



**SUMMERHILL**  
Commercial Real Estate, LLC

**FOR LEASE**

**Arboretum Business Park I  
8151-8157 Century Boulevard  
Chanhassen, MN 55318**

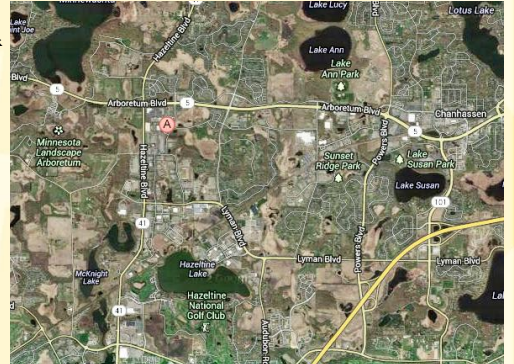
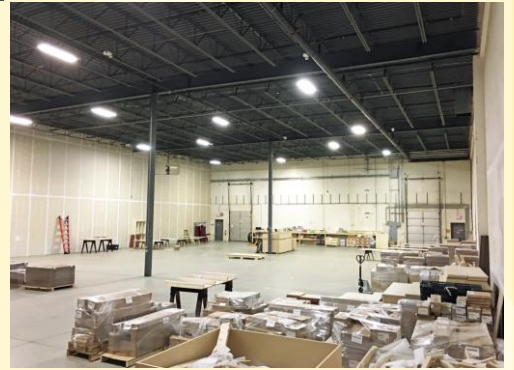


**8151-8157 Century Blvd:** 12,840 sf (2,548/10,292 sf office/warehouse).

**Base Rental Rate:** \$9.50/\$4.50 psf office/warehouse.

**2017 Est. Tax & CAM:** \$2.89 psf (\$1.82 psf tax/\$1.07 psf CAM).

- Available January 1, 2018.
- Nice office finishes with a combination of privates & open areas.
- Leasehold improvements available.
- 24' clear warehouse w/ ESFR sprinklering for high pile storage.
- (2) truck high dock doors w/a large truck court area for shipping & receiving. Potential to convert (1) door to a drive in door.
- 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 built in 1998.



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

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

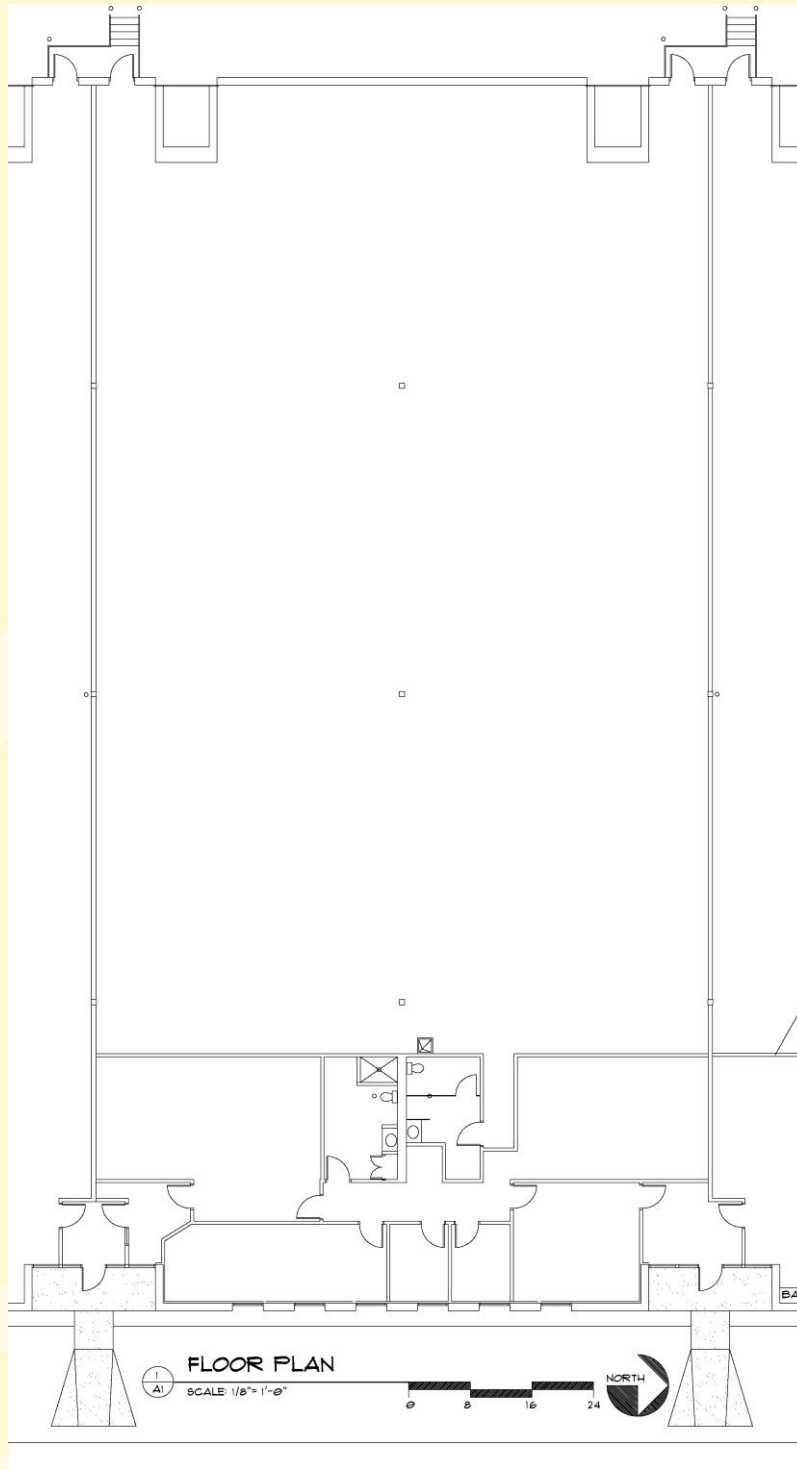


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