



SUMMERHILL

Commercial Real Estate, LLC

FOR LEASE

1670 Lake Drive West
Chanhassen, MN 55317



Total Square Footage Available: 8,675 SF Divisible to 2,950 SF

Unit Mix: 6,275 SF Office/2,400 SF Warehouse

Base Rental Rate: \$9.50/\$4.50 PSF Office/Warehouse

Tax and Common Area Maintenance (CAM): \$2.85 PSF

- Nice Image Office/Flex/Warehouse Building with Ample Windows
- Flexible Layout with Combination of Private Offices and Open Areas
- Tech/Lab Space in Office Areas or Reduction of Office SF Possible
- Endcap Space with Private Entrance and Restrooms
- Monument Sign Possibilities, City of Chanhassen Trail System Access
- Divisible to 5,725 SF (3,325 SF Ofc./2,400 SF Whse.) and 2,950 SF Office
- One (1) Truck Dock with Leveler, One (1) Drive In Door, 14' Clear
- Located Only 2.0 Miles from the New 212/312 Powers Boulevard Interchange Now Open Providing Excellent Accessibility to 494



For more information call:
Peter Kordonowy

952.556.5151

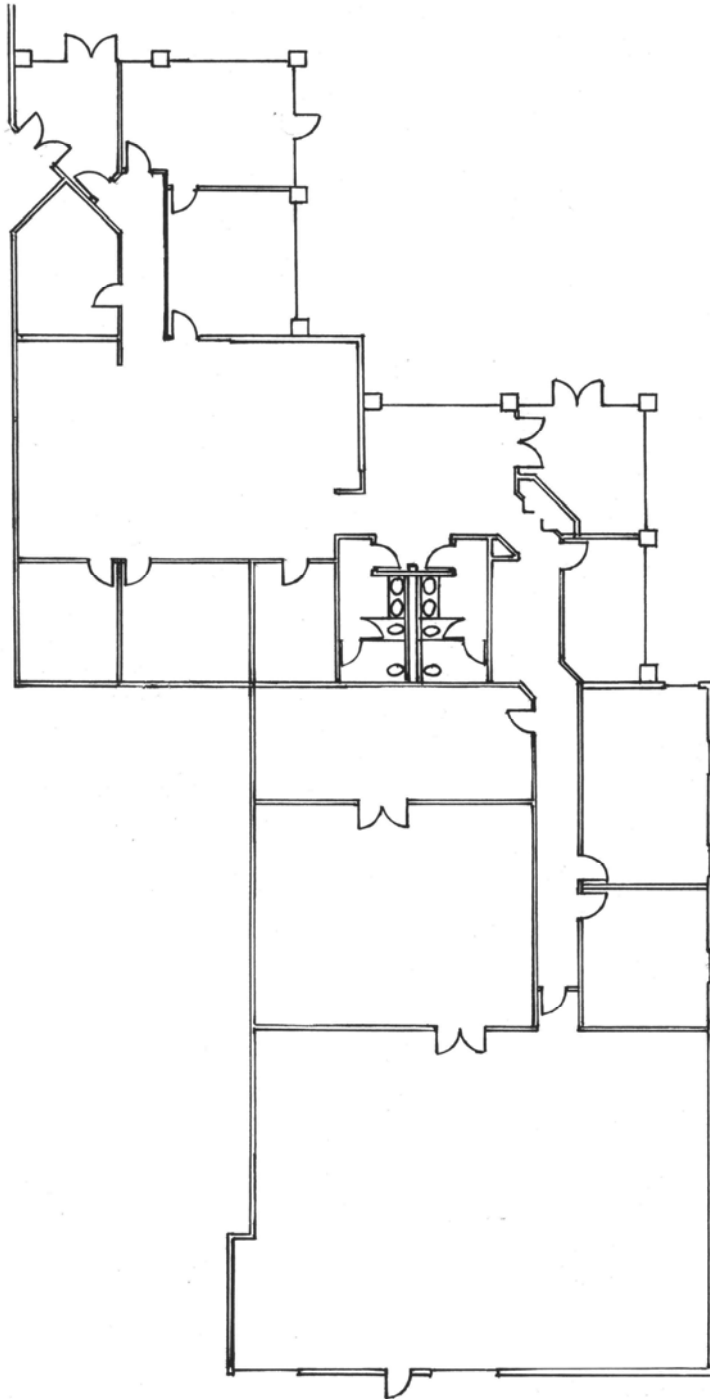
or visit our website at:

