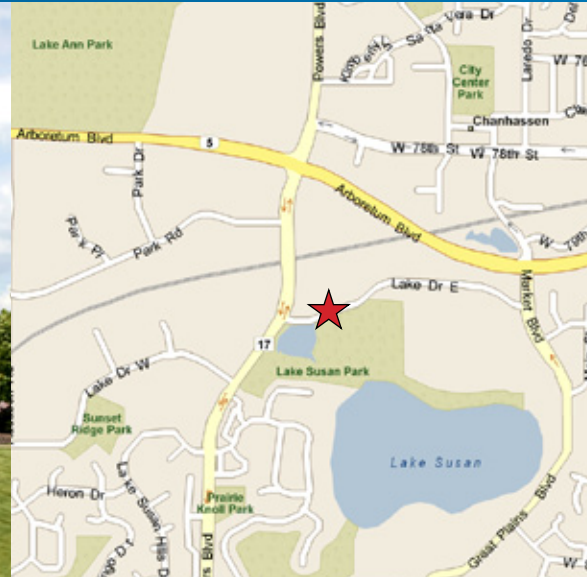


FOR LEASE > FORMER CORPORATE HEADQUARTERS SPACE



# Lake Drive Business Ctr

950 LAKE DRIVE, CHANHASSEN, MN 55317



## Reduced Lease Rate!

Former corporate headquarters building with 16,652 square feet of office space available for lease at \$7.00 per square foot. Convenient Chanhassen location with great access to Highway 5 and Highway 212.

## Building Amenities

- > 16,652 square foot end cap space available
- > Combination of private offices, conference rooms and cubicle space
- > Up to 5/1000 parking available
- > Great glassline
- > Built in 1988 with an expansion in 2001
- > Convenient location with great access to Highway 5 & Highway 212

## Contact Us

BRIAN NETZ  
952 897 7736  
MINNEAPOLIS, MN  
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4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

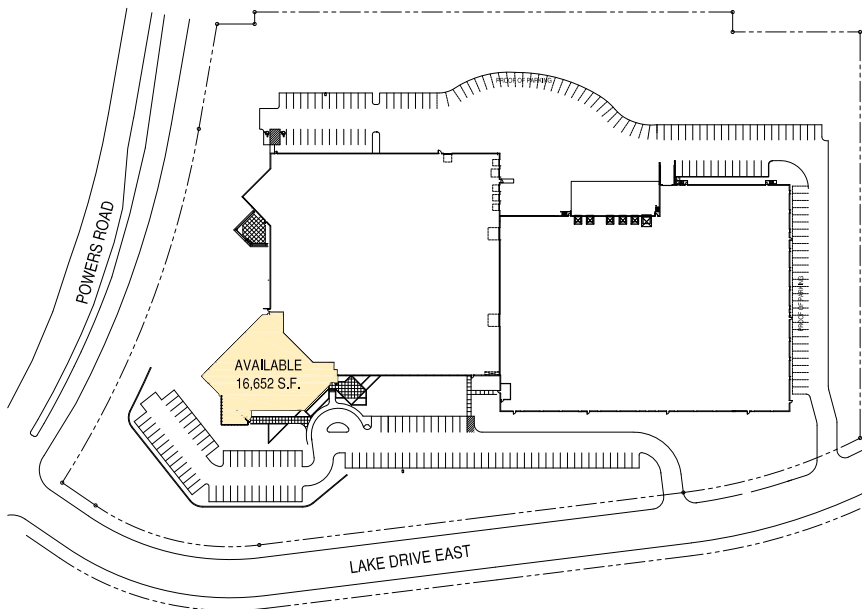
# Lake Drive Business Center > Site Plan



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# PROPERTY FACT SHEET

## Lake Drive Business Center



### PROPERTY ADDRESS:

950 Lake Drive  
Chanhassen, MN 55317

### ZONING:

IOP (Industrial)

### BUILDING SQUARE FEET:

192,000 square feet total

### NET RENTAL RATES:

\$7.00 per square foot office

### CURRENTLY AVAILABLE:

16,652 square feet total  
13,279 square feet 1st floor office  
3,373 square feet 2nd floor office

### 2012 EST. CAM & REAL ESTATE TAX:

\$0.87 per square foot CAM  
\$1.45 per square foot tax  
\$2.32 per square foot total

### YEAR BUILT:

1988 with a 97,000 SF expansion  
in 2001

### AMENITIES:

- 6" concrete floor in excellent condition
- Insulated precast concrete exterior
- Great access to Highway 5
- 10 minutes from Interstate 494

