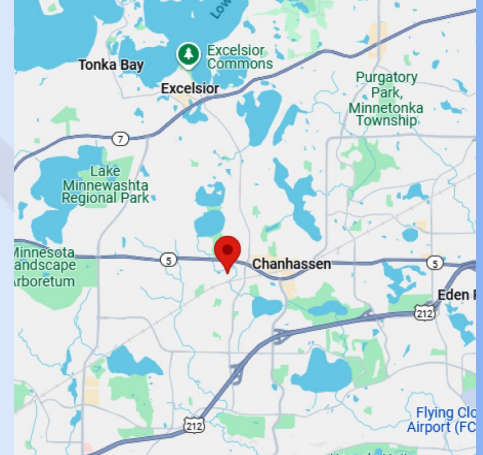


# FOR LEASE

CHANHASSEN LAKES II  
1252-1264 Park Road  
Chanhassen, MN 55317



**SUMMERHILL**  
Commercial Real Estate, LLC

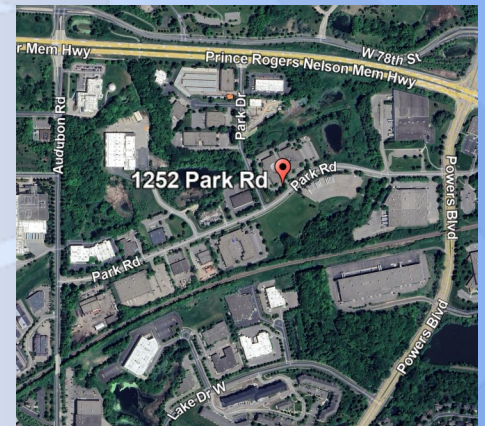


## LEASE DETAILS:

<b>1252-1264 Park Road:</b> (All (3) Contiguous Spaces)	9,380 SF Office (Demo to Warehouse to Suit) <u>5,807 SF Warehouse</u> 15,187 SF Total (Divisible)
<b>1252 Park Road:</b>	2,870 SF Office <u>3,978 SF Warehouse</u> 6,848 SF Total (Divisible to 2,870 SF, 4,699 SF, 5,272 SF)
<b>1260 Park Road:</b>	2,835 SF Office (Demo to Warehouse to Suit) <u>743 SF Warehouse</u> 3,578 SF Total (Expandable)
<b>1264 Park Road:</b>	3,675 SF Office (Demo to Warehouse to Suit) <u>1,086 SF Warehouse</u> 4,761 SF Total (Expandable)
<b>Rental Rates/Est. Tax &amp; CAM:</b>	\$11.00 PSF Office \$6.00 PSF Warehouse \$4.80 PSF (\$2.35 PSF CAM, \$2.45 PSF RE Taxes)

## FEATURES:

- Great office/warehouse/flex space available 6/1/25 in Chanhassen Lakes II.
- Great newer finishes in main office area with 9' ceilings, polished concrete floors, and skylights.
- Main office space has a mix of private offices & open areas with a conference room on the glass.
- Flexible square footage options available from 2,870 sf to 15,187 sf.
- Potential to demo a portion of the office into warehouse to suit for term type deal.
- (5) truck high dock doors and (1) drive in door. 12.5' clear height.
- Ample power with (4) 200-225 amp services in entire space.
- Located near downtown Chanhassen with many area amenities.
- Great highway access near Highway 212 and Highway 5.
- Locally owned and managed. Direct access to City of Chanhassen trail system.



*\*All information in this brochure is deemed reliable, but not guaranteed.*

## CONTACT:

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952-475-5121

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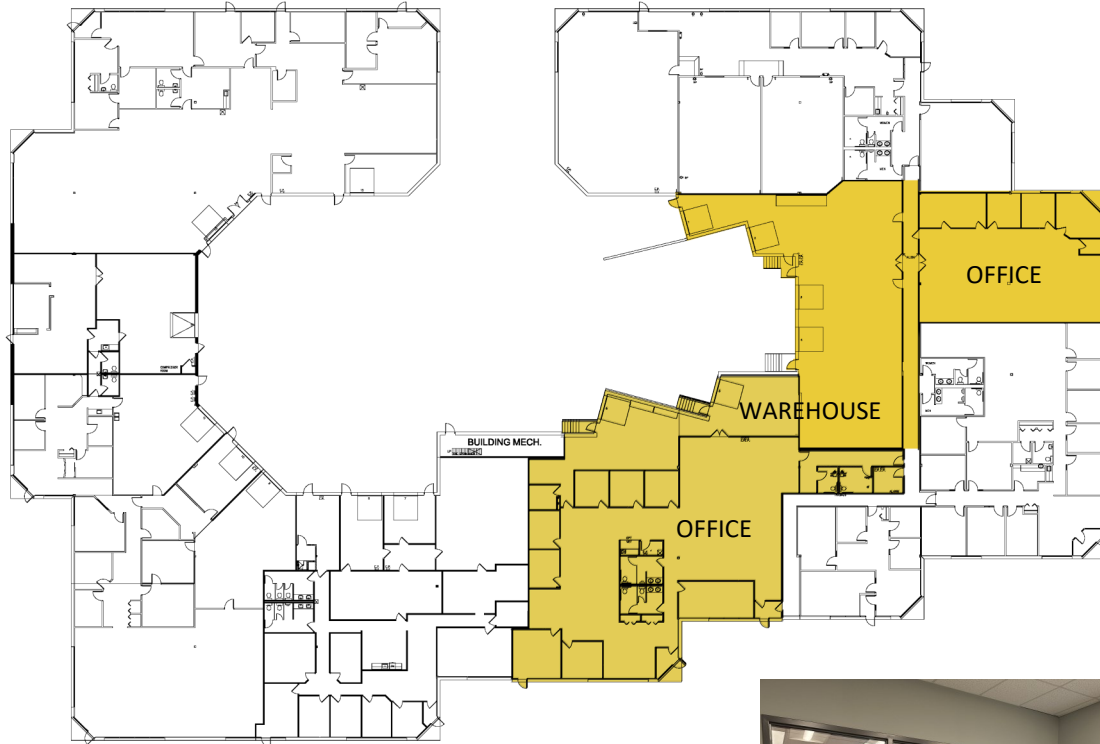
# FOR LEASE

