

FOR LEASE

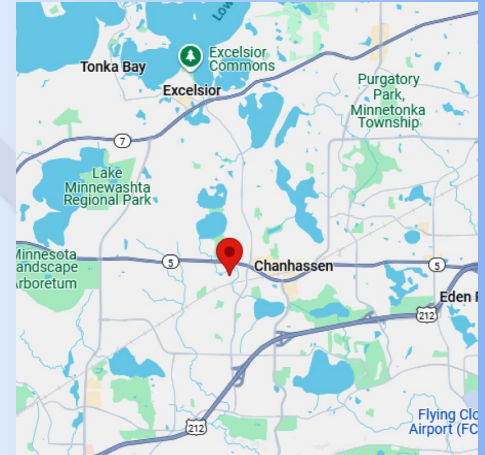
CHANHASSEN LAKES I

1363 Park Road, Suites A-C
Chanhassen, MN 55317



SUMMERHILL

Commercial Real Estate, LLC



LEASE DETAILS:

1363 Park Rd., Suites A-C: (All (3) Contiguous Spaces)	<u>4,258 SF Office (Demo to Warehouse to Suit)</u> <u>4,145 SF Warehouse</u> 8,403 SF Total (Divisible) (1) Dock High Door, (1) Drive In Door, 100% A/C, 14.5' clear ht.
1363 Park Road, Suite A:	<u>1,984 SF Office (Demo to Warehouse to Suit)</u> <u>2,651 SF Warehouse</u> 4,635 SF Total (Expandable), (1) Dock High Door, 100% A/C.
1363 Park Road, Suite B:	<u>280 SF Office (Common Area Entry/Restroom/Hallway)</u> <u>1,908 SF Warehouse</u> 2,183 SF Total (Expandable), (1) Drive In door, 100% A/C.
1363 Park Road, Suite C:	<u>1,585 SF Office/Flex/Warehouse</u> <u>1,585 SF SF Total (Expandable)</u> 4'-6' wide door can be added for direct access in front.
Rental Rates/Est. Tax & CAM (2026)*:	\$12.00 PSF Office \$7.00 PSF Warehouse \$3.99 PSF (\$2.17 PSF CAM, \$1.82 PSF RE Taxes)



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

FEATURES:

- Great office/warehouse/flex space available in Chanhassen Lakes I.
- Flexible space options of 1,585 sf/2,183 sf/3,768 sf/4,635 sf/6,220 sf/6,818 sf/8,403 sf, and more.
- Option to demo office into warehouse to suit for term type deal.
- (1) 8' x 10' truck high dock door and (1) 8' x 10' drive in door. 14.5' clear height. 100% A/C.
- Extensive and abundant floor to ceiling glass line. Clean warehouse space.
- Existing office has 9' ceilings, privates/open areas, break room, reception area, & a conference room.
- Divided spaces have common access to entry area, hallway, and common restrooms.
- 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.

* CAM includes HVAC maintenance, repair, and replacement.

CONTACT:

