



WELLINGTON
MANAGEMENT

Green Circle

5605 Green Circle Drive
Minnetonka, MN 55343

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A special place for learning in the Southwest Metro.

Purchased in 2015, Green Circle is a creatively repositioned two-story building located within Minnetonka's quiet Opus Park. We transformed this one-time office building from the 1980s into the new home of Lionsgate Academy, a public charter school geared toward educating students on the autism spectrum and others with unique learning needs.

With its peaceful landscaping and proximity to biking and walking trails for exploring, Green Circle offers Lionsgate a special place to teach and learn. The building provides excellent access to highways 169 and 62, as well as the I-394 and I-494 corridors. Among the property's most popular amenities is a reimagined warehouse, transformed into a sport court that doubles as the school's theater.

As an esteemed community partner and long-term Wellington tenant, Lionsgate Academy fulfills a largely underserved need in our education system within the Twin Cities. While the Academy's Minnetonka location serves the western metro, the eastern metro is served by the school's Shoreview location at Wellington's Cardigan building. Both properties were creatively converted to cost-effectively fulfill the school's unique requirements.

HIGHLIGHTS

- Serene natural environment with ponds, marshes, trails and wildlife
- Beautiful landscaping with large patio
- Covered parking stalls
- Prime access to the CBDs via major thoroughfares and future light rail stop
- Creatively repositioned gym/theater

Fully Occupied

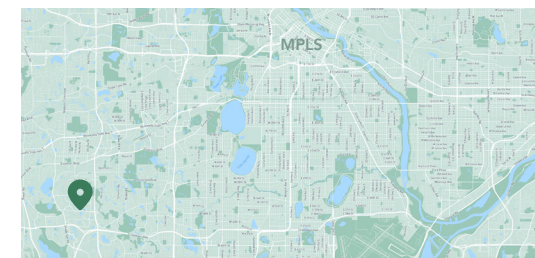
Owner, Manager, Leasing

58,000 SF total; 0 SF available

192 surface stalls (122 covered)
3.3 : 1,000 SF

Single-story building

Southwest Metro



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	11,348	65,379	223,060
HOUSEHOLDS	6,102	29,032	98,612
AVG. INCOME	\$130,982	\$170,036	\$175,398



Hot Spots

- | | |
|-------------------------------|----------------------------|
| 1. Green Circle | 5. Jimmy's Kitchen and Bar |
| 2. Children's Business Campus | 6. Yum! Kitchen and Bakery |
| 3. Caribou Coffee | 7. YoYo Donuts |
| 4. Minneapolis Mart | 8. Eagle Ridge Academy |

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PROPERTY MANAGER
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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