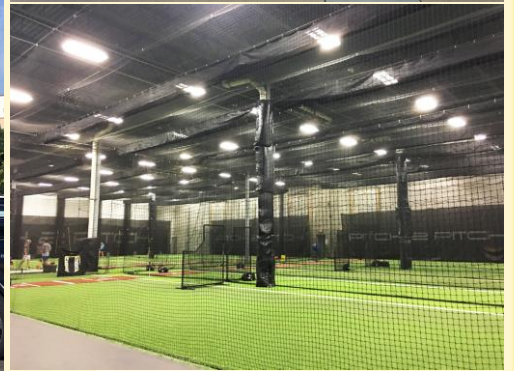
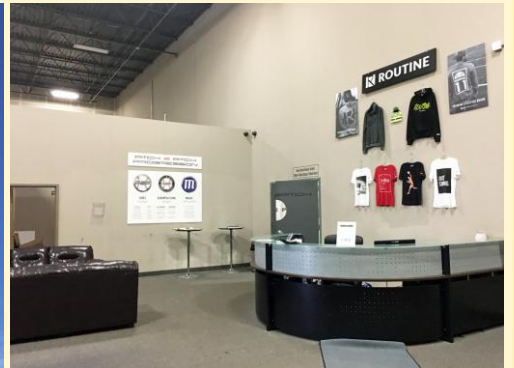




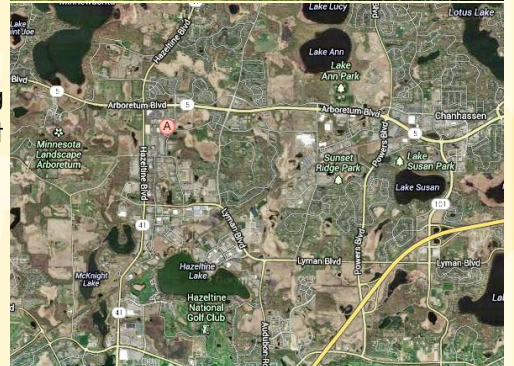
**SUMMERHILL**  
Commercial Real Estate, LLC

**FOR LEASE**

**Arboretum Business Park I  
8115 Century Boulevard  
Chanhassen, MN 55318**



- 8115 Century Boulevard:** 27,460 sf (98/27,362 sf office/warehouse).  
**Base Rental Rate:** \$9.50/\$4.50 psf office/warehouse.  
**2017 Estimated Tax & CAM:** \$2.89 psf (\$1.82 psf tax/\$1.07 psf CAM).
- North end cap space available January 1, 2018.
  - 24' clear warehouse with ESFR sprinklering for high pile storage.
  - (1) 12' x 14' drive in door, (5) 8' x 10' truck high dock doors.
  - (5) dock levelers with bumpers, (3) dock seals, flammable waste trap with drain at drive in door. Large truck court area for loading.
  - Most recent use was a baseball training facility for (5) years.
  - Upgraded, high efficiency, warehouse lighting throughout.
  - Leasehold improvements available.
  - Currently (2) ADA restrooms in the warehouse.
  - Front demised area of approximately 4,000 sf with a full height demising wall separating it from the warehouse. The front area has (7) different rooms of varying sizes separated by 12' high walls open to deck.
  - 40' x 40' column spacing, building depth of 160'.
  - Great Highway 5 & 41 location in Chanhassen by many amenities.
  - Excellent freeway access at Highway 212 & Powers Boulevard.
  - Direct access to the City of Chanhassen trail system.
  - Well maintained, locally managed, building addition built in 2007.



