



SUMMERHILL
Commercial Real Estate, LLC

FOR SUBLEASE
Chanhasen Lakes II
1286 Park Road
Chanhasen, MN 55317

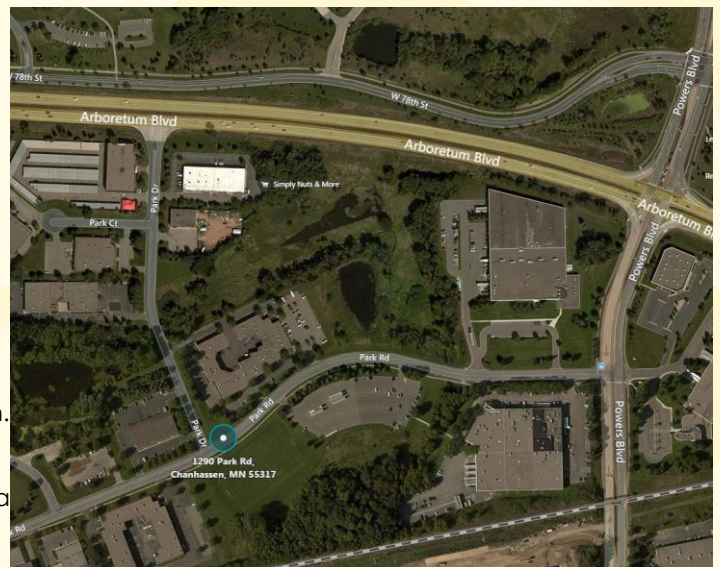


Unit SF: 3,645 sf (1,500/2,145 sf office/whse).

Base Rental Rate: \$5.50 psf office/whse.

Tax and CAM (2016): \$3.18 psf.

- Great Sublease opportunity available through August 2018.
- Corner space with ample parking and abundant glass.
- One (1) – 8' x 10' drive-in door, 14' clr height, 100% A/C.
- Much of whse currently has ceiling tile, which can be raised.
- Restroom and break room access.
- Located ¼ mile from Hwy 5 near downtown Chanhasen.
- Hard to find small office whse space in booming Chanhasen.
- City of Chanhasen trail system access.
- 6 minutes to I-494 via Hwy 5 (4 miles), 8 minutes to I-494 via Hwy 212 (6 miles).



For more information call:
Peter Kordonowy, CCIM
952.556.5151

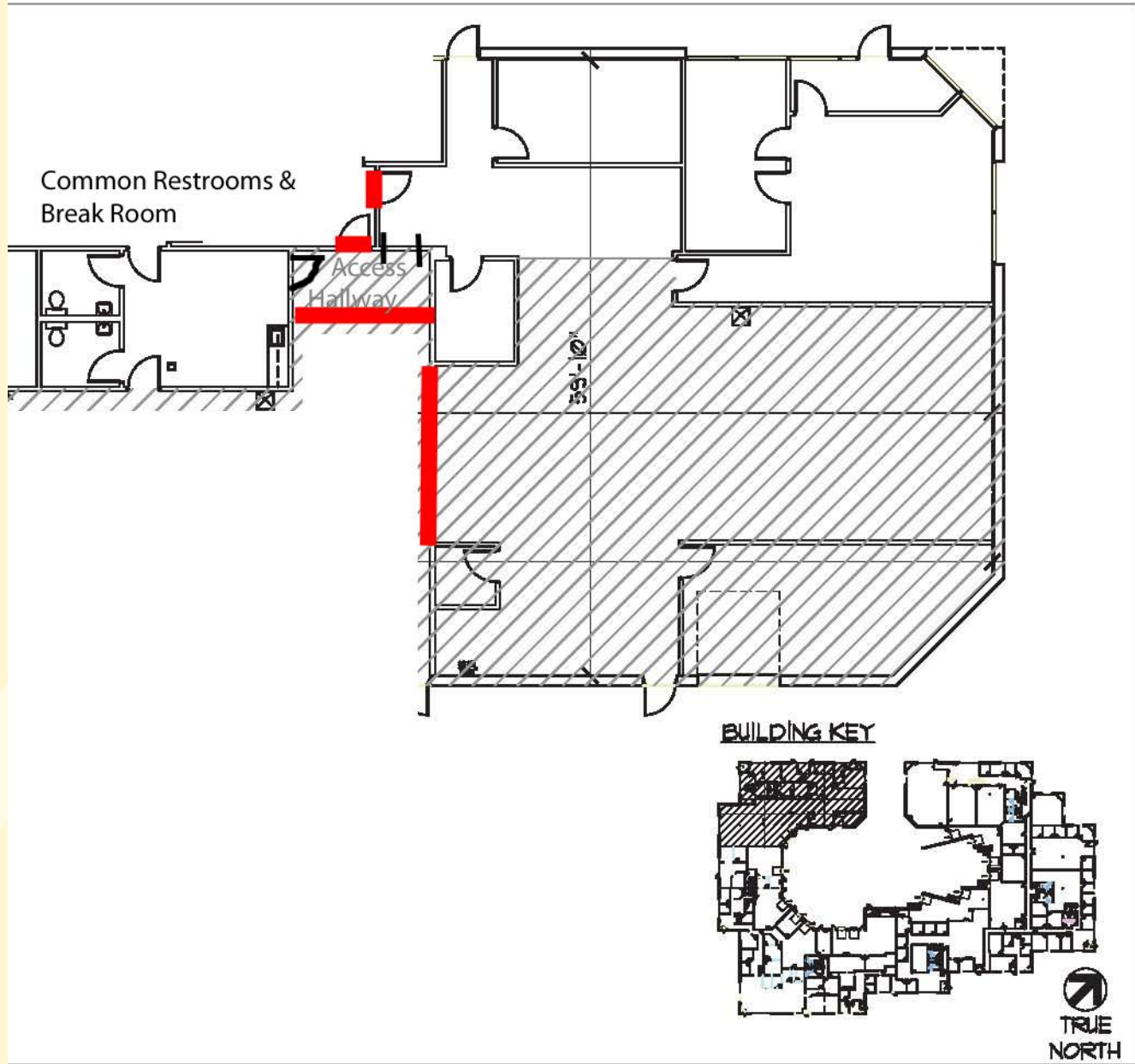
or visit our website at:
www.summerhillcommercial.com



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