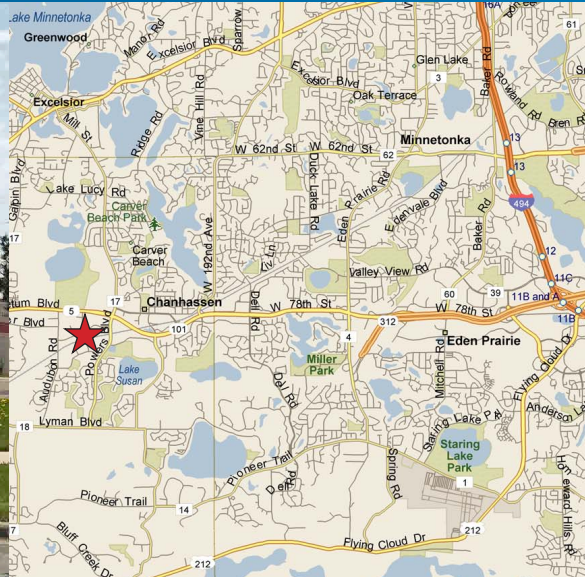


FOR SUBLEASE > OFFICE SPACE



Chanhassen Lakes I

1341-1362 PARK ROAD, CHANHASSEN, MN 55317



Flex Space in Chanhassen

Sublease space available in 48,573 square foot flex building in Chanhassen. Location offers great access to Highway 5 and just minutes from I-494.

Building Amenities

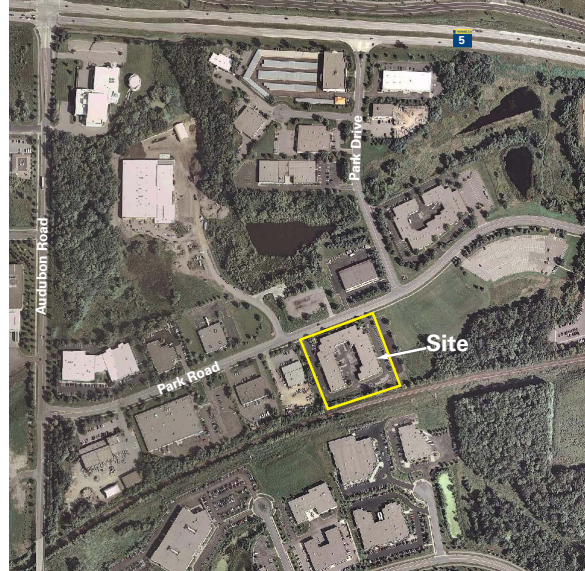
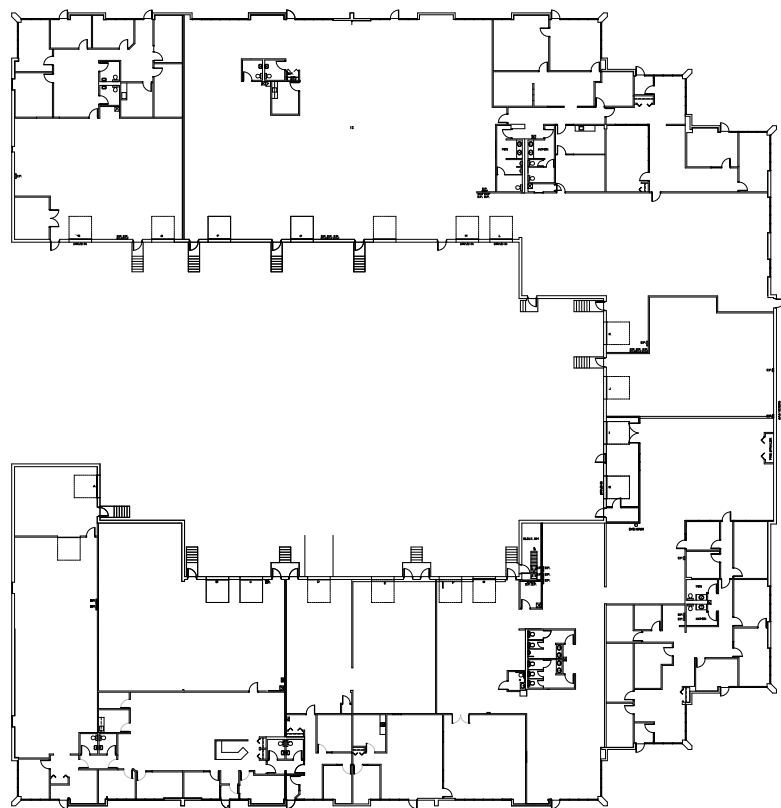
- > 48,573 square foot flex building
- > Low rental rates and operating expenses
- > Dock and drive-in loading
- > 14' clear height
- > Ample parking
- > Easy access to Highway 5

Contact Us

BILL WARDWELL
952 897 7828
MINNEAPOLIS, MN
bill.wardwell@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com/msp

Chanhassen Lakes I > Site Plan



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PROPERTY FACT SHEET



Chanhassen Lakes I

1341-1362 PARK ROAD, CHANHASSEN, MN 55317

PROPERTY ADDRESS:

1341-1362 Park Road
Chanhassen, MN 55317

CURRENTLY AVAILABLE:

SUITE 1359 - SUBLEASE:

17,837 square feet total
4,915 square feet office
12,922 square feet warehouse

- Five (5) docks
- Two (2) drive-ins
- Sublease term through 12/31/19

2018 EST. CAM & REAL ESTATE TAX:

\$1.82 per square foot CAM

\$1.47 per square foot real estate taxes

\$3.29 per square foot total

YEAR BUILT:

1983

CLEAR HEIGHT:

14'

ZONING:

Light Industrial (M-1)

PARKING:

231 total spaces

BUILDING SQUARE FEET:

48,573 square feet total

NET RENTAL RATES:

\$8.25 per square foot office

\$4.25 per square foot warehouse

AMENITIES:

- Fully sprinklered
- Nice image flex building



For Leasing Information, Contact:

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SUITE 1359 - Sublease

