



701 CARLSON PARKWAY

Class A office sublease space in prime suburban location

Unique opportunity at an award
winning Twin Cities west suburban
building with timeless appeal

76,750
SF AVAILABLE

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Aggressive rental structure through 2021 with options for long term

Availabilities on floors two, three, four and five. Minimum divisible 5,000 SF



Parking
4.57/1,000



Public
Transit



Bike
Storage



Conference
Center



Downtown
16 min. Drive



On-Site
Gym



24-Hour
Security



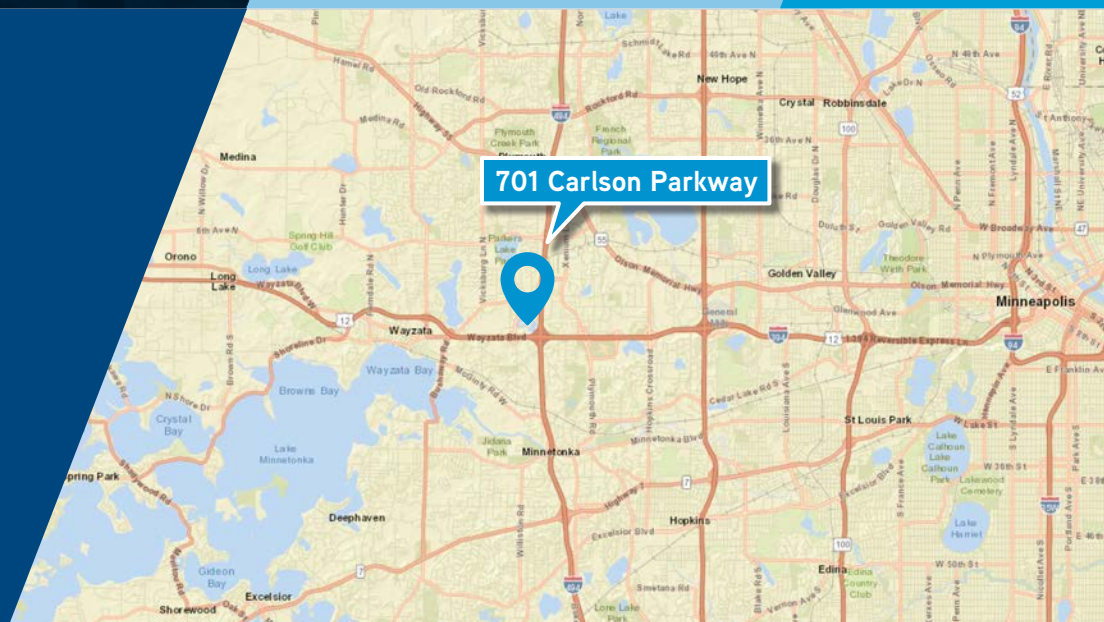
Showers
On Site



Fibre-Optic
Enabled



MSP Airport
25 min. Drive



**SUBLEASE SPECIFICATIONS**

Gross Rent	\$24.00/SF GROSS
Term	Through September 2021
Available	July 2018
Building Age	1989
Floor Two	19,222 SF
Floor Three	21,843 SF
Floor Four	21,913 SF
Floor Five	21,913 SF
Minimum Divisible	5,000 SF
Parking	Climate Controlled Available

THE BUILDING

The 701 Tower at Carlson Center is an iconic building with timeless appeal. From comfort and space efficiency to energy management and advanced technology, this building strikes a rare balance of function and form. A mirror image to the adjacent 601 Tower, both buildings are accentuated with bronze glass, granite and brass detail.

THE AREA

Named one of the "100 Best Places to Live in America" by Money magazine, Minnetonka is home to just under 51,000 residents. Host to abundant natural resources, the community boasts 49 community parks, 81+ miles of sidewalks and trails, and more than 1,000 acres of public open space. The city enjoys a thriving business community, high-quality office developments, and beautiful residential areas.

THE SPACE

The office sublease space at 701 Carlson Parkway offers an abundance of natural light, landscaped views with high ceilings and a healthy mix of private office and open collaborative spaces. Available for occupancy July 2018, the spaces are move-in ready with option to use available furnishings. On-site conference and training rooms, cafeteria and training facility add to the appeal of this opportunity.

\$24.00
PSF GROSS

AREA DEMOGRAPHICS



Current Population
49,741



Projected Population (2022)
52,046



Median Household Income
\$82,418



Number of Households
21,907



Household Growth
4.61%



Unemployment Rate
1.58%



Education Attainment (with degree)
58%

*Numbers cited represent 5-mile radius from property address for year end 2017.