Patrick Lensing, CPM

plensing@summerhillcommercial.com
952-475-5121

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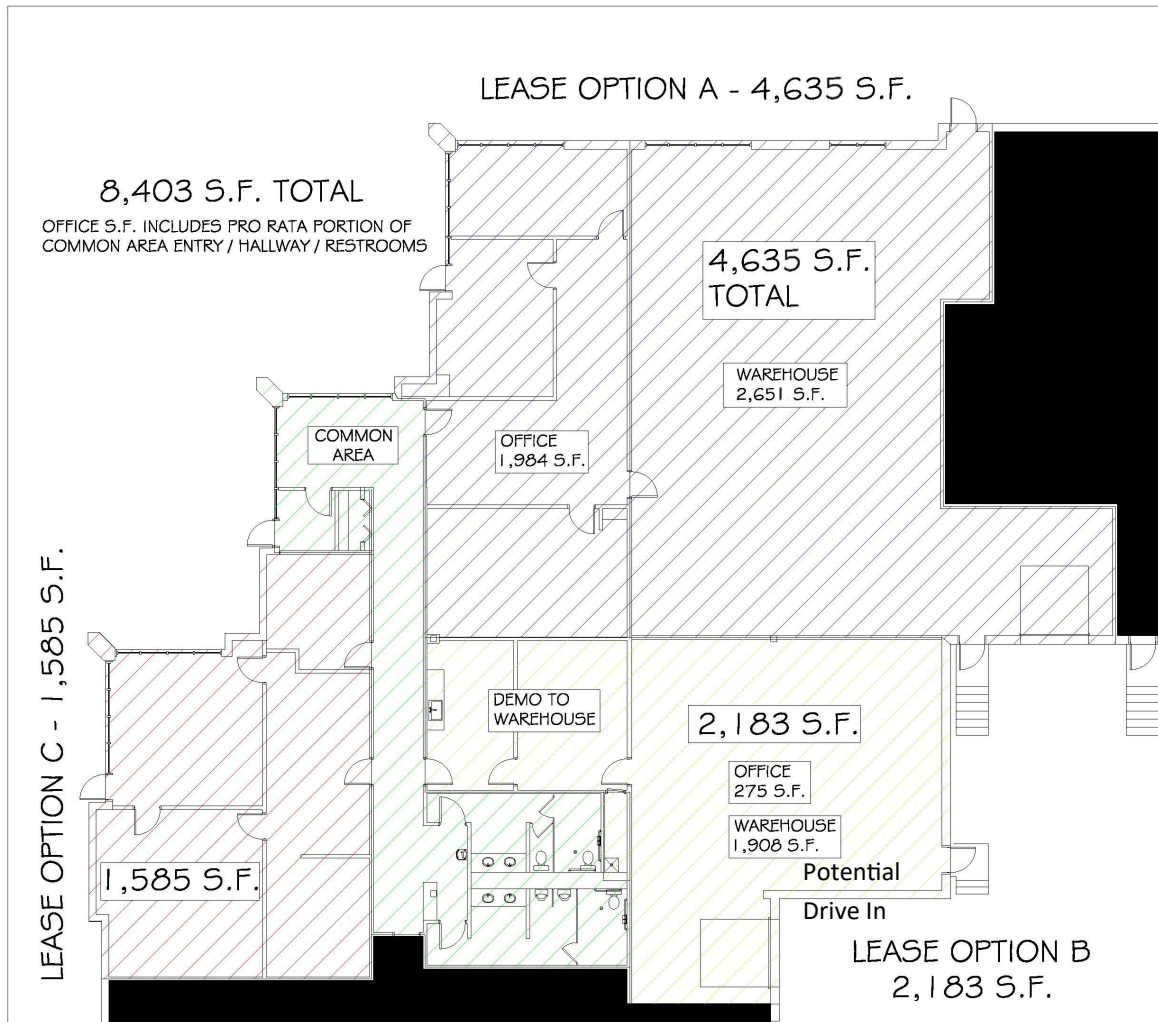
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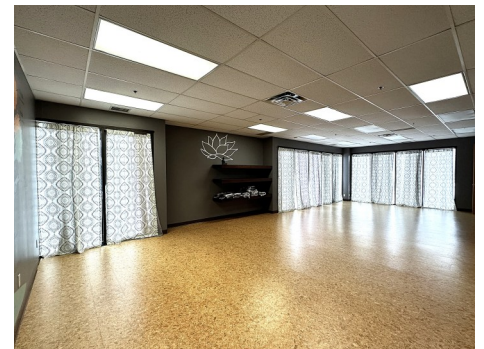
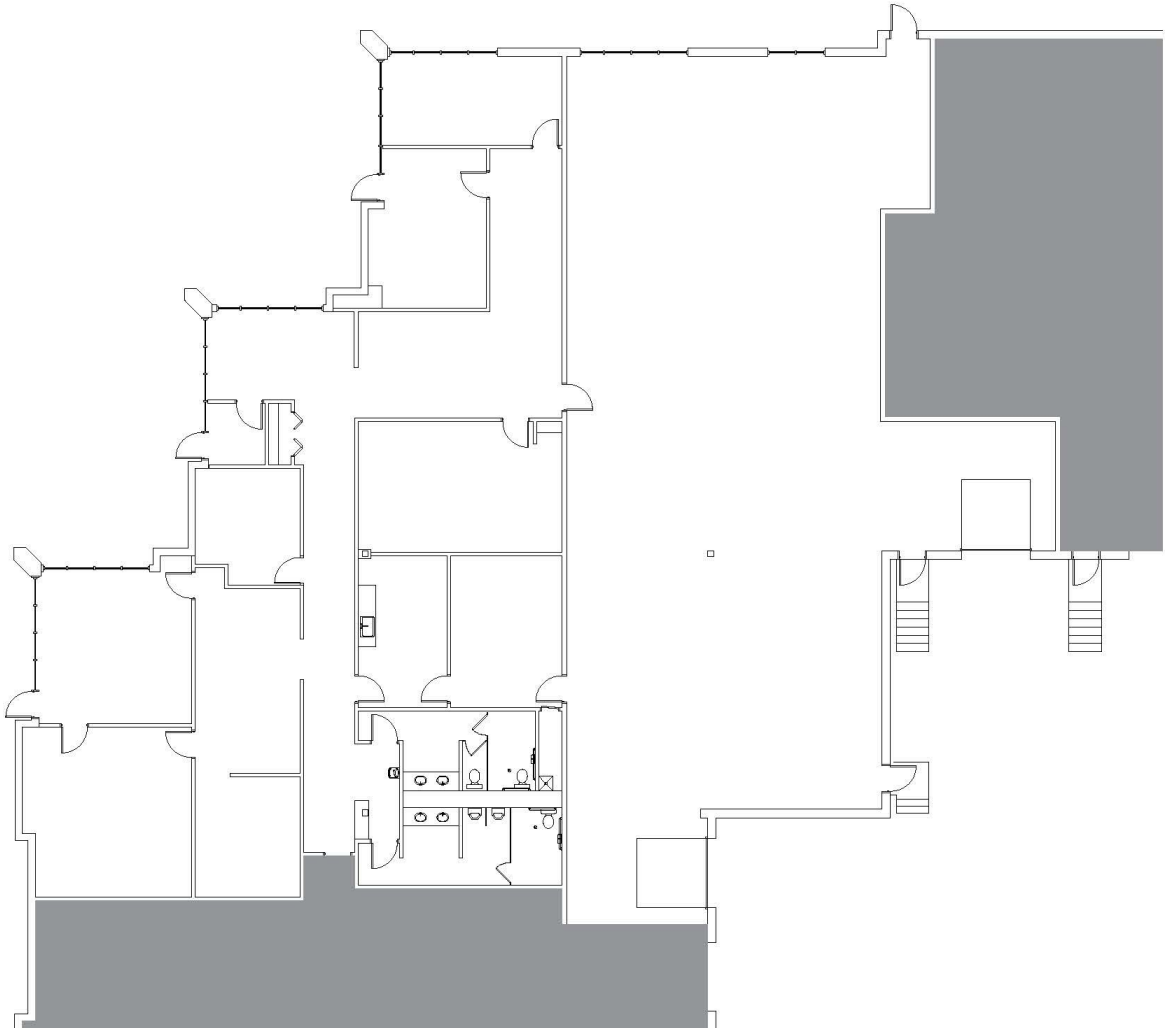
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