### LOT SIZE:

12.61 acres

### PARKING:

158 parking spaces  
• Expansion capability

### PID NUMBER:

25-2710010



## For Leasing Information, Contact:

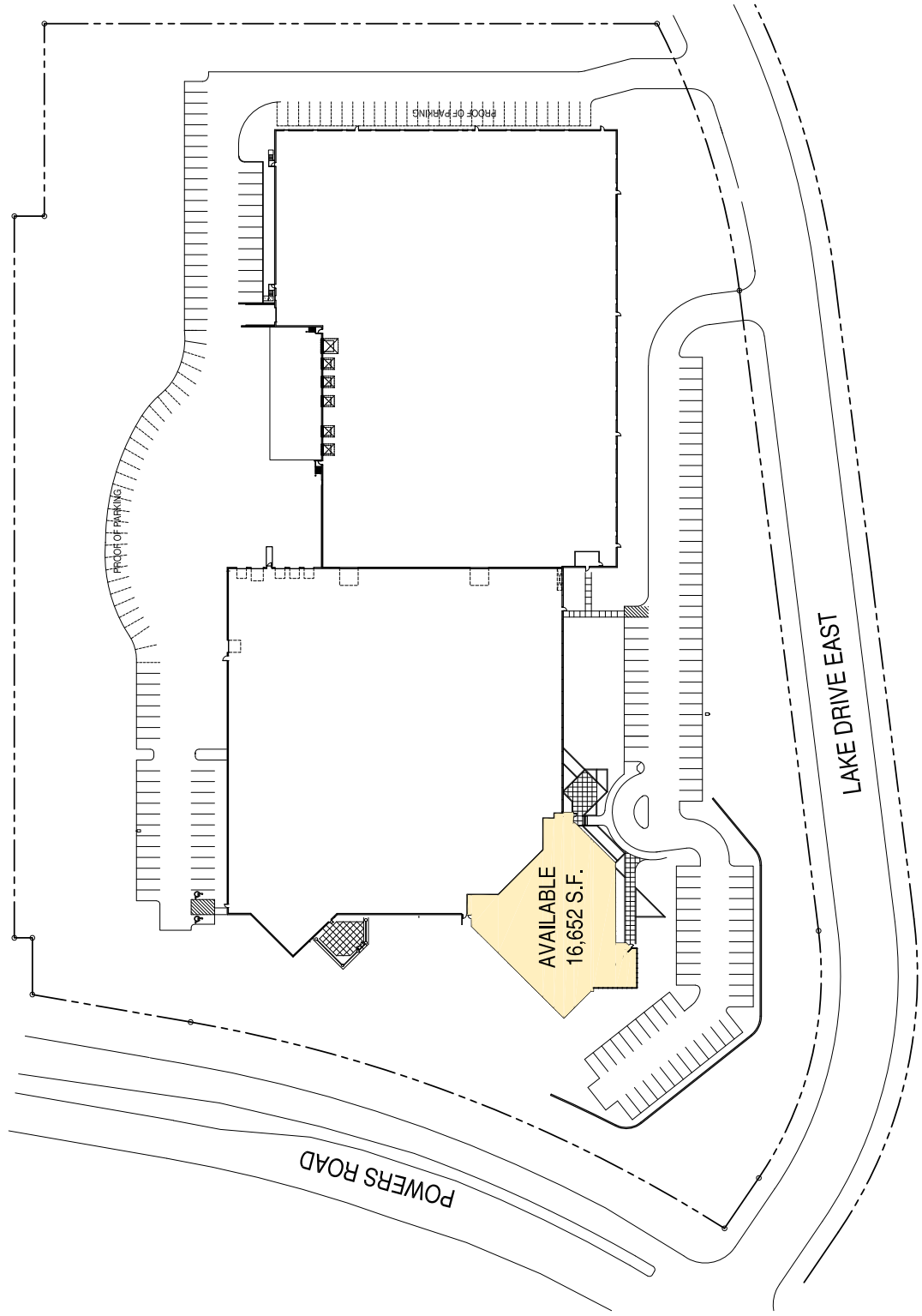
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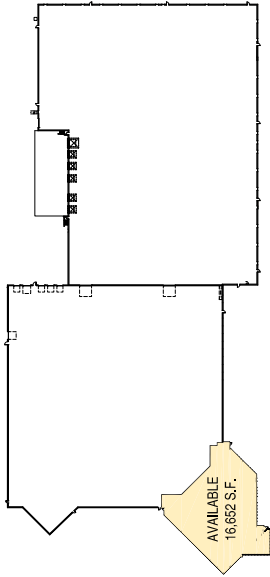
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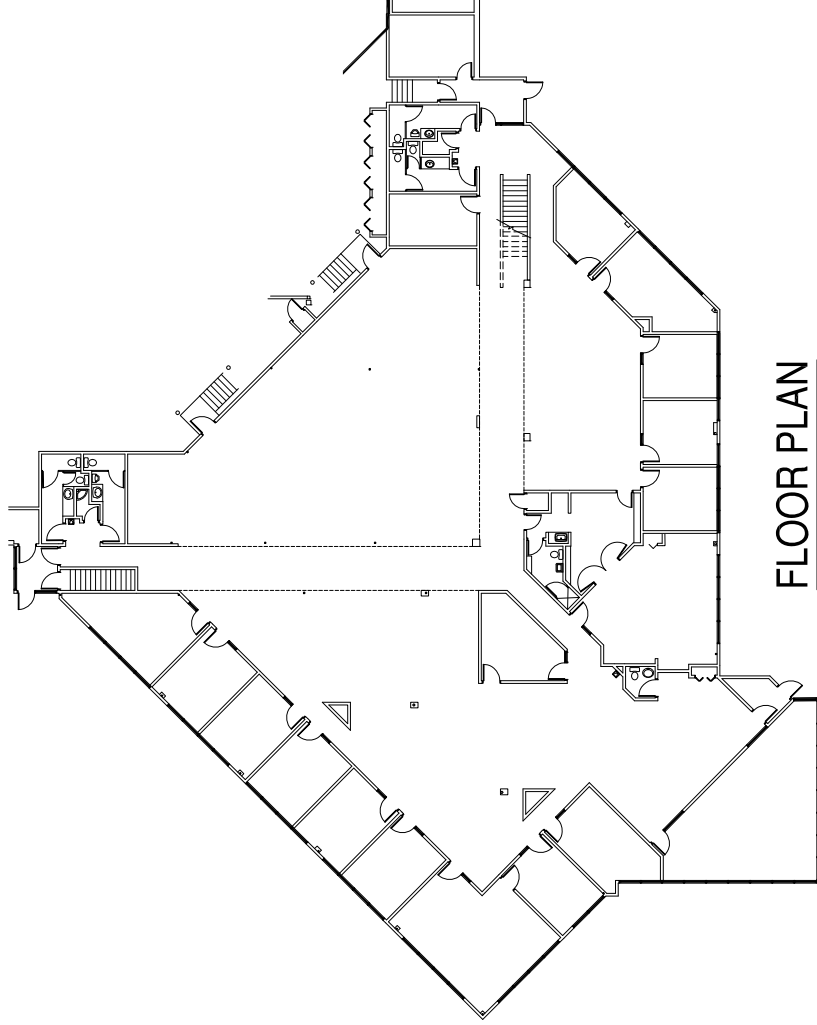
SITE PLAN



