

FOR LEASE > OFFICE/SHOWROOM SPACE

# Southwest Tech Ctr - Bldg C



18791 LAKE DRIVE E, CHANHASSEN



## Building Amenities

- > 111,283 square foot office/showroom building
- > Built in 1999
- > High level finishes throughout
- > Prominent building signage available
- > End-cap suites available
- > Ample parking
- > Convenient location
- > Easy access to Highway 5 and the new Highway 212

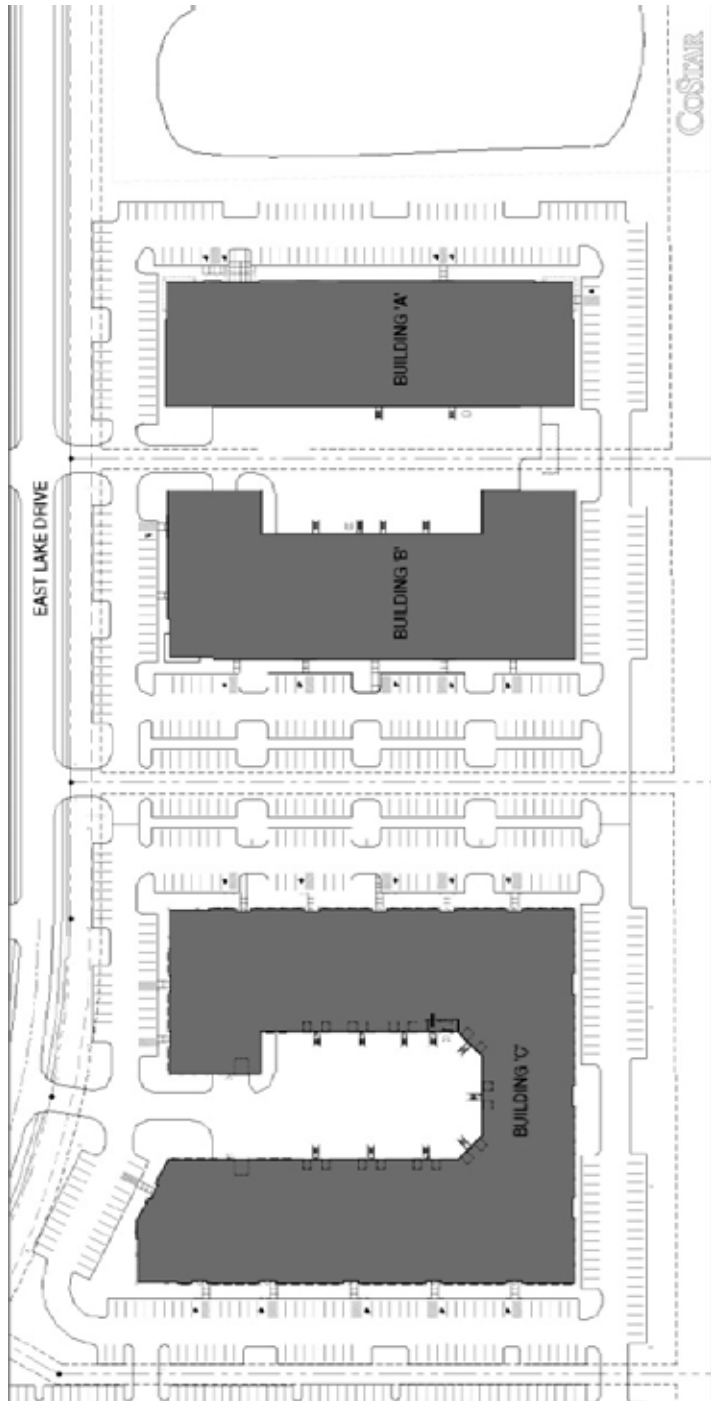
## Contact Us

BRIAN NETZ  
952 897 7736  
MINNEAPOLIS, MN  
[brian.netz@colliers.com](mailto:brian.netz@colliers.com)

