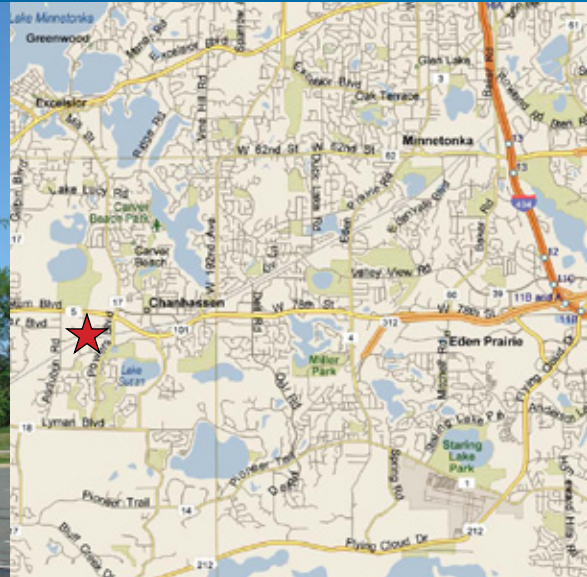


FOR LEASE > FLEX SPACE

Chanhassen Lakes II

1250-1290 PARK ROAD, CHANHASSEN, MN 55317



Flex Space in Chanhassen

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

Building Amenities

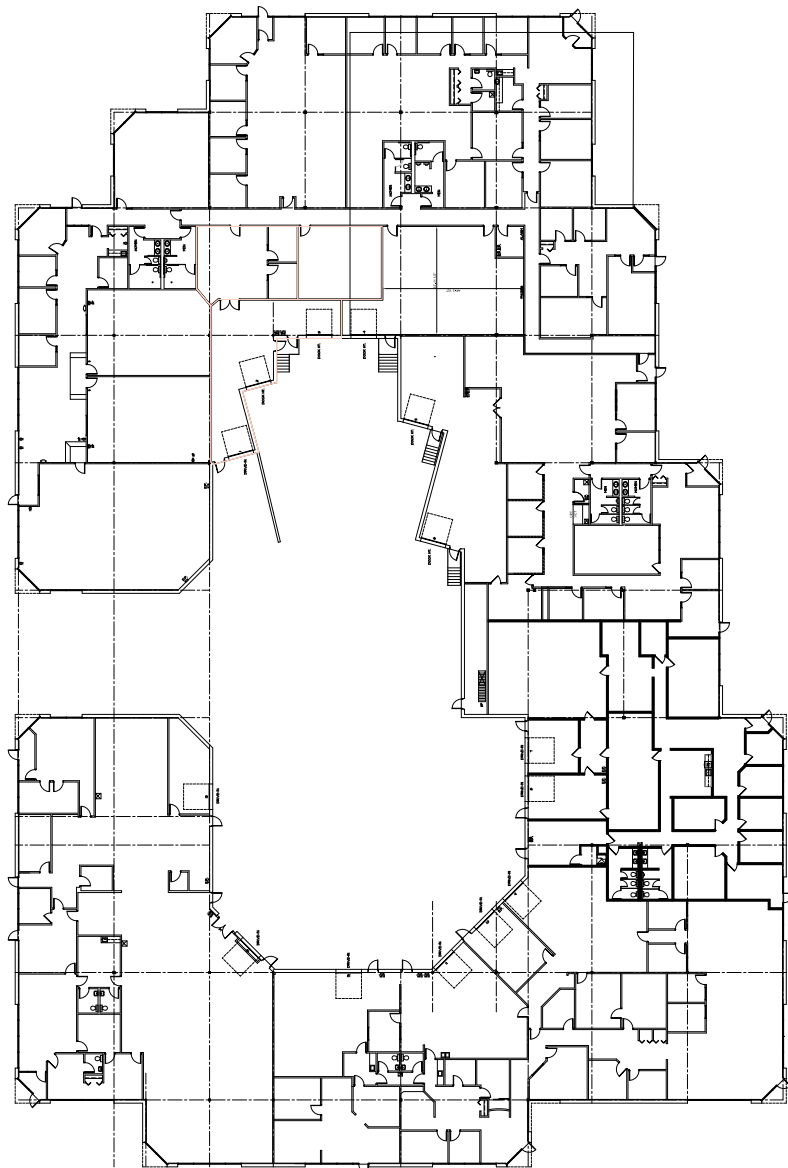
- > 48,573 square foot flex building
- > Low rental rates and operating expenses
- > Dock and drive-in loading
- > 14' clear height
- > Ample parking
- > Easy access to Highway 5

Contact Us

BRIAN NETZ
952 897 7736
MINNEAPOLIS, MN
brian.netz@colliers.com

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

Chanhassen Lakes II > Site Plan



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PROPERTY FACT SHEET



Chanhassen Lakes II

1250-1290 PARK ROAD, CHANHASSEN, MN 55317

PROPERTY ADDRESS:

