



Carlson Business Center

111 - 181 CHESHIRE LANE, MINNETONKA & PLYMOUTH, MN



Each building features its own distinct look, yet are all pulled together with classic architectural threads such as a natural palette, column work, stone arches, punched windows, and building cornices.



Carlson Business Center

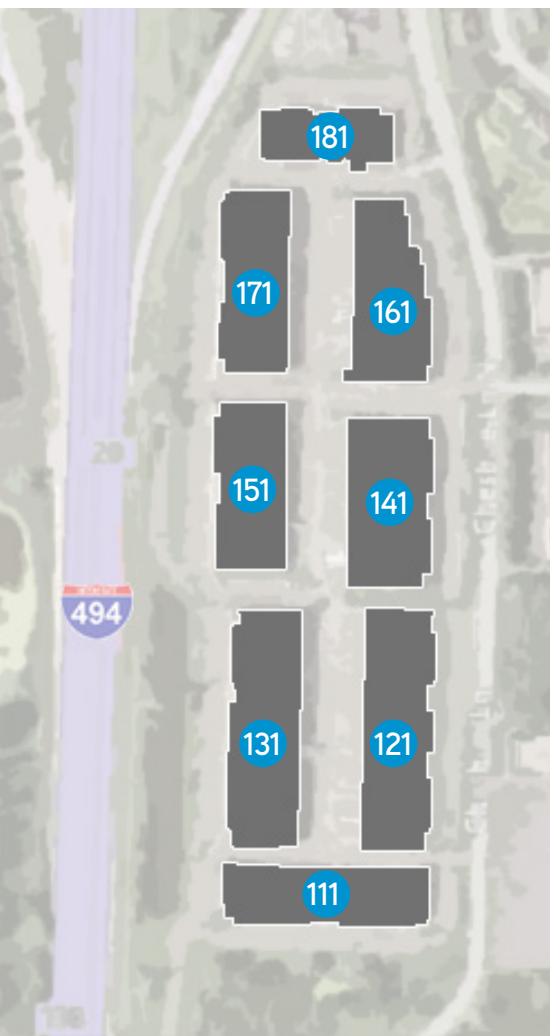
Locally owned by WPT Industrial REIT, the Carlson Business Center is a cohesive 560,378 sq.ft., eight-building mixed-use development featuring a classic exterior finish and 24-foot warehouse ceilings.

BUILDING AMENITIES

- › Class A flex/light industrial/showroom space
- › 18'-24' clear heights
- › Build-to-suit office space
- › ESFR sprinkler system
- › Truck-high docks and drive-ins
- › Abundant parking for employees and guests
- › Outdoor seating areas
- › On-campus maintenance

LOCATION AMENITIES

- › Convenient access to I-494, Hwy 55, and I-394
- › Freeway visibility
- › Close proximity to dining and retail amenities
- › Access to running and walking paths and trails
- › Located within prestigious Carlson Center
- › 2 minutes from Ridgedale Center
- › 15 minutes west of downtown Minneapolis



AVAILABLE VACANCIES

**121 CHESHIRE
SUITE 500**
OFFICE: 3,739 SQ.FT.
WAREHOUSE: 8,129 SQ.FT.
TOTAL: 11,868 SQ.FT.
2 DOCK DOORS

**131 CHESHIRE
SUITE 200**
OFFICE: 5,773 SQ.FT.
WAREHOUSE: 2,119 SQ.FT.
TOTAL: 7,892 SQ.FT.
1 DOCK DOOR

**151 CHESHIRE
SUITE 400**
OFFICE: 4,445 SQ.FT.
WAREHOUSE: 1,698 SQ.FT.
TOTAL: 6,143 SQ.FT.
1 DOCK DOOR

**181 CHESHIRE
SUITE 600**
OFFICE: 503 SQ.FT.
WAREHOUSE: 4,229 SQ.FT.
TOTAL: 4,732 SQ.FT.
1 DRIVE-IN

BUILDING SPECIFICATIONS

NET RATES \$11.00 PSF OFFICE
 \$5.00 PSF WAREHOUSE

2018 CAM/TAX

111 CHESHIRE: \$1.82 PSF CAM
 \$3.26 PSF TAX
 \$5.08 PSF TOTAL

121 CHESHIRE: \$1.82 PSF CAM
 \$2.83 PSF TAX
 \$4.65 PSF TOTAL

131 CHESHIRE: \$1.82 PSF CAM
 \$2.81 PSF TAX
 \$4.63 PSF TOTAL

141 CHESHIRE: \$1.82 PSF CAM
 \$2.51 PSF TAX
 \$4.33 PSF TOTAL

151 CHESHIRE: \$1.82 PSF CAM
 \$2.51 PSF TAX
 \$4.33 PSF TOTAL

161 CHESHIRE: \$1.82 PSF CAM
 \$2.79 PSF TAX
 \$4.61 PSF TOTAL

171 CHESHIRE: \$1.82 PSF CAM
 \$2.65 PSF TAX
 \$4.47 PSF TOTAL

181 CHESHIRE: \$1.82 PSF CAM
 \$3.00 PSF TAX
 \$4.82 PSF TOTAL

CLEAR HEIGHT

BUILDINGS 1 & 8: 18' CLEAR
BUILDINGS 2 - 7: 24' CLEAR

For more information, contact:

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