STEVE SHEPHERD  
952 897 7864  
MINNEAPOLIS, MN  
[steve.shepherd@colliers.com](mailto:steve.shepherd@colliers.com)

COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343  
[www.colliers.com](http://www.colliers.com)

# Southwest Tech Ctr > Site Plan



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## PROPERTY FACT SHEET



# Southwest Tech Ctr - Bldg C

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### PROPERTY ADDRESS:

18791 Lake Dr E  
Chanhassen, MN

### CURRENTLY AVAILABLE:

#### OPTION 1:

31,110 square feet total  
28,834 square feet office  
2,276 square feet warehouse  
• Four (4) docks

#### OPTION 2:

17,486 square feet total  
17,486 square feet warehouse  
• Three (3) docks

#### OPTION 3:

13,624 square feet total  
13,115 square feet office  
509 square feet warehouse  
• One (1) dock

### CLEAR HEIGHT:

18'

### PARKING:

2.78/1000, 306 total stalls

### BUILDING SQUARE FEET:

111,283 square feet total

### YEAR BUILT:

1999

### NET RENTAL RATES:

\$10.50 per square foot office  
\$ 5.25 per square foot warehouse

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

\$2.67 per square foot CAM  
\$1.62 per square foot Tax  
\$4.29 total per square foot

### AMENITIES:

- First class build-out featuring 10' ceiling height with areas open to 18' and extensive window lines
- One block off Highway 5 & 3 blocks off the new Highway 212
- Ability to turn a small amount of office into warehouse space with dock loading
- Drive-in loading may be added
- Ample parking
- Locally owned by CSM Corporation