1351-1365 Park Road
Chanhassen, MN 55317

BUILDING SQUARE FEET:

48,573 square feet total

CURRENTLY AVAILABLE:

SUITE 1276 C:

5,615 square feet total
3,989 square feet office
1,626 square feet warehouse
• Two (2) drive-ins

SUITE 1266:

9,320 square feet total
3,350 square feet office
5,970 square feet warehouse
• Two (2) drive-ins

SUITE 1258:

3,672 square feet total
1,770 square feet office
1,902 square feet warehouse
• One (1) dock

YEAR BUILT:

1983

CLEAR HEIGHT:

14'

ZONING:

Light Industrial (M-1)

PARKING:

231 total spaces

NET RENTAL RATES:

\$7.75 per square foot office
\$3.75 per square foot warehouse

2012 EST. CAM & REAL ESTATE TAX:

\$1.09 per square foot CAM
\$1.36 per square foot real estate taxes
\$2.45 per square foot total

AMENITIES:

- Fully sprinklered
- Nice image flex building
- Flexible floor plans

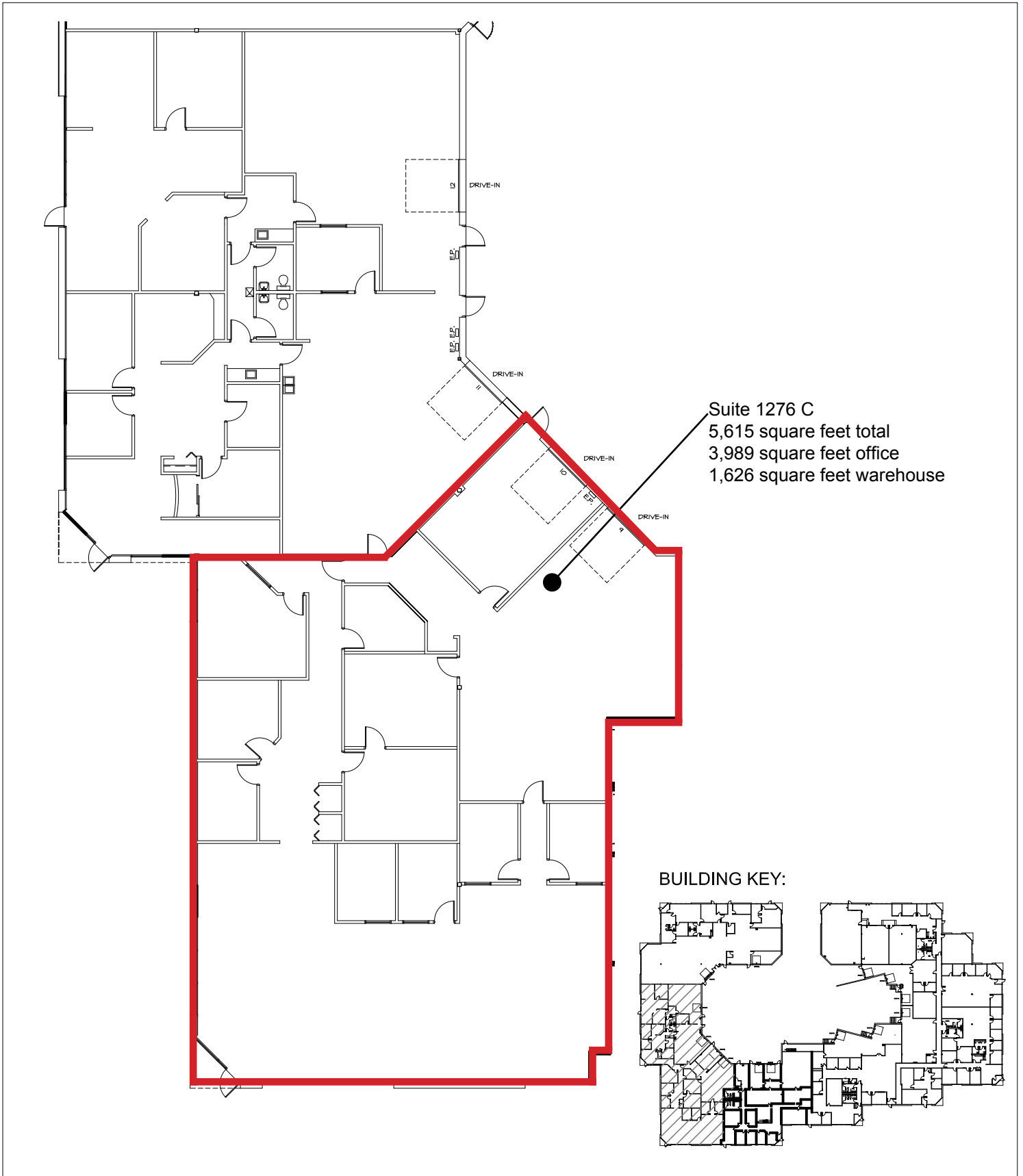


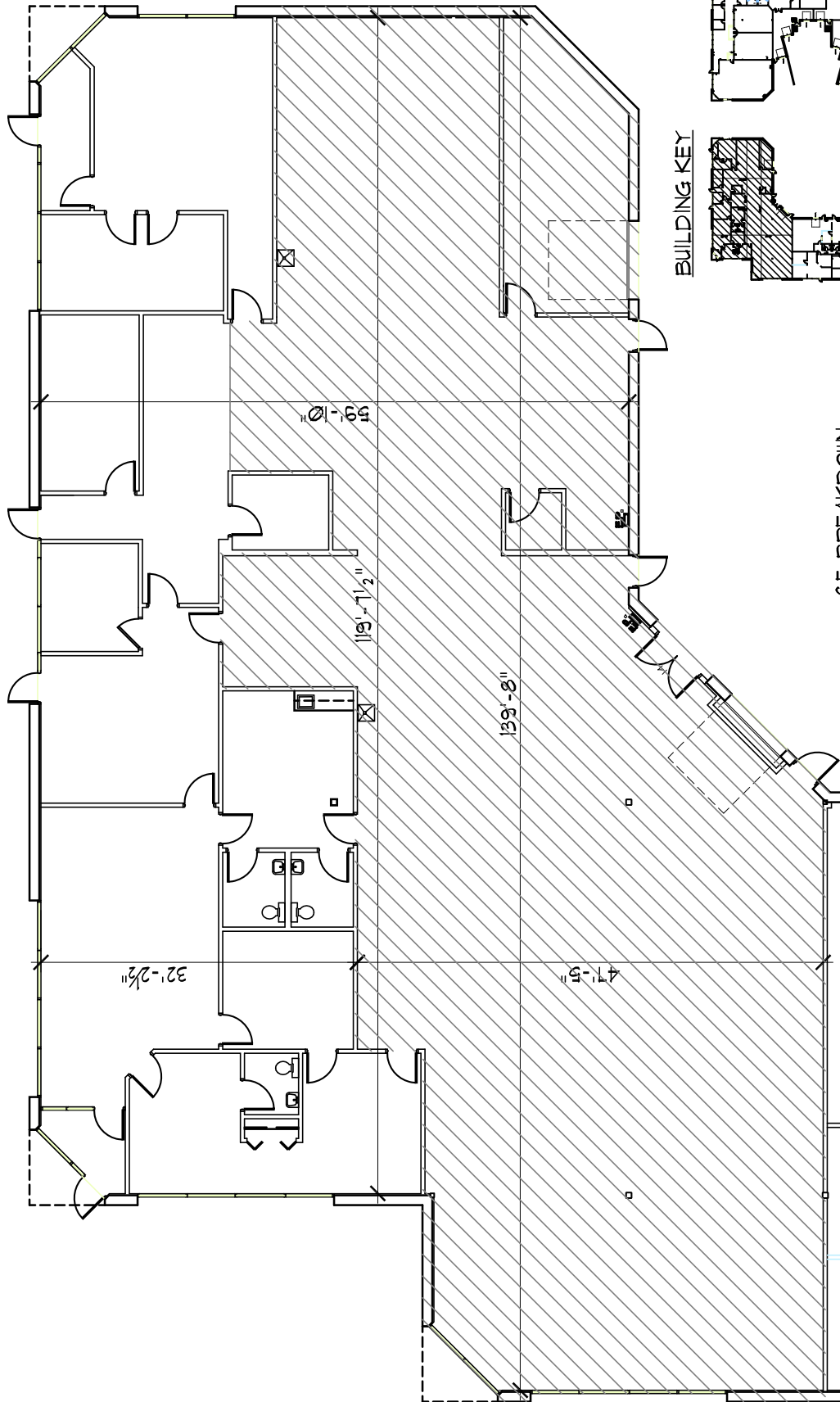
For Leasing Information, Contact:

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952 897 7736
brian.netz@colliers.com

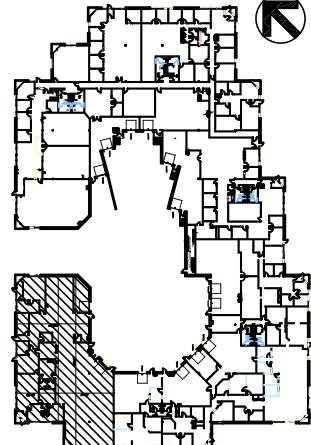
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Minnetonka, MN 55343

www.colliers.com





BUILDING KEY



S.F. BREAKDOWN:

OFFICE - 3,350 SF.
 WHSE. - 5,970 SF.
 TOTAL - 9,320 SF.