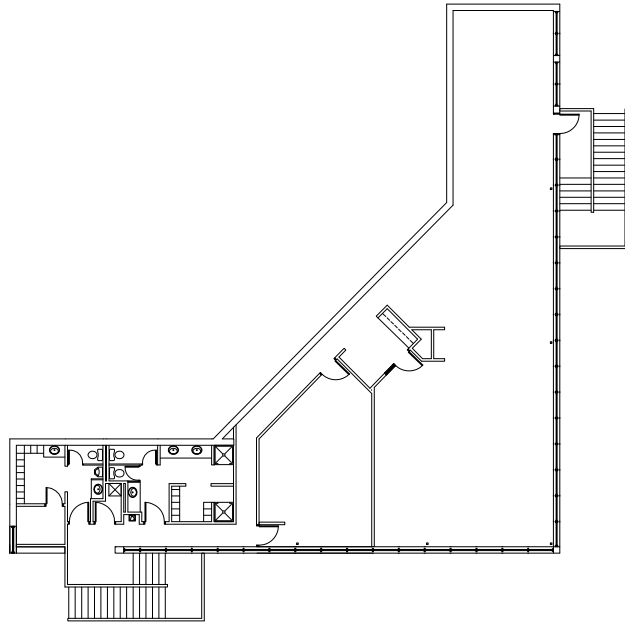
TENANT SUMMARY - AVAILABLE	
OFFICE AREA	13,279 SF
2nd FLOOR OFFICE	3,373 SF
TOTAL	16,652 SF



**BUILDING PLAN**



**FLOOR PLAN**



**2nd FLOOR OFFICE**