## For Leasing Information, Contact:

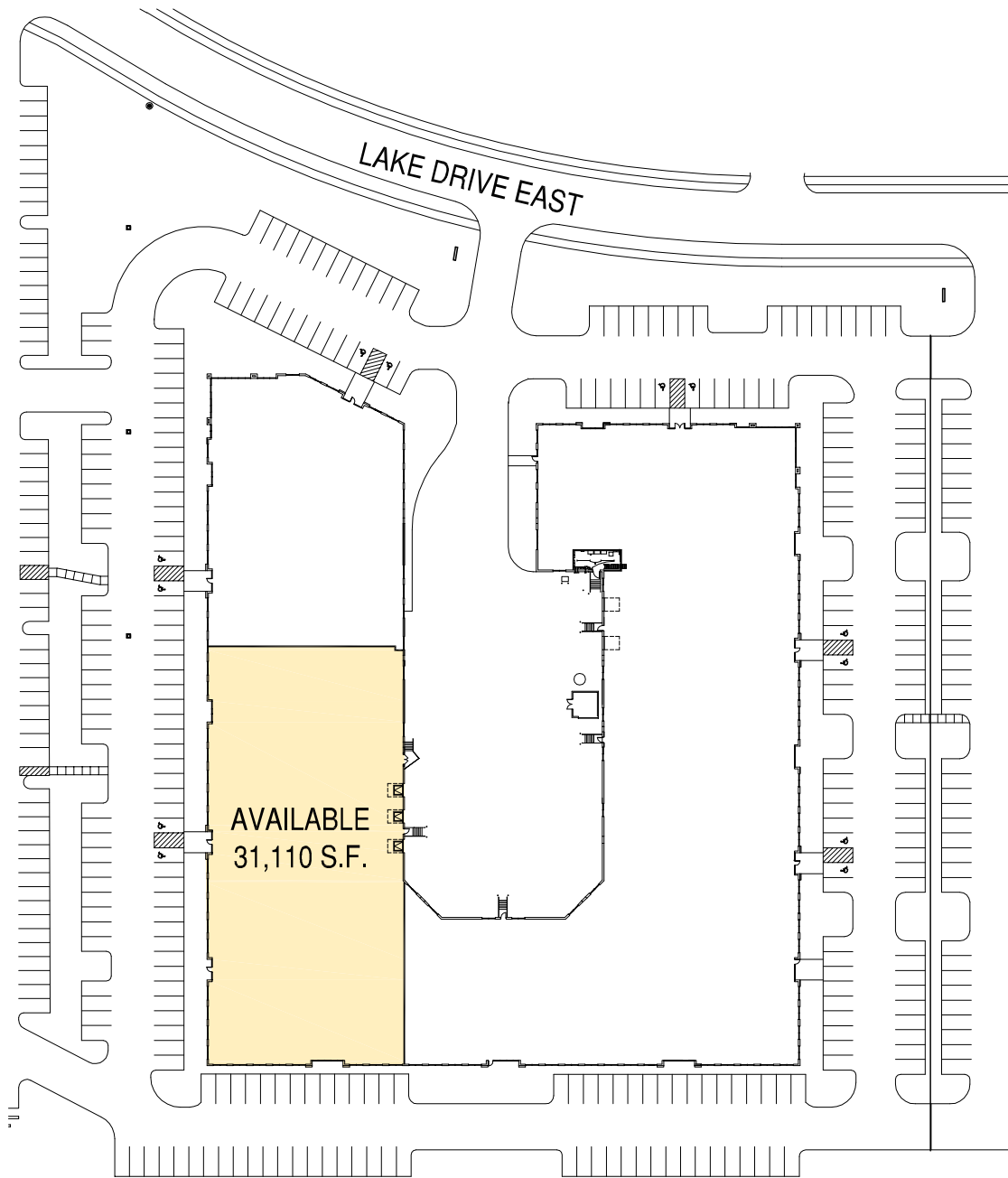
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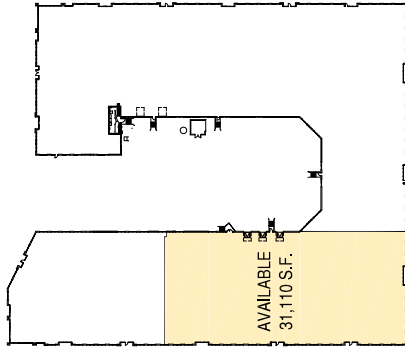
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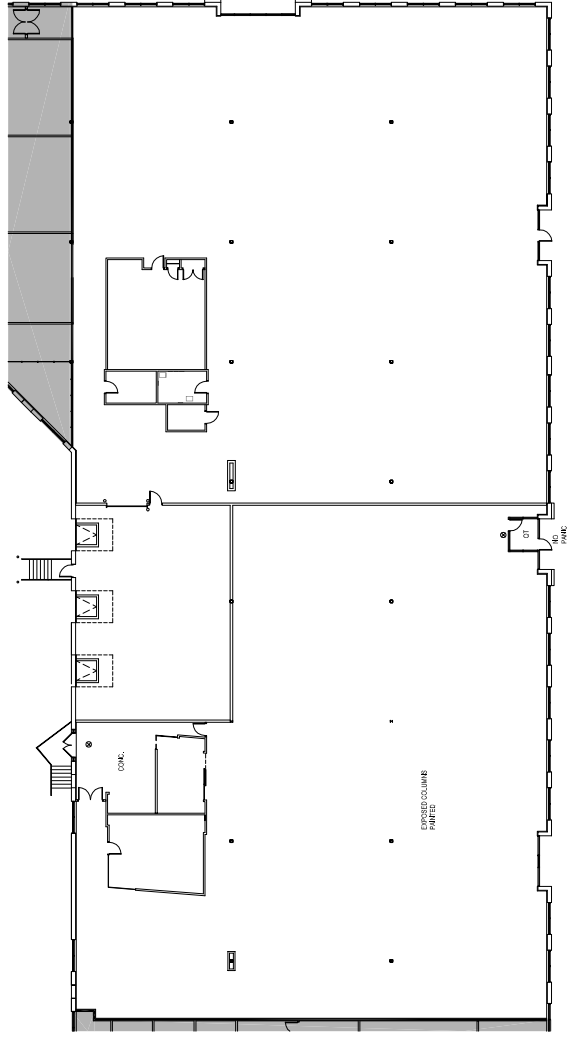
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# SITE PLAN





