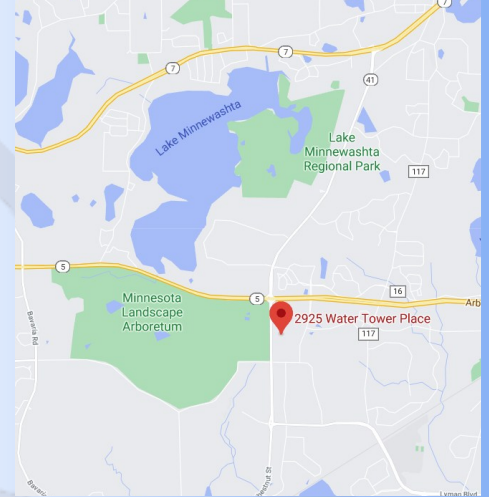


FOR LEASE

ARBORETUM BUSINESS PARK III
2925 Water Tower Place
Chanhassen, MN 55317



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

2925 Water Tower Place: 4,860 SF Office
 15,659 SF Warehouse
 20,519 SF Total

Rental Rates: \$12.00 PSF Office
 \$7.00 PSF Warehouse

Estimated Tax & CAM: \$4.74 PSF (\$1.87 PSF CAM, \$2.87 PSF RE Taxes)

FEATURES:

- Rare availability at Arboretum Business Park.
- End-cap space with windows on two sides.
- Former pickle-ball facility, easily converted back to warehouse/industrial use. Functional combination of privates and open office.
- Break Room and ADA Restrooms.
- Heavy 480 Volt Power and 100% Air-conditioned.
- 2 Drive-in Doors . 12'w x 14'h and 16'w x 16' h. 2 Dock Doors, one with leveler.
- 18' clear height.
- Many area amenities including Lifetime Fitness, Holiday Inn Express, restaurants, US Bank, KinderCare, gas/convenience and auto repair.
- Locally owned and managed.
- Direct access to City of Chanhassen trail system.

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



CONTACT:

Patrick Lensing, CPM

plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate
6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

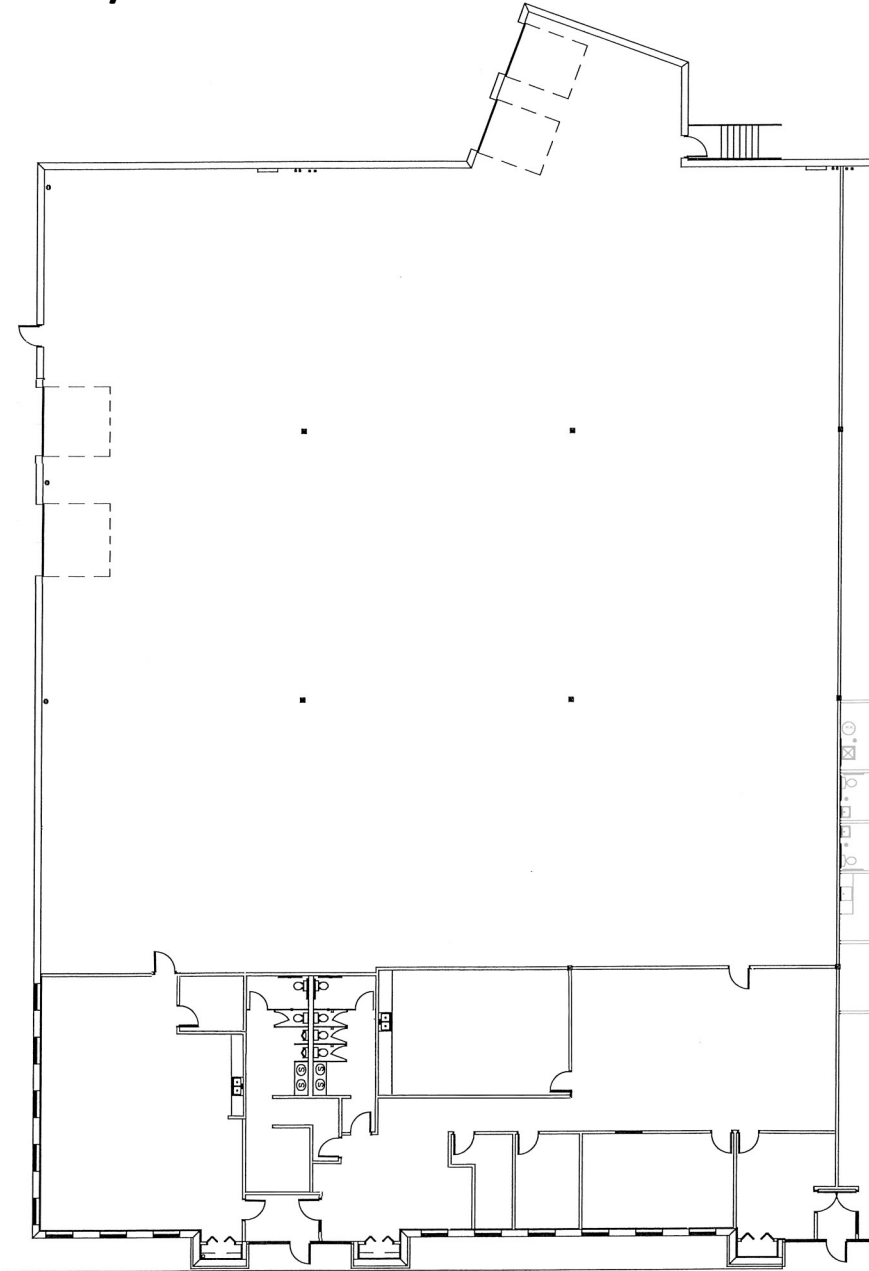
FOR LEASE

ARBORETUM BUSINESS PARK III
2925 Water Tower Place
Chanhassen, MN 55317



SUMMERHILL
Commercial Real Estate, LLC

FLOOR PLAN: Office/Warehouse



CONTACT:

Patrick Lensing, CPM
plensing@summerhillcommercial.com
952-475-5121