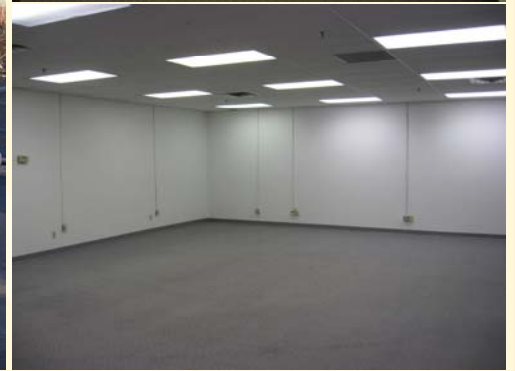




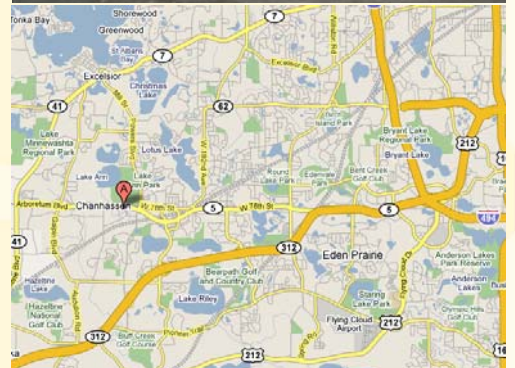
**SUMMERHILL**  
Commercial Real Estate, LLC

**FOR LEASE**  
**CHANHASSEN PARK PLACE**  
7801 Park Drive, Suites E-F  
Chanhassen, MN 55317



**Suites E-F Option A:** 4,826 sf (2,191/1,460/1,175 sf office/tech/whse).  
**Suites E-F Option B:** 4,826 sf (2,191/2,635 sf office/whse).  
**Suite E Option A** 3,890 sf (1,255/1,460/1,175 sf office/tech/whse).  
**Suite E Option B:** 3,890 sf (1,255/2,635 sf office/whse).  
**Suite F:** 936 sf office.  
**Base Rental Rate:** \$8.50/\$4.50 psf office/tech/whse – office/whse.  
**2009 Est. Tax & CAM:** \$3.12 psf.

- Excellent small bay office/warehouse building with highway visibility.
- "Tech" space is easily convertible back to warehouse. "Tech" space currently is finished space w/carpeted open office, 9' high acoustical ceilings, A/C, 2' x 4' drop in fluorescent lights, & ample electrical.
- Additional mezzanine storage area with shelving.
- 13' clear height. Trench drain in warehouse/flammable waste trap.
- Two (2) 10' x 10' drive ins & one (1) truck high door.
- Located on Highway 5 w/excellent visibility and access.
- 32,000+ daily vehicle traffic on Highway 5 (2007, MNDOT).
- Located 8 miles from I-494 via the new Highway 212 (9 minutes of total drive time from I-494). Located next to downtown Chanhassen.
- Located only 2 miles from the Highway 212 at Powers Boulevard.



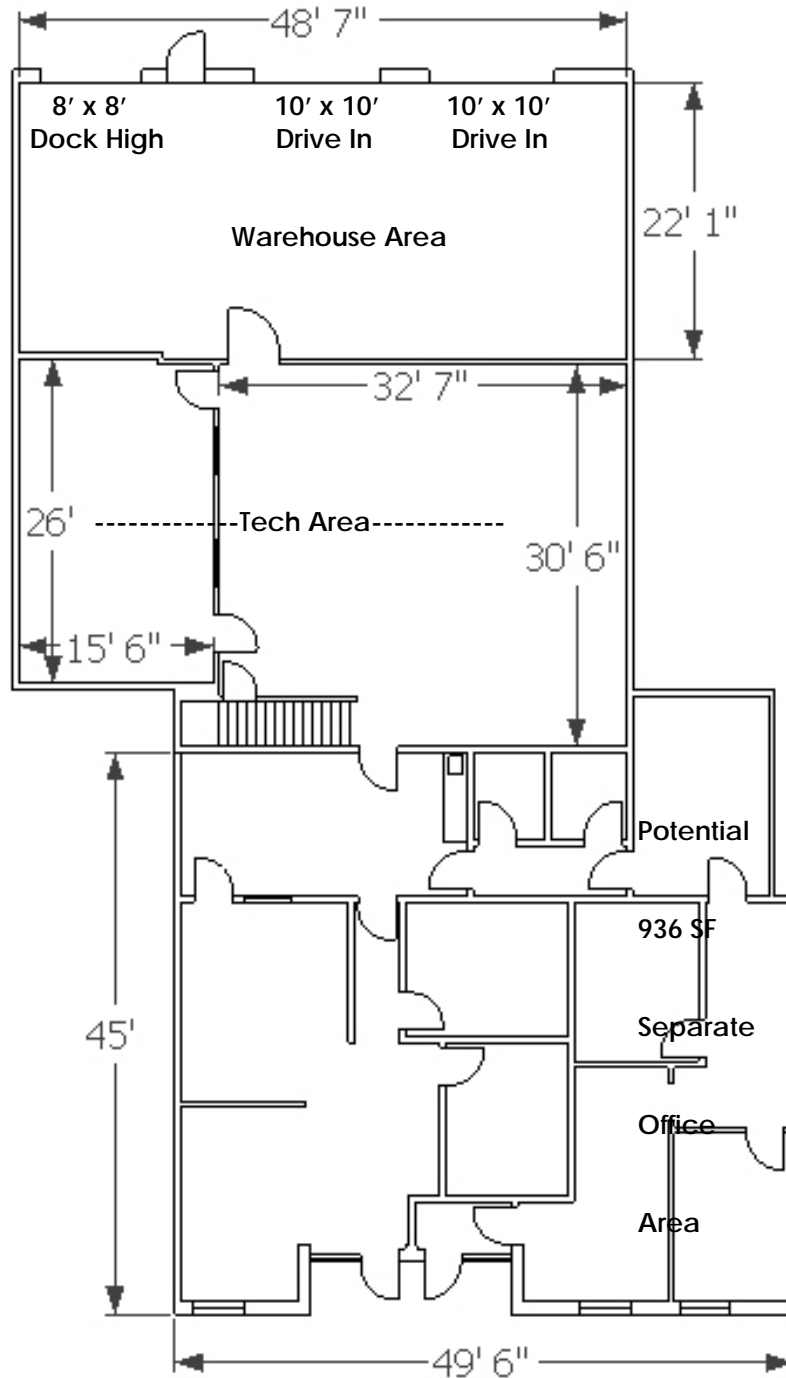
**For more information call:**  
**Peter Kordonowy**  
**952.556.5151**

or visit our website at:  
**www.summerhillcommercial.com**



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