



SUMMERHILL
Commercial Real Estate, LLC

FOR LEASE

**Arboretum Business Park II
7930 Century Boulevard
Chanhassen, MN 55317**



7930 Century Boulevard: 51,182 sf (35,862/15,320 sf office/warehouse).

Base Rental Rate: \$9.75/\$4.50 psf office/warehouse.

2018 Est. Tax & CAM: \$3.26 psf (\$1.86 psf tax/\$1.40 psf CAM).

- Great large block, north endcap, corporate headquarters space available January 1, 2019. Divisible to 19,260 sf.
- Leasehold improvements available.
- Landlord will demo office to suit for the right deal.
- Fiber & cable are in the building.
- 2.8:1,000 sf parking ratio. 18' clear. 9.5' high office ceilings.
- (2) 8' x 10' DH doors, (1) 12' x 10' DI & (1) 14' x 10' DI. 18' clear.
- Currently built out w/ privates, open cubicle workspace, (3) conference rooms, large training/conference room, large breakroom w/ outdoor patio, computer room w/ elevated floor, large reproduction/mailing room, & 3,500 sf separate parking garage area w/ 14' wide 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, please contact:

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Peter Kordonowy | 952-475-5135 | peterk@summerhillcommercial.com

or visit our website at:

www.summerhillcommercial.com

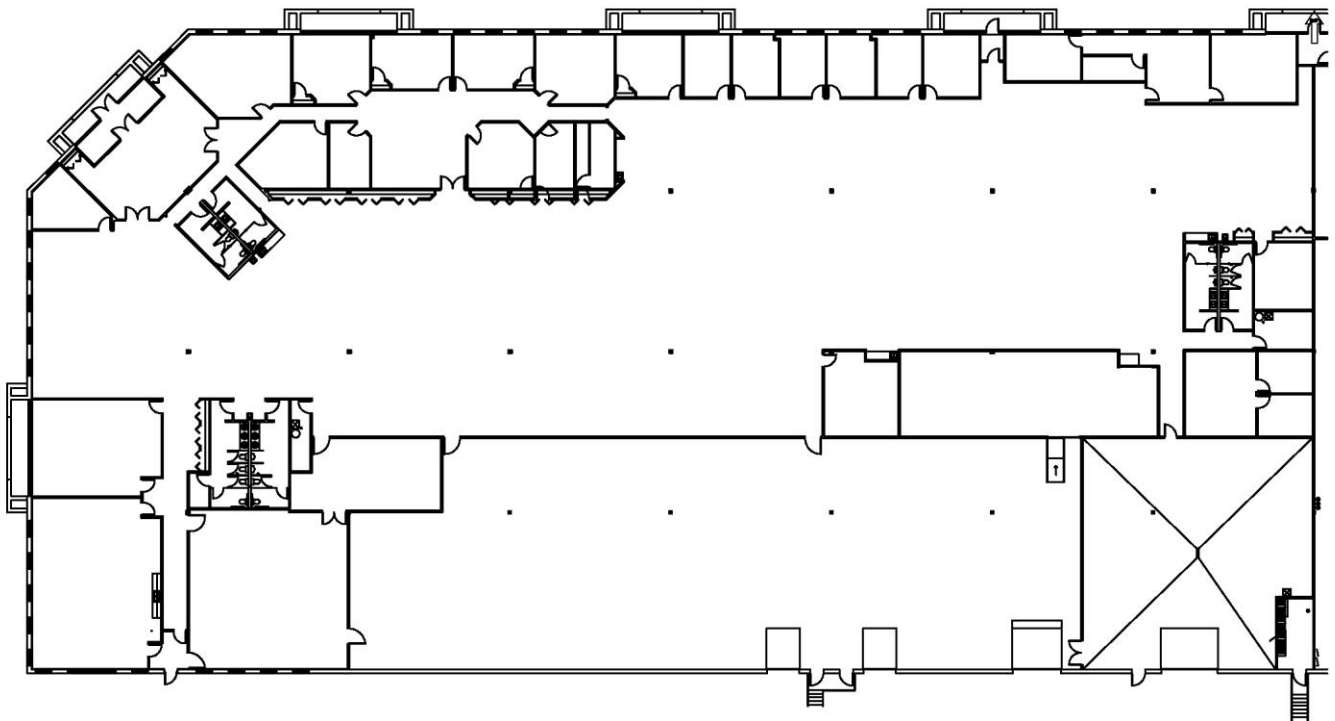


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