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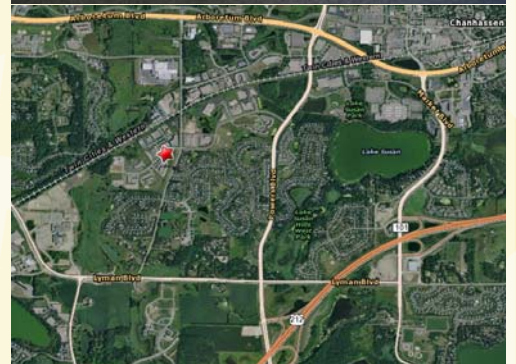
FOR LEASE

1686-1690 Lake Drive West
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1686-90 Lake Drive West, Option A: 6,145 sf (5,070/1,075 sf office/whse)
1686-90 Lake Drive West, Option B: 5,070 sf (5,070 sf office)
1686 Lake Drive West, Option C: 2,322 sf (2,322 sf office)
1690 Lake Drive West, Option D: 3,823 sf (2,748/1,075 sf office/whse)
Base Rental Rate: \$8.50/\$4.50 psf office/warehouse
2011 Est. Tax & CAM: \$3.17 psf

- Nice image office/flex/warehouse building.
- End cap space with extra glass line on two (2) sides (east & north sides).
- Flexible layout with combination of private offices and open areas.
- Great entrance area with floor to ceiling glass.
- 9' ceilings throughout with up to date finishes.
- All suite options offer private restrooms (non-shared).
- Monument sign available on Lake Drive West.
- City of Chanhassen trail system access.
- Truck high dock, 14' clear height, white painted, well lit, warehouse.
- Property is convenient downtown Chanhassen amenities.
- Located only 2.0 miles from the new 212 at Powers Boulevard Interchange less than 8 miles from I-494.