BUILDING SPECIFICATIONS

Property Address	701 Carlson Parkway, Minnetonka, MN
Building Type:	Class A Office; LEED Gold Certified
Net Rentable Area	267,952 SF
Number of Floors	15 Stories
Location	The property is located at the intersection of I-394 and I-494 in the west metro suburb of Minnetonka, MN.
Year Built	1989
Exterior Finishes	Marble with aluminum and glass curtain wall
Interior Finishes	Classic Greco-Roman architecture with marble floors/columns and acoustical tile ceilings.
Ceiling Height	9 feet
Telecom	Dual fiber feeds
Security	Card Access, Buzzer in Main Lobby
Parking	4.57 spaces per 1,000 office SF Five level attached covered ramp, climate controlled contract spaces and visitor parking.

Area Retailers



FEATURES

- On-site concierge service
- Carlson Cafe on lower level
- Convenience store/gift shop
- Dry-cleaning drop off/pick up
- Conference and training room facilities
- Free covered and climate controlled parking
- Fitness center with shower facilities
- 24-hour building security
- Walkout outdoor terraces with nature views
- Canoe rental/park rental
- Bike storage
- Jogging/walking trails
- On-site property management
- UPS and Fed Ex shipping
- Tenant storage





COMMON AREAS AT 701 CARLSON INCLUDE: Conference and training room facilities, fitness center with shower facilities, bike storage, free covered and climate controlled parking available, Carlson Cafe (lower level), convenience store/gift shop, walkout outdoor terraces with nature views, canoe rental/park rental and jogging/walking trails.



OFFICE SPACE FOR SUBLEASE: Floors two through five are available for sublease and feature an abundance of natural light, landscaped views with high ceilings and a healthy mix of private and open collaborative spaces.

