



**SUMMERHILL**  
Commercial Real Estate, LLC

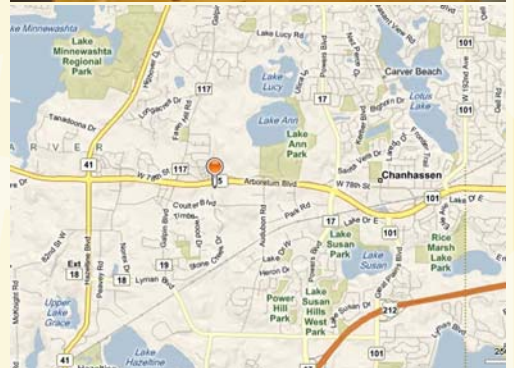
# FOR SALE OR LEASE STONE CREEK OFFICE CONDO

7925 Stone Creek Drive, Suite 130  
Chanhassen, MN 55317



**Property Size:** 1,536 sf end cap town office condominium.  
**Offering Price:** \$249,000.  
**Lease Rate:** \$1,500 per month/\$11.72 psf net.  
**Est. Real Estate Tax (2011):** \$567 per month/\$4.43 psf.  
**Est. Association Dues (2011):** \$190 per month/\$1.48 psf.

- Great office condo unit built in 2005. Professional high end finishes.
- Attractive unit with 9' high ceilings, nice stained oak doors and trim.
- Flexible and efficient layout w/ great reception area w/custom reception counter, kitchenette/break room, copy station, four (4) private offices, and private restroom with shower.
- Bonus 275 square foot lower level for storage and mechanical use.
- Highway 5 visible project w/possible hwy monument sign capabilities.
- 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 right in front of the suite for clients and employees.
- Access to Chanhassen trail system and right by both the Chanhassen Community Center and Lifetime Fitness.
- Close to many great Chanhassen amenities.



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

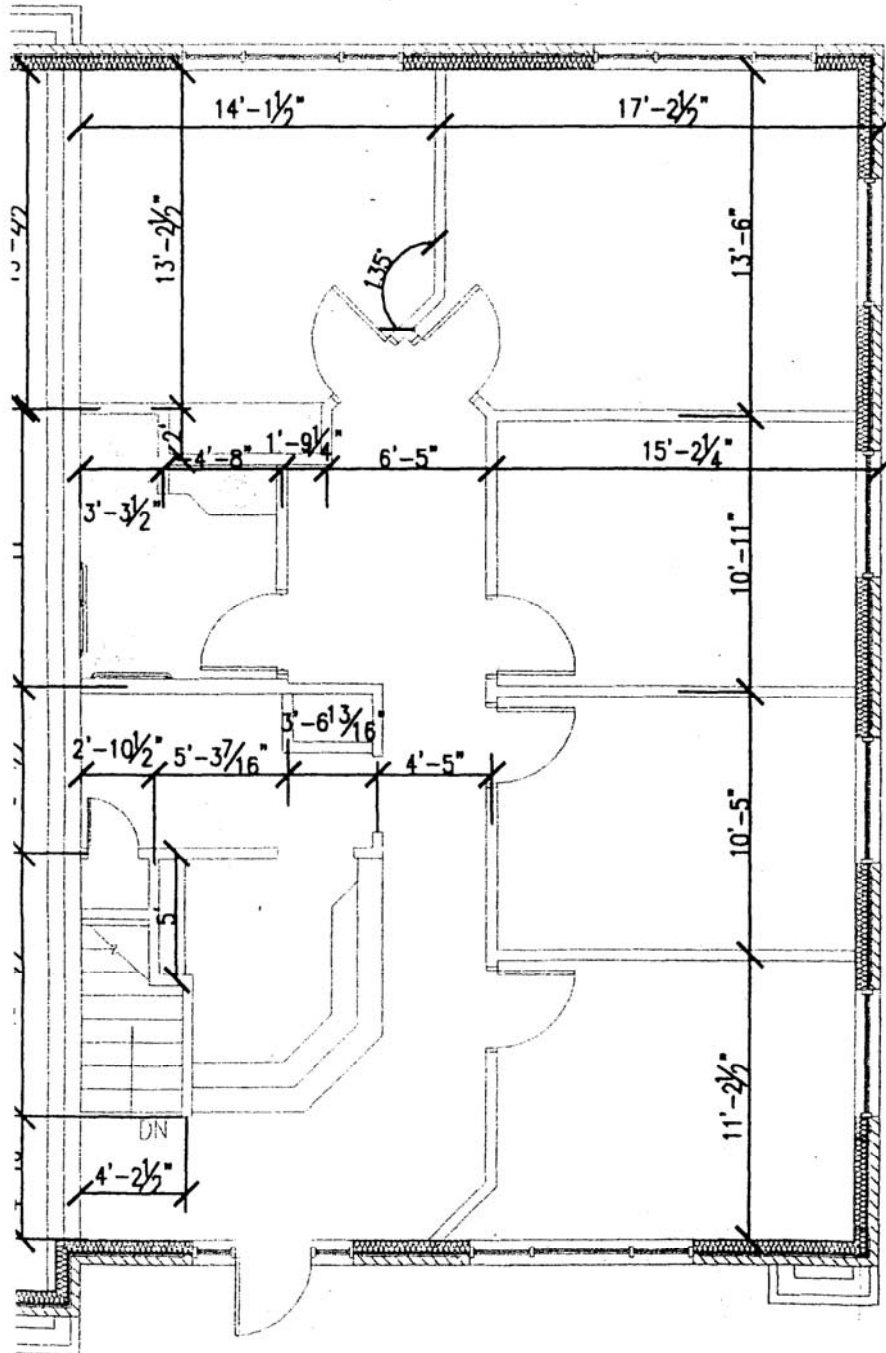
or visit our website at:  
**www.summerhillcommercial.com**



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