)
- Suite 330/335/350 / 4,788 SF [Floor plan](#)
- Suite 400 / 12,724 SF [Floor plan](#)

BRENWOOD II

- Suite 110 / 3,582 SF [Floor plan](#)
- Suite 115 / 1,725 SF [Floor plan](#)
- Suite 125 / 1,486 SF [Floor plan](#)
- Suite 300 / 13,012 SF [Floor plan](#)
- Suite 400 / 13,012 SF [Floor plan](#)

Suite 300 - 13,012 SF



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