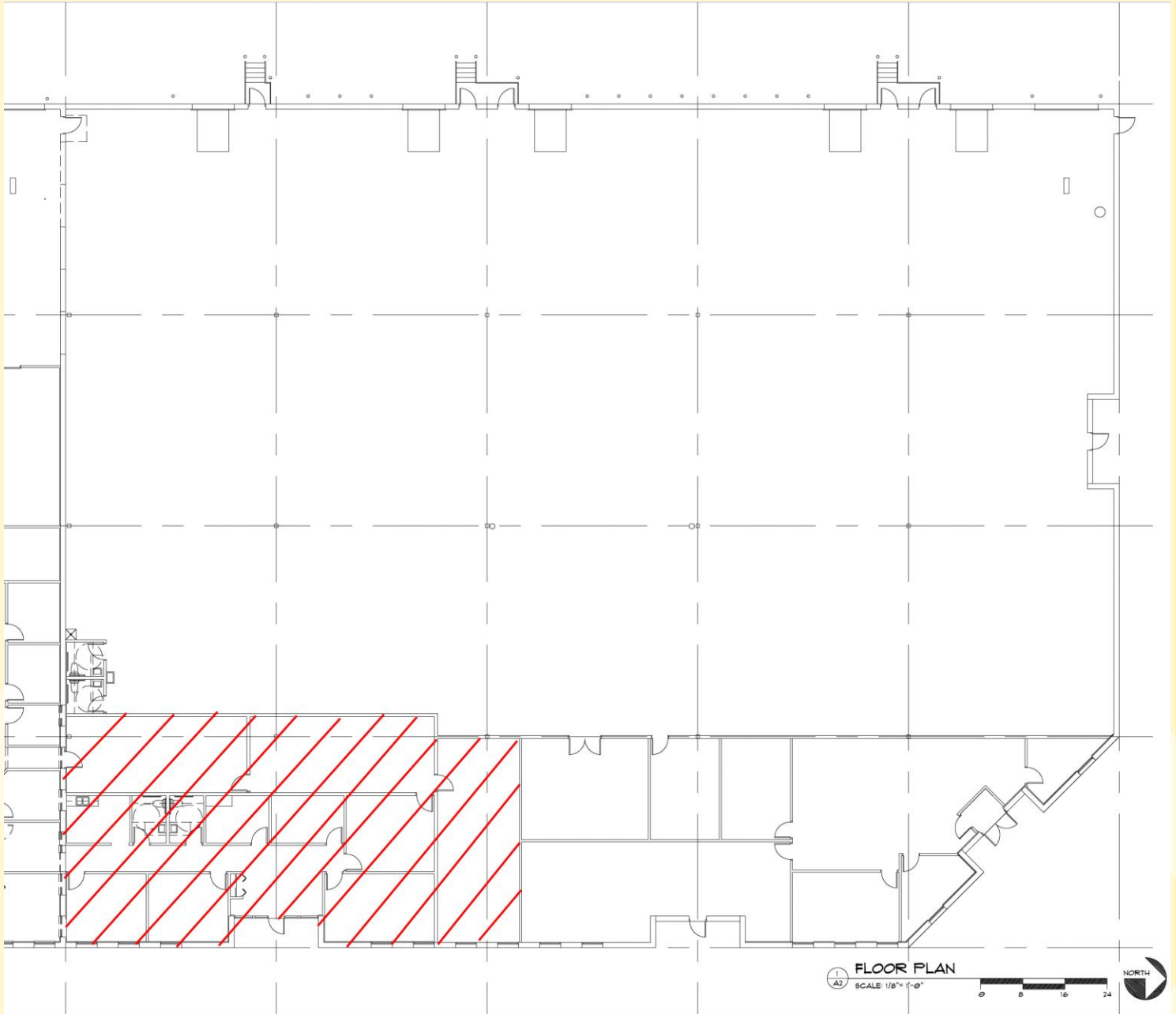
**For more information call:  
Peter Kordonowy, CCIM  
952.556.5151**

**or visit our website at:  
[www.summerhillcommercial.com](http://www.summerhillcommercial.com)**



**SUMMERHILL**  
Commercial Real Estate, LLC

**FOR LEASE**  
**Arboretum Business Park I**  
**8115 Century Boulevard**  
**Chanhassen, MN 55318**



For more information call:  
Peter Kordonowy, CCIM  
**952.556.5151**

or visit our website at:  
[www.summerhillcommercial.com](http://www.summerhillcommercial.com)