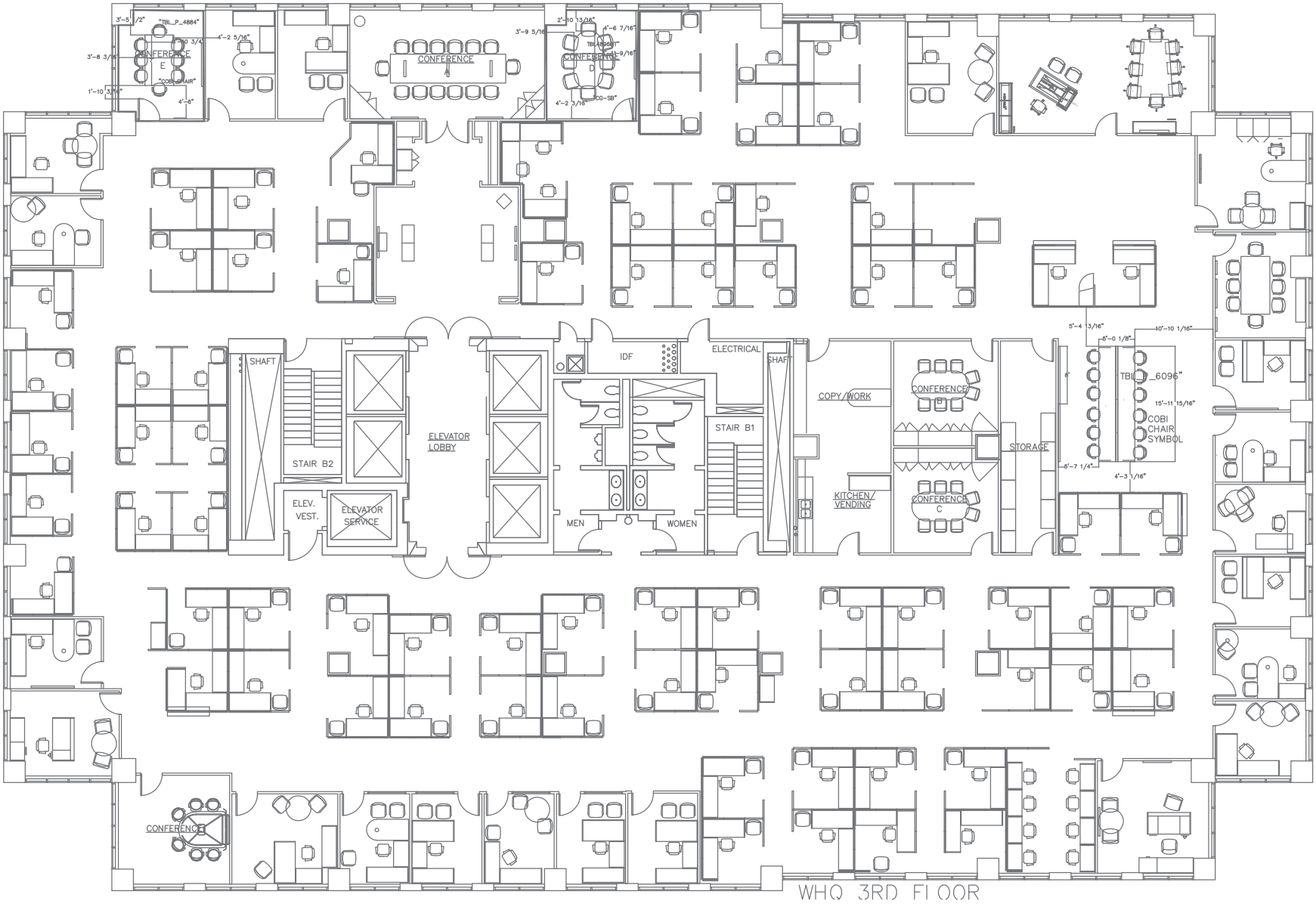


SUBLEASE OPPORTUNITY: Up to 76,750 square feet available. Floor plates vary and range from 19,222 square feet to 21,913 square feet. Minimum divisible 5,000 square feet.