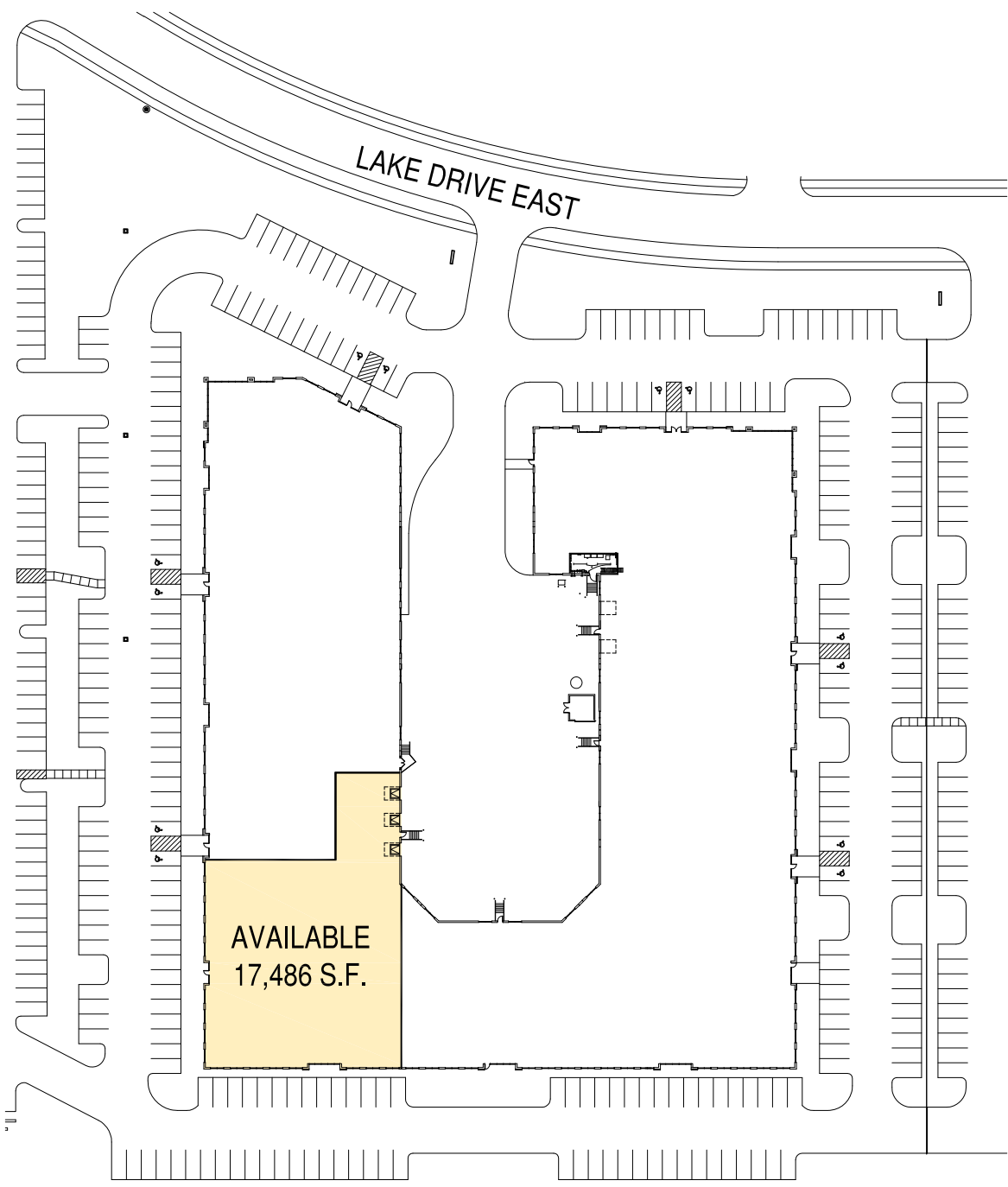
## BUILDING PLAN

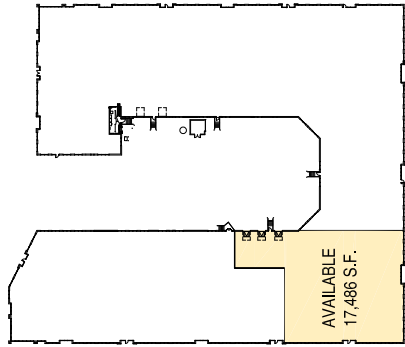


## FLOOR PLAN

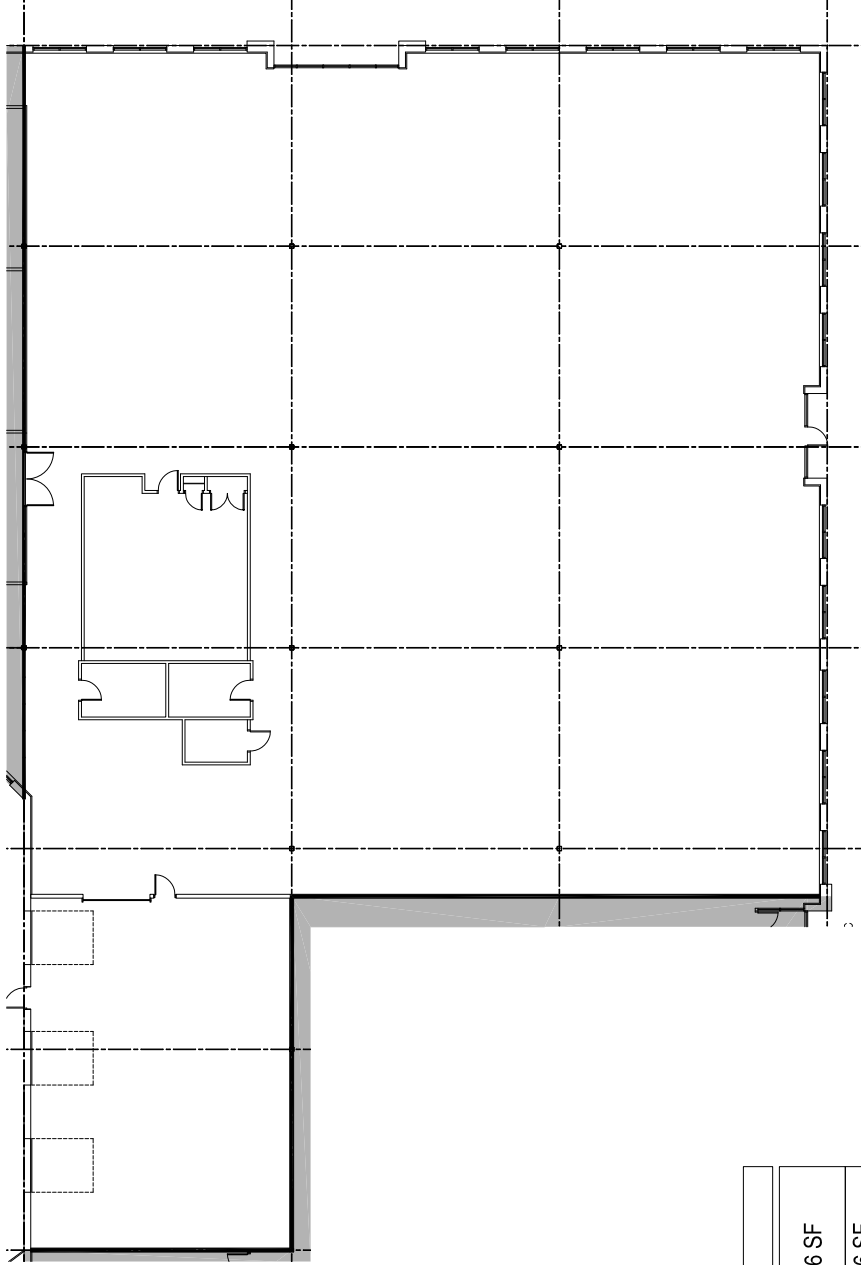