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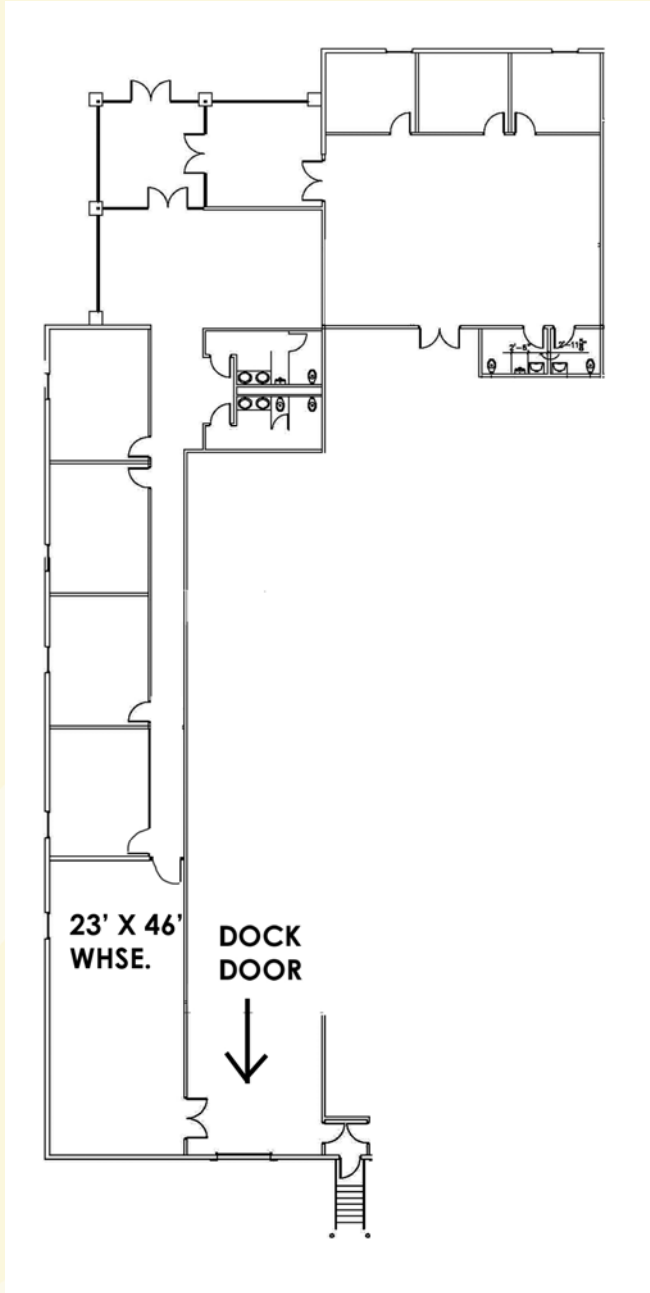
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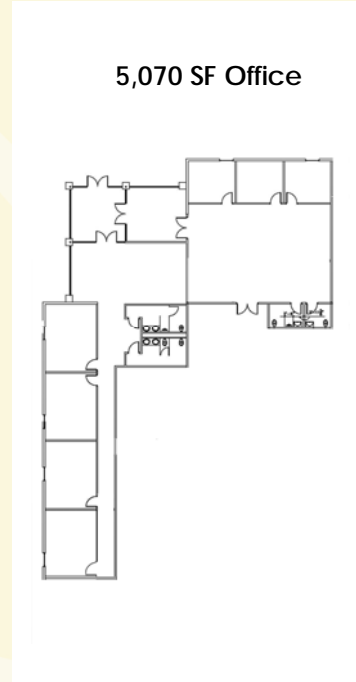
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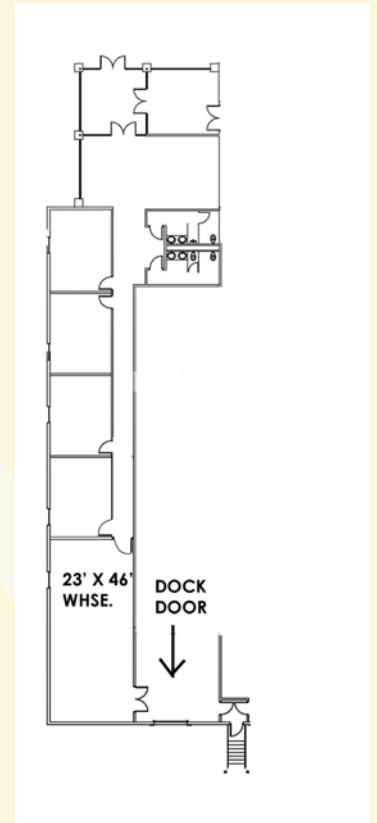
Option A



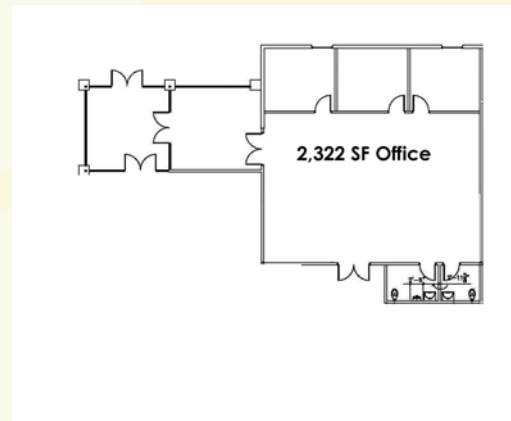
Option B



Option D



Option C



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