



GATEWAY
OFFICE



UP TO 45,000 SF AVAILABLE
FOR SALE OR LEASE

9800 BREN ROAD | MINNETONKA, MN

YOUR NAME HERE



**HIGHWAY 169
SIGNAGE
OPPORTUNITY**



ADDRESS	9800 BREN ROAD MINNETONKA, MN
TOTAL	71,000 SF
AVAILABLE	45,000 SF
STORIES	4
LOT	5 Acres
NET RATE	\$14.00/SF
OP EX/TAX	\$9.99/SF

-  Near bus stops
-  Quick access to Hwys 62, 169, 212, 7 and I-494
-  4/1,000 parking
Underground parking
-  Nearby dining and retail options
-  Immediate access to 6 Mile Trail System
-  Building signage opportunity
-  Natural light from continuous windows
-  Lush scenic suburban surrounding and views



COFFEE & RESTAURANTS
within 1 mile

- | | |
|------------------------|----------------|
| Caribou Coffee | Chipotle |
| Olives Fresh Pizza Bar | Jimmy John's |
| Blue Birch | Starbucks |
| Scoreboard Bar & Grill | Woody's Grille |
| YoYo Donuts | Lucky Inn |
| yum! Kitchen & Bakery | HAVEN |
| Jimmy's Kitchen | Campiello |
| My Burger | Bay Leaf |



EFFICIENTLY DRIVE RESULTS

With excellent natural light, an efficient floorplate and 9 ft ceiling, you can create the perfect environment that reflects your brand and supports your company culture.

Gateway Office offers the best of everything creative and forward-thinking office users desire today.



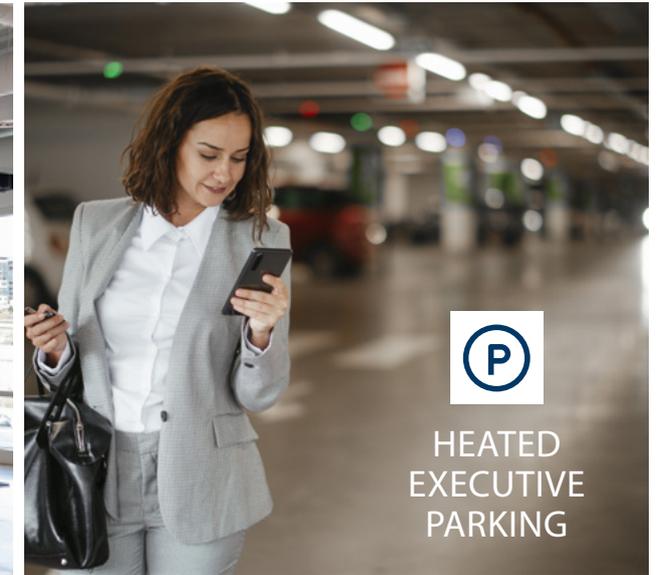
25% MORE
NATURAL LIGHT
THAN AVERAGE
OFFICES