TENANT SUMMARY - AVAILABLE	
OFFICE	28,834 SF
WAREHOUSE	2,276 SF
TOTAL	31,110 SF

# SITE PLAN





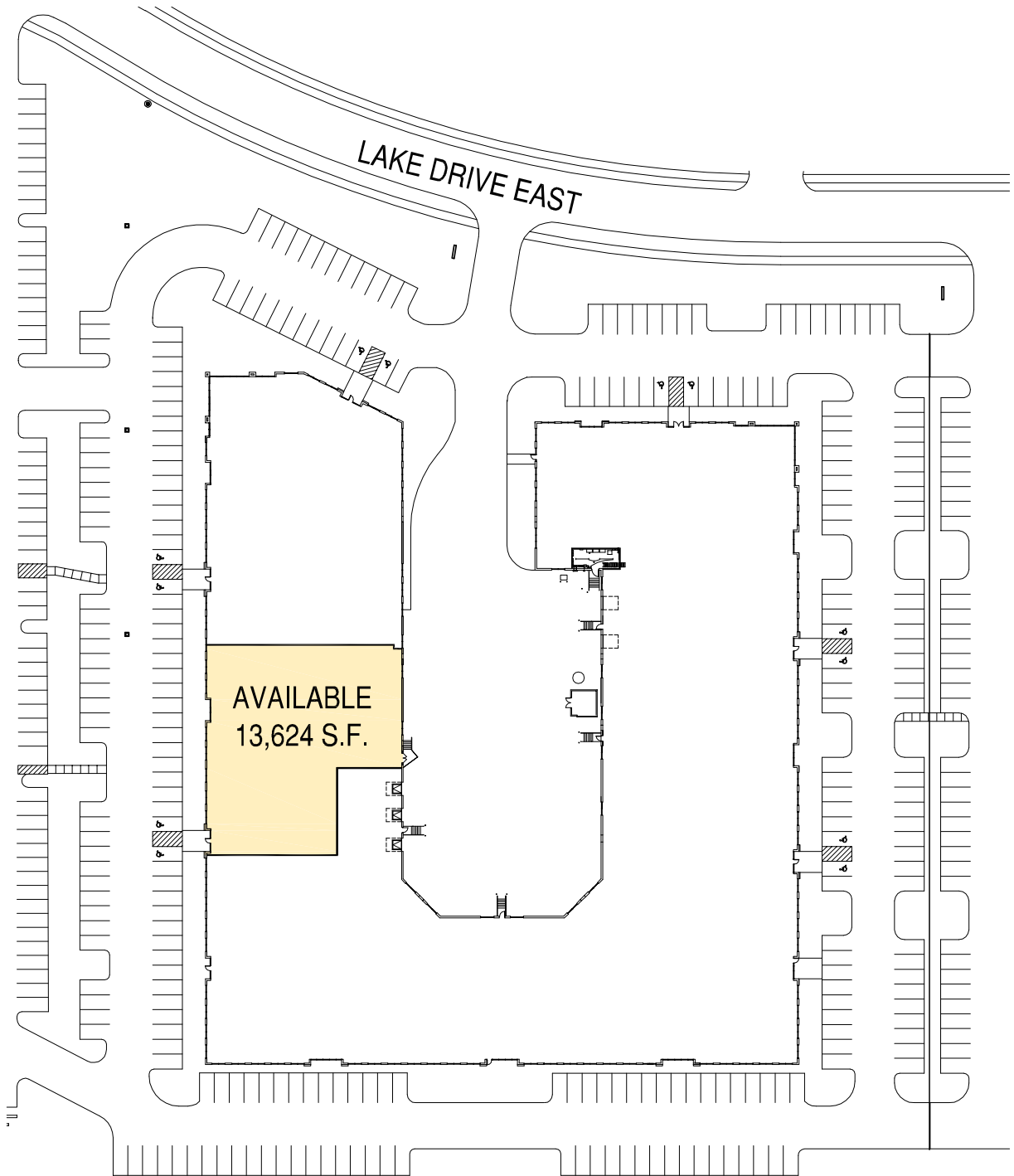