CHANHASSEN LAKES II  
1252-1264 Park Road



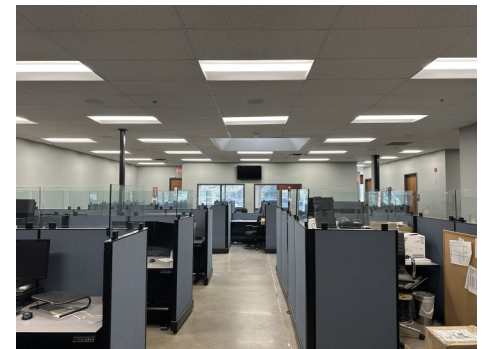
**SUMMERHILL**  
Commercial Real Estate, LLC

## 1252-1264 PARK ROAD



**FLOOR PLAN: Office/Warehouse/Flex**

9,380 SF Office  
5,807 SF Warehouse  
15,187 SF Total (Divisible)



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# FOR LEASE

CHANHASSEN LAKES II

1252-1264 Park Road



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## 1252-1264

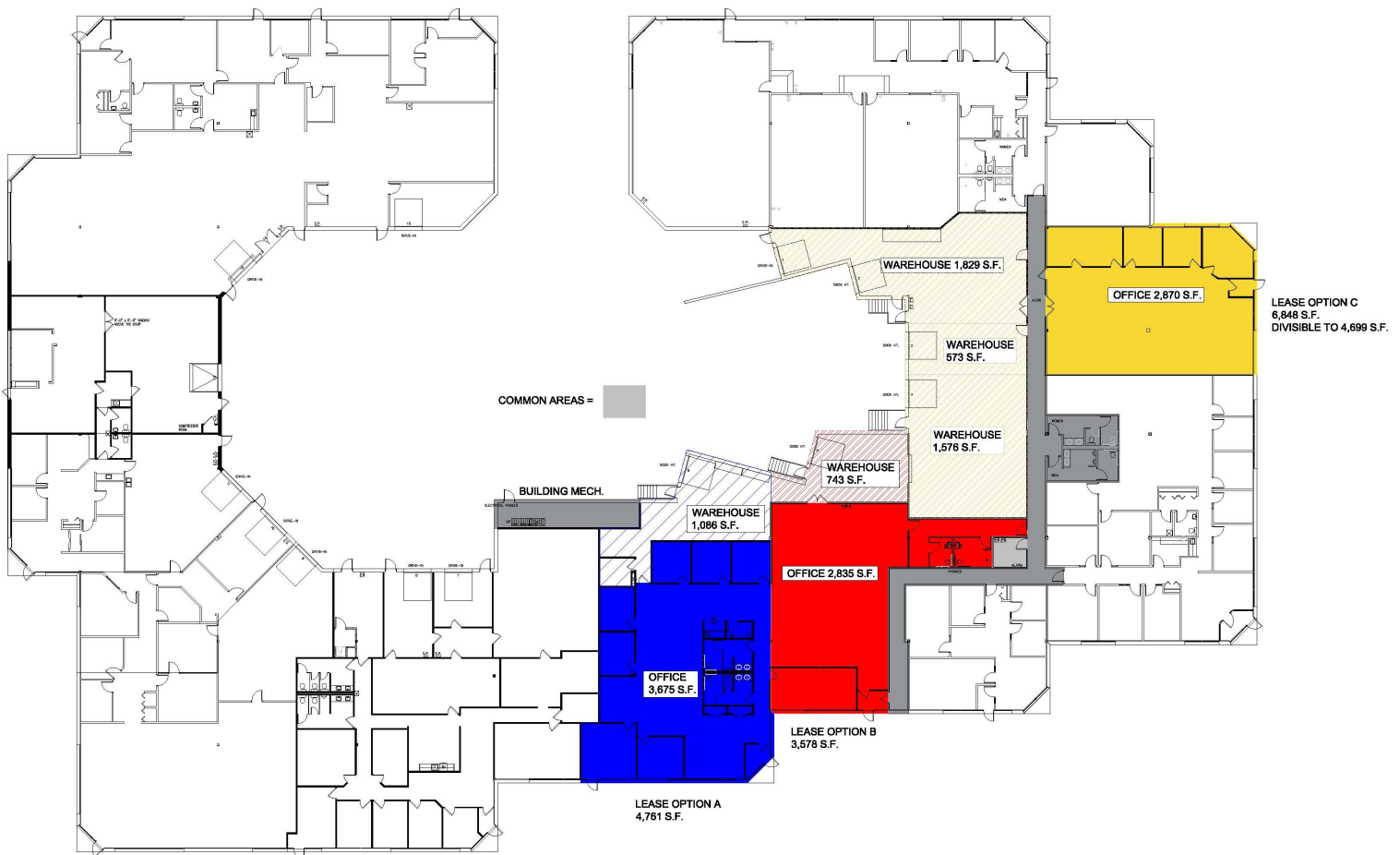
## PARK ROAD

**DIVISIBILITY OPTIONS FLOOR PLAN: Office/Warehouse/Flex**

9,380 SF Office

5,807 SF Warehouse

15,187 SF Total (Divisible)



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