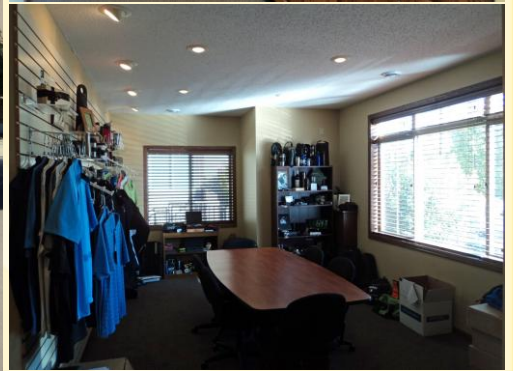




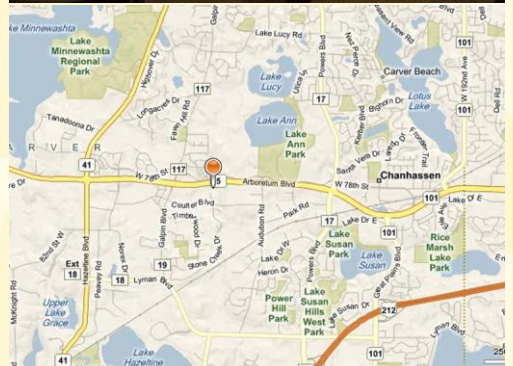
SUMMERHILL
Commercial Real Estate, LLC

FOR SALE OR LEASE
STONE CREEK OFFICE CONDO
7975 Stone Creek Drive, Suite 110
Chanhassen, MN 55317



Property Size: 1,536 sf end cap town office condominium.
Offering Price: \$219,000/\$142.58 psf. ****PRICE REDUCED****
Lease Rate: \$1,728 monthly/\$13.50 psf. ****RENT REDUCED****
Est. Real Estate Tax (2014): \$447 monthly/\$3.50 psf.
Est. Association Dues (2014): \$194 monthly/\$1.51 psf.

- Great office condo unit built in 2005. Professional high end finishes.
- Original owner is the seller, and has relocated to a larger property.
- Great showroom/conference room in front. Furniture available.
- Attractive unit with 9' high ceilings, nicely stained maple doors and trim.
- Four (4) private offices w/two (2) overlooking wetlands/nature area.
- Extensive cabinetry and countertops in kitchenette/work area.
- Signage visible to Highway 5 with 33,000 vehicles per day.
- Located 7-8 minutes from Eden Prairie Center & I-494 via 212 or 5.
- Great location in the heart of Chanhassen's new town office complex.
- Plenty of parking in front & next to the suite for clients and employees.
- Chanhassen trail system access in back of property.
- Close to many great Chanhassen amenities.



For more information call:
Peter Kordonowy, CCIM
952.556.5151

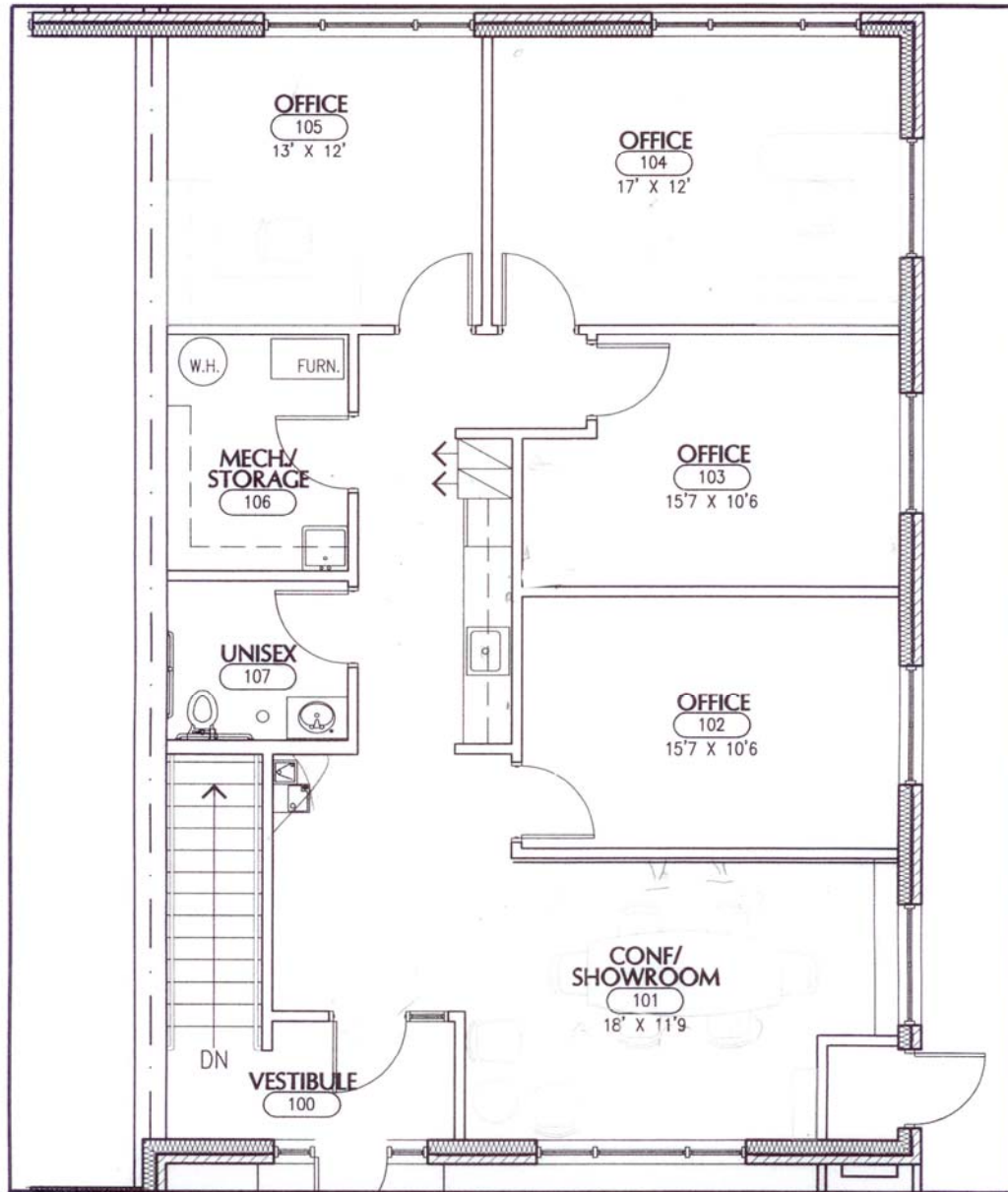
or visit our website at:
www.summerhillcommercial.com



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Mohagen Hansen Architectural Group 1415 East Woyata Blvd Suite 200 Wayzata MN 55391 Tel: 952.473.1985 Fax: 952.473.1340 www.mohagenhansen.com		SCALE: 3/16"=1'-0"	SHEET DESCRIPTION:	STONE CREEK OFFICE PARK PROMOTION SELECT UNIT 14, UPPER PRELIMINARY UPPER LEVEL PLAN	SHEET NUMBER: A2
		DATE: 2.28.05			
		PROJECT NO: 04055.014 BM			
		DRAWN BY: S.JRUSTAD			
		COMPUTER PLOT: DUNSMORE/STONE CREEK/UNIT14			

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