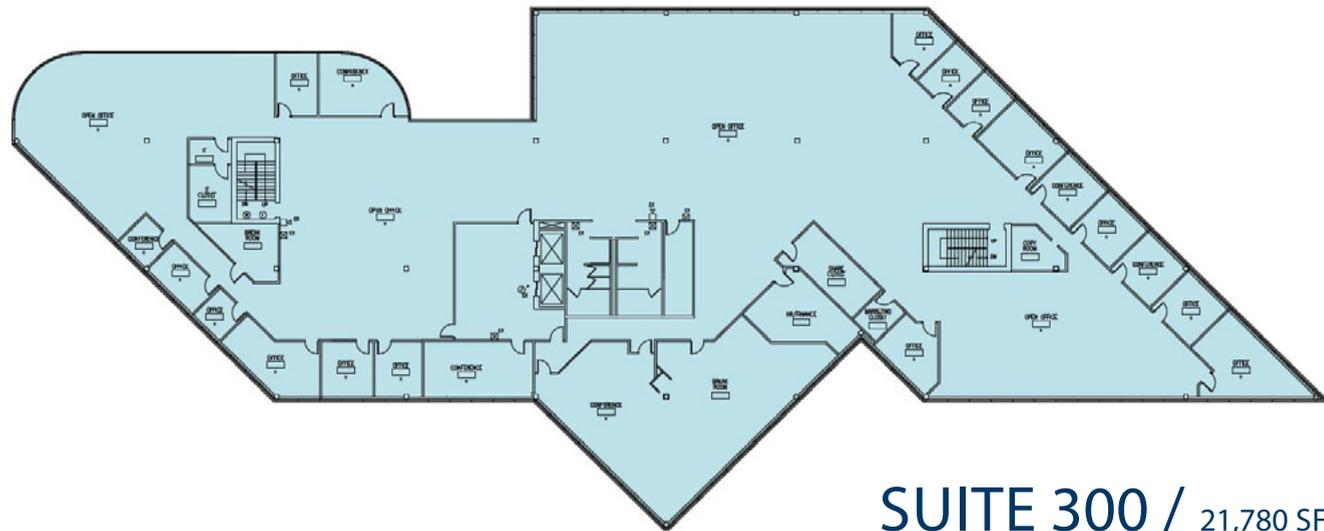
9 FT CEILING
HEIGHTS



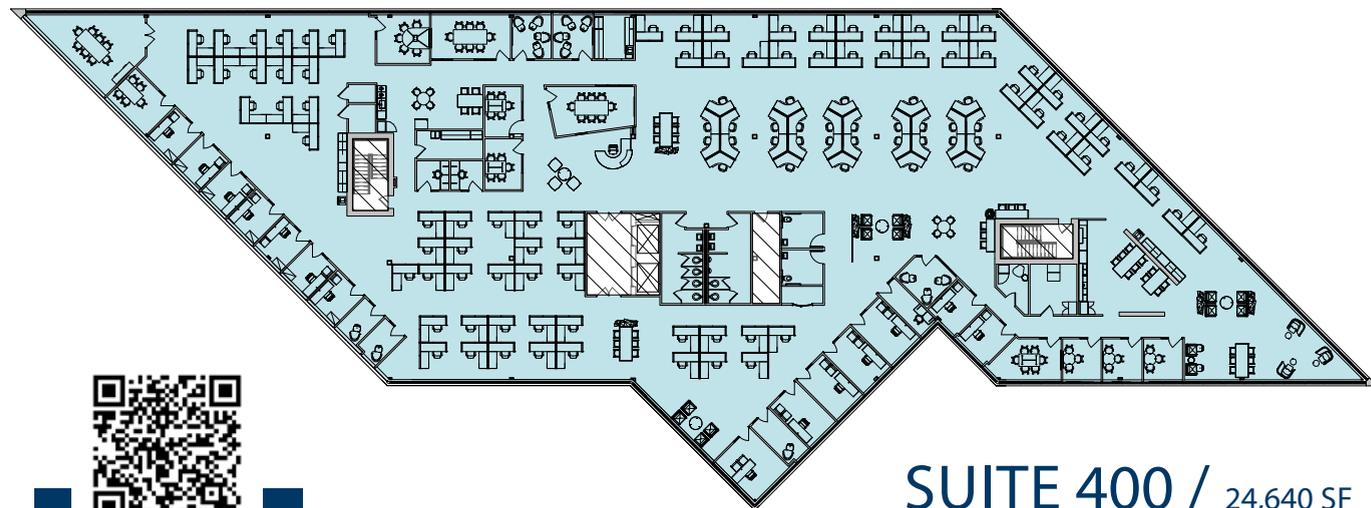
HEATED
EXECUTIVE
PARKING



CONTINUOUS
WINDOWS



SUITE 300 / 21,780 SF



SUITE 400 / 24,640 SF



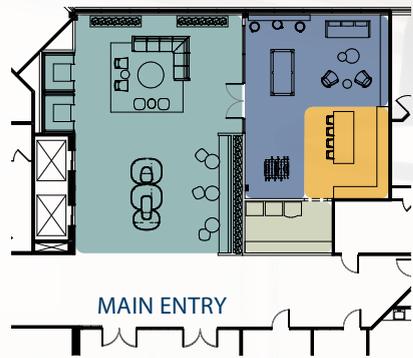
SCAN TO VIEW WALKTHROUGH

SAMPLE FIT PLAN

SEAT TYPE	SEAT COUNT
Office	14
Workstations	110
Conference	50
Huddle/Focus	26
Open Collab	45



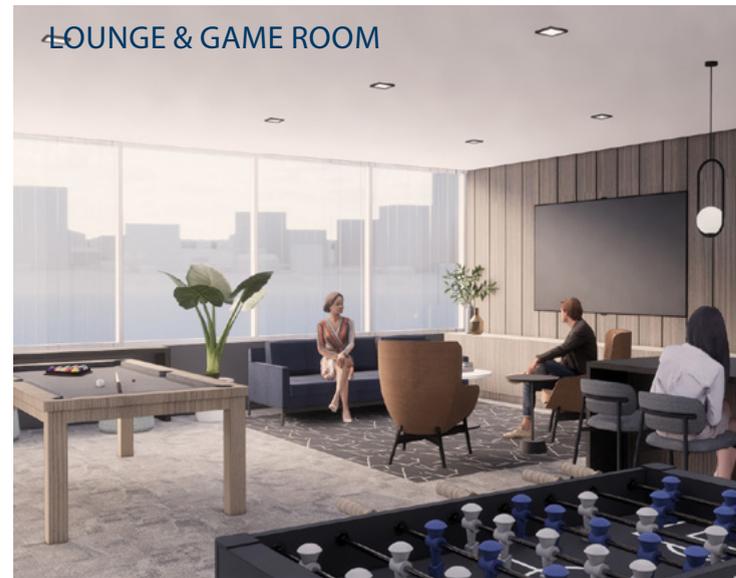
Coming Soon!
NEW LOBBY AND
TENANT LOUNGE



MAIN LOBBY



LOUNGE & GAME ROOM





GATEWAY
OFFICE

LET'S CONNECT TODAY

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