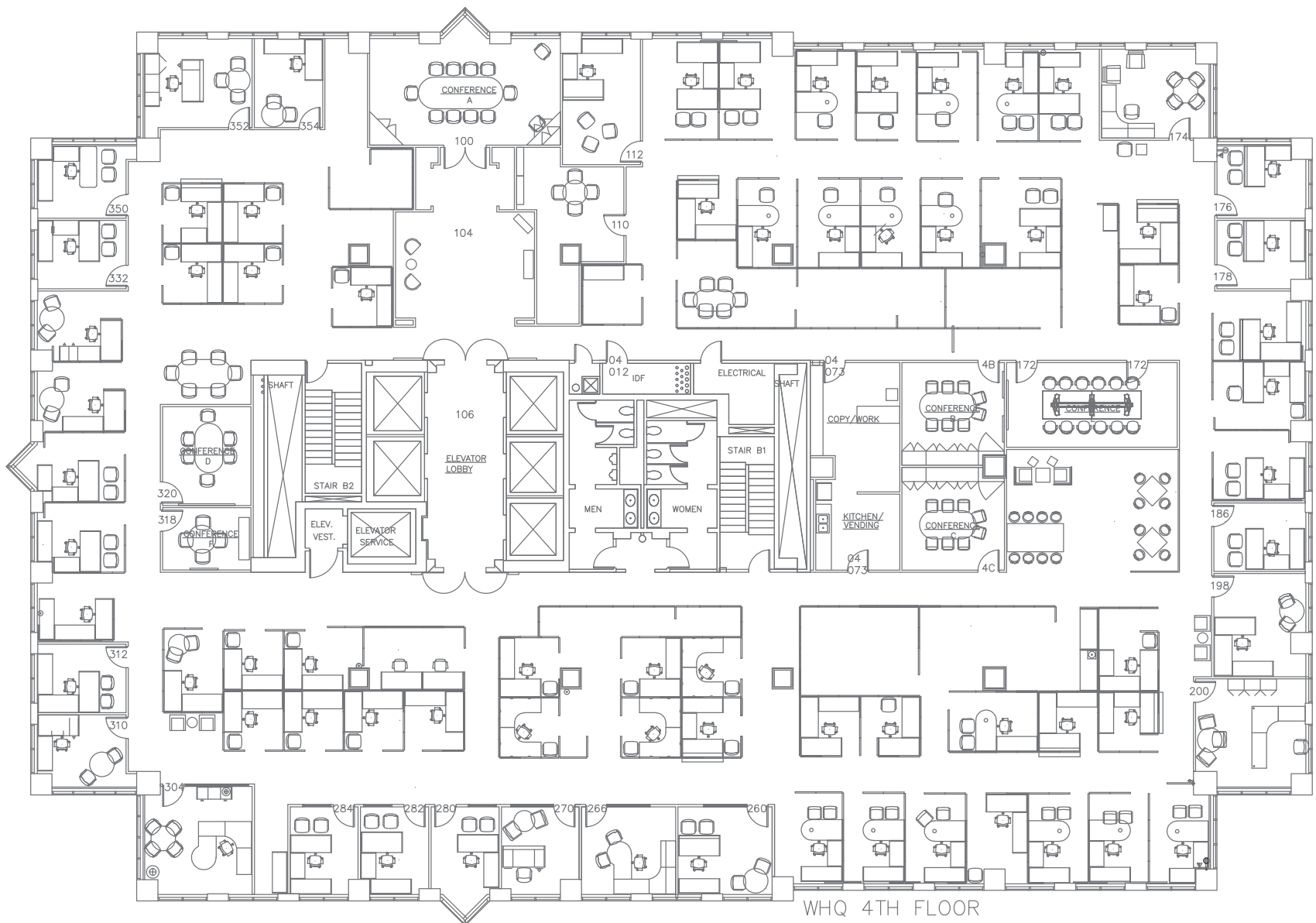
Floor Plan » Floor Two



Floor Plan >> Floor Three

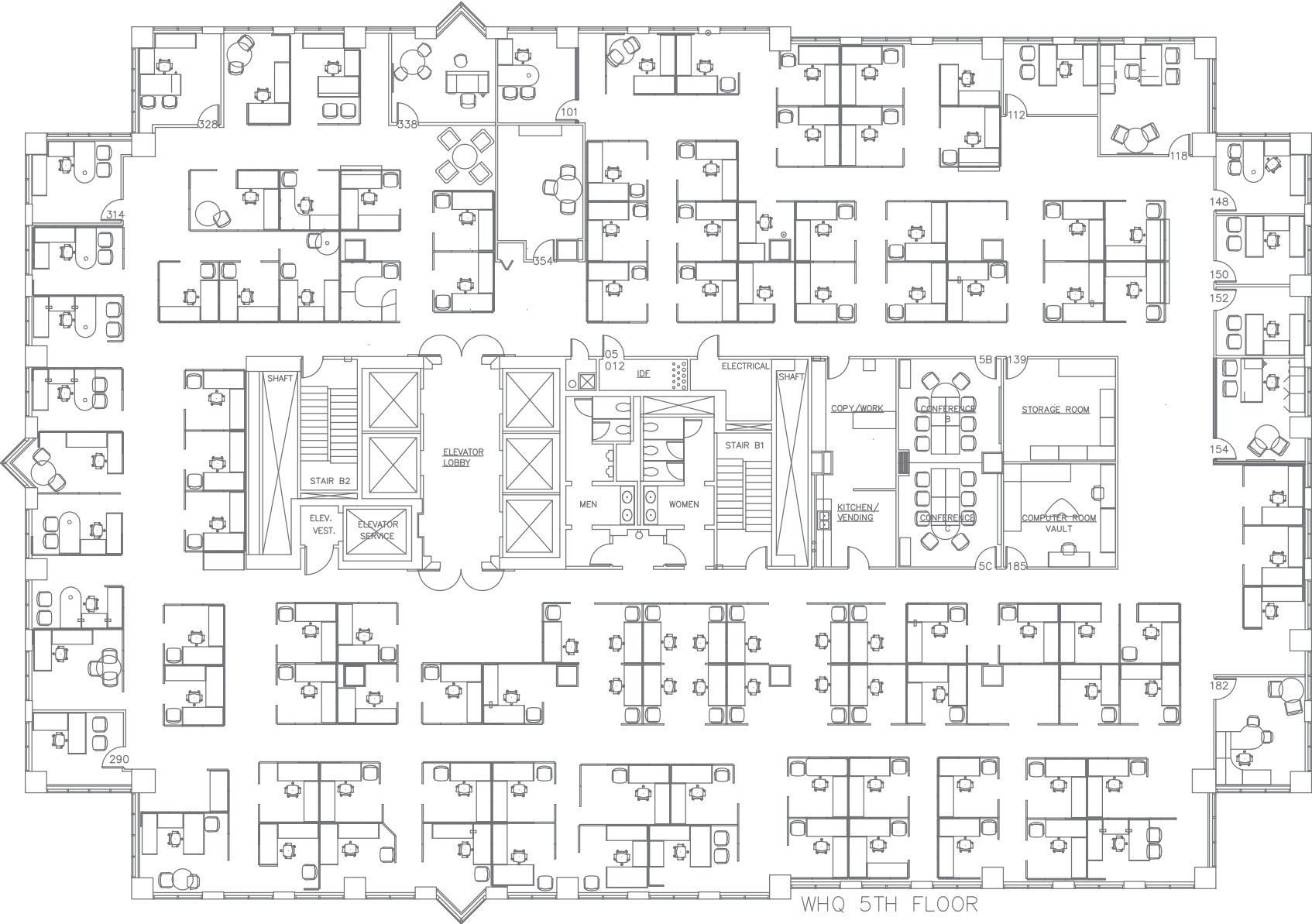


Floor Plan » Floor Four

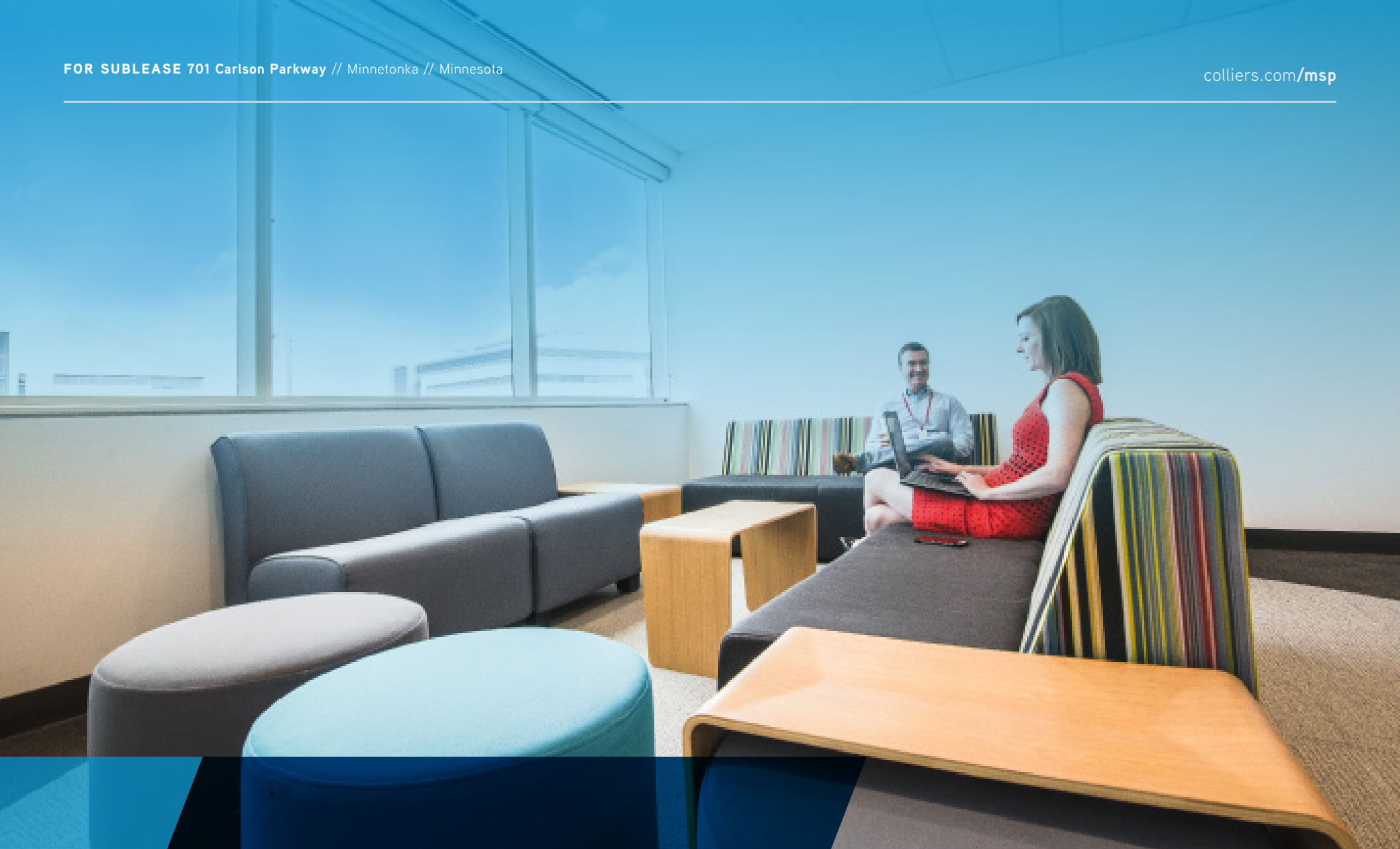


WHQ 4TH FLOOR

Floor Plan » Floor Five







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