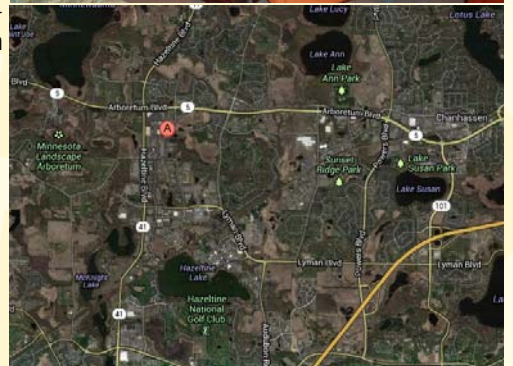




**SUMMERHILL**  
Commercial Real Estate, LLC

## FOR LEASE/SUBLEASE

Arboretum Business Park I  
8075 Century Boulevard  
Chanhassen, MN 55318



- Availability:** 31,200 sf office/whse (3,737/27,463 sf o/w)  
divisible to 27,561 sf (98/27,463 sf o/w).
- Base Rental Rate:** \$9.75/\$4.75 psf office/whse.
- 2013 Est. Tax & CAM:** \$2.76 psf (\$1.84 psf tax/\$.92 psf CAM).
- Entire 31,200 sf end cap addition available built in 2007.
  - 24' clear warehouse with ESFR sprinklering for high pile storage.
  - 5 truck high docks (8' x 10') & 1 drive in door (12' x 14').
  - Large truck court area for shipping & receiving.
  - Flammable waste trap & 1 trench drain in warehouse.
  - Class A office finishes consisting of 5 private offices (3 on glass), front lobby/reception, kitchenette room, copy room, cube area, & 2 open well lit production rooms open to deck (about 1,047 sf of 3,737 sf office).
  - High end finishes & design in office area.
  - Paneled wood ceilings in 3 offices.
  - 4 restrooms total, 2 in office, 2 in warehouse.
  - Ample power in space & abundant parking available.
  - Very well lit warehouse space with high efficiency lighting.
  - Great Highway 5 & 41 location in Chanhassen by many amenities.
  - Direct access to the City of Chanhassen trail system.

For more information call:  
Peter Kordonowy, CCIM

**952.556.5151**

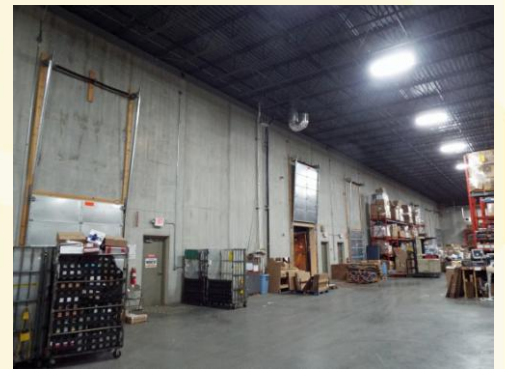
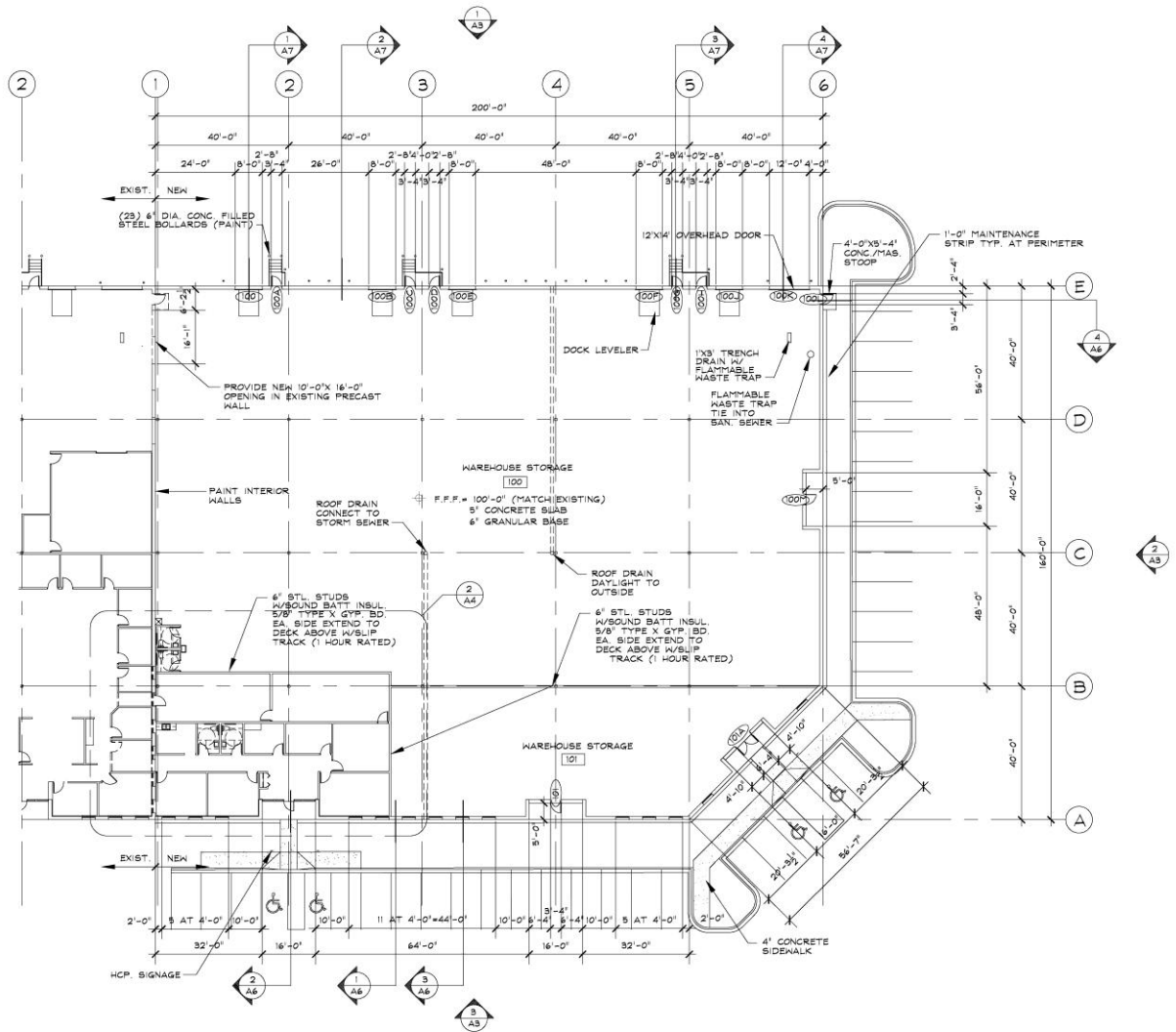
or visit our website at:

**www.summerhillcommercial.com**



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