CARLSON BUSINESS CENTER I

MINNEAPOLIS-ST. PAUL
NORTHWEST INDUSTRIAL

111 Cheshire Lane
Minnetonka, MN 55305



FOR LEASE

UNIT 700

5,576 SF AVAILABLE

LINK

LEASED BY Colliers | ODNEYGROUP







CARLSON BUSINESS CENTER I

BUILDING SIZE	56,865 SF
YEAR BUILT	1996
CLEAR HEIGHT	18′
COLUMN SPACING	40′ x 40′
POWER	200 Amps of 480/277 Volt
2026 CAM & TAX	$2.74/SF CAM + $3.74/SF Tax = $6.48/ SF Total

UNIT 700
(available now)

5,576 SF Total
4,258 SF Office
1,318 SF Warehouse

• One (1) set of Double-Doors*
*can be converted to a Drive-in Door

Carlson Business Center is an eight building campus that can accommodate a wide range of square footages enabling its tenants to grow within the portfolio.

FOR LEASE

5,576 SF

- Freeway visibility
- Class A flex/light industrial/showroom space
- ESFR sprinkler system
- Truck-high docks and drive-ins
- Abundant parking for employees and guests
- Outdoor seating areas
- Convenient access to I-494, Hwy 55 & I-394
- Access to running and walking paths and trails

LINK

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

UNIT 700
Floor Plan

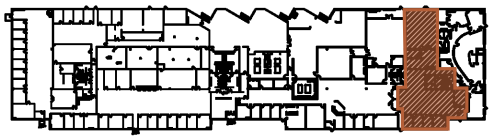
One (1) Double Door
(can be converted to a drive-in door)