1
A-1
FLOOR PLAN
 SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"
 JOB: SUITE 1266
 REVISION: _____ DATE: _____
 DRAWN BY: AJV
 DATE: 11/11/10

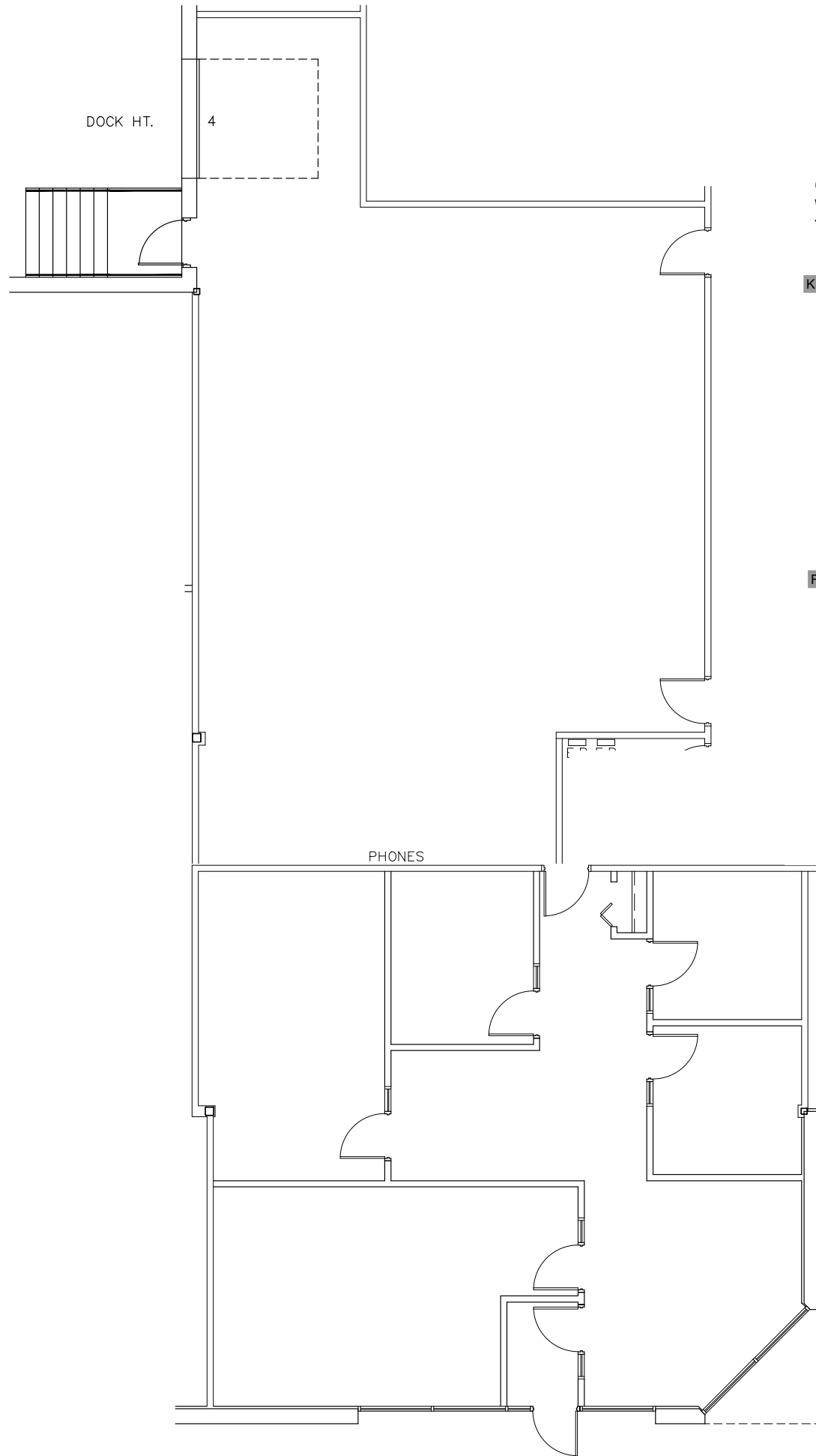
A-1

SUITE 1266
 CHANHASSEN LAKES
 BUILDING II
 1250-1290 PARK ROAD
 CHANHASSEN, MN

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GENESIS
ARCHITECTURE

4350 Baker Road, Suite 400
 Minneapolis, MN 55343
 952.897.7874 Fax: 952.897.7740

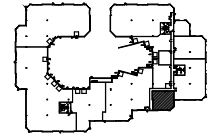


SUITE 1258

AREA:

OFFICE: = 1,770 S.F.
 WAREHOUSE: = 1,902 S.F.
 TOTAL: = 3,672 S.F.

KEY PLAN



FLOOR PLAN