**BUILDING PLAN**

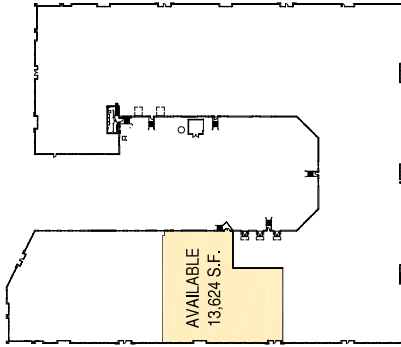


**FLOOR PLAN**

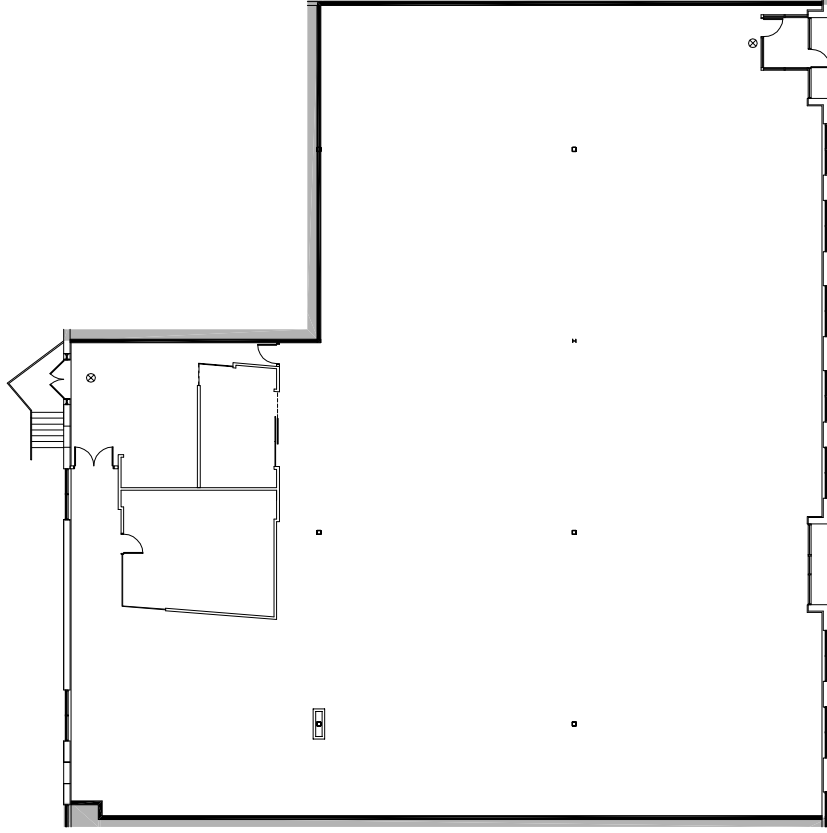
TENANT SUMMARY - AVAILABLE	
WAREHOUSE	17,486 SF
TOTAL	17,486 SF

# SITE PLAN





**BUILDING PLAN**



**FLOOR PLAN**

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	13,115 SF
WAREHOUSE	509 SF
TOTAL	13,624 SF