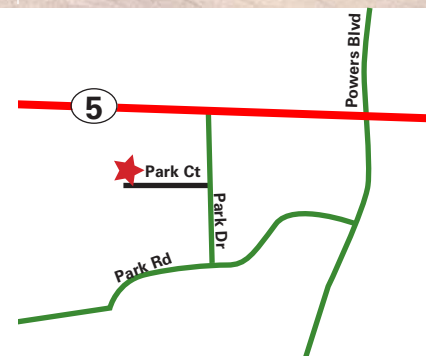




# 1450 Park Court

1450 Park Court  
Chanhasen, Minnesota

- For Lease
- 15,072 square feet office/warehouse building
- 14' clear height
- Dock and drive-in door loading
- Easy Highway 5 access
- Close proximity to restaurants, hotels and shops



For more information contact:

Brian Netz  
952.897.7736  
bnetz@welshco.com

Kevin Simons  
952.897.7871  
ksimons@welshco.com



## 1450 Park Court For Lease

**Building Address:**

1450 Park Court  
Chanhassen, Minnesota

**Brian Netz**

- 952.897.7736
- bnetz@welshco.com

**Building Square Feet:**

15,072 square feet total

**Currently Available:**

**Kevin Simons**

- 952.897.7871
- ksimons@welshco.com

**Suite #5**

3,893 square feet total  
678 square feet of office  
3,215 square feet of warehouse

- One (1) dock, one (1) drive-in

[www.welshco.com](http://www.welshco.com)

**Clear Height:**

14'

**Net Rental Rates:**

\$8.50 per square foot of office  
\$4.50 per square foot of warehouse

4350 Baker Road, Suite 400  
Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

**2010 (est.) CAM & Tax:**

\$3.15 per square foot

**Amenities:**

- Easy access to Highway 5 & Highway 101
- Near restaurants & shopping



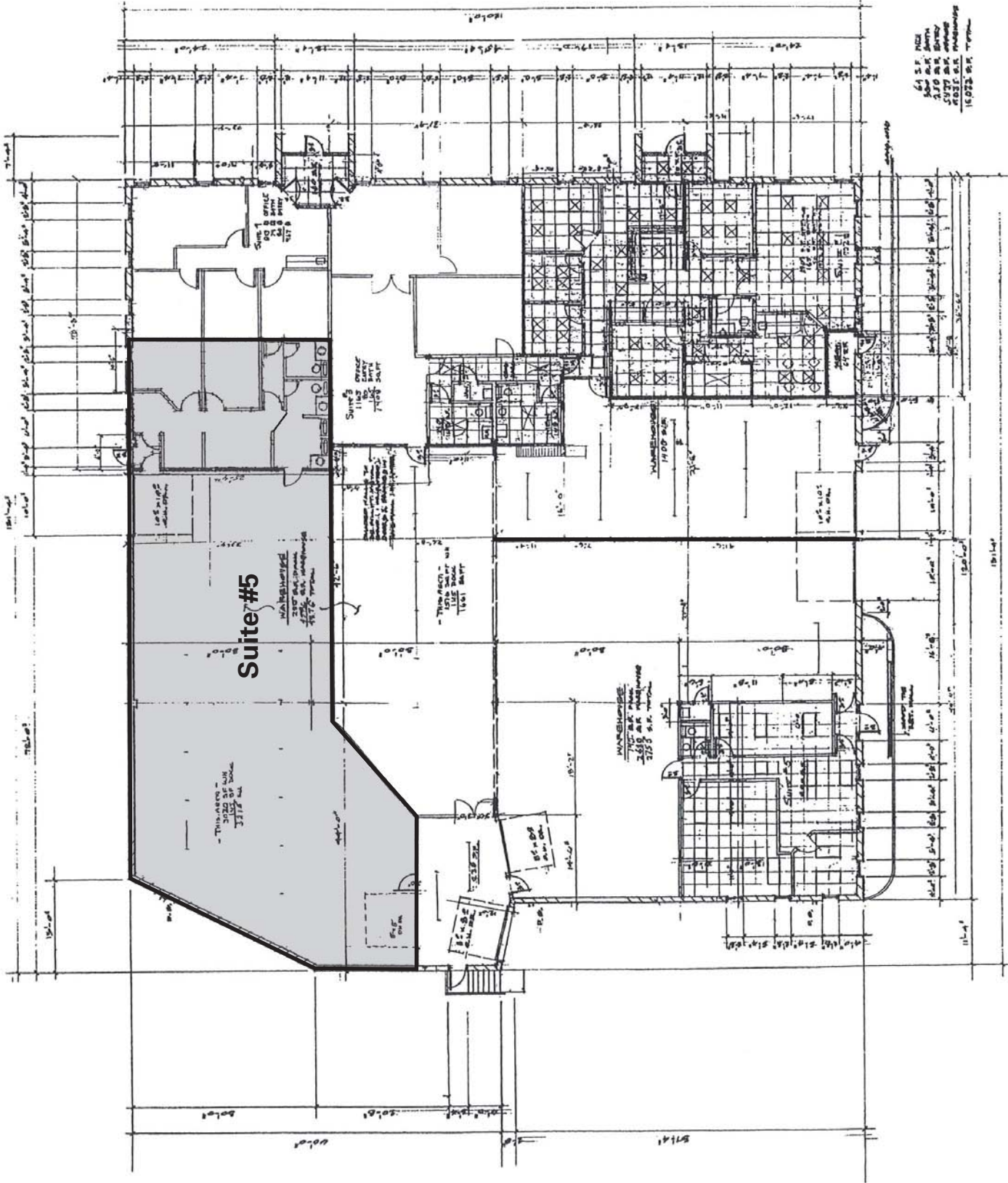
DOUGLAS A. MOE  
ARCHITECTS  
INCORPORATED

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY  
DIRECT SUPERVISION AND THAT I AM A REGISTERED ARCHITECT OR ENGINEER  
UNDER THE LAWS OF THE STATE OF CALIFORNIA.  
Date: 01/15/15  
Architect: Douglas A. Moe

PARK COURT PLAZA

NO.	DATE	REVISIONS
1	01/15/15	01/15/15
2		
3		
4		
5		
6		
7		
8		
9		
10		

A2



FLOOR PLAN  
1/8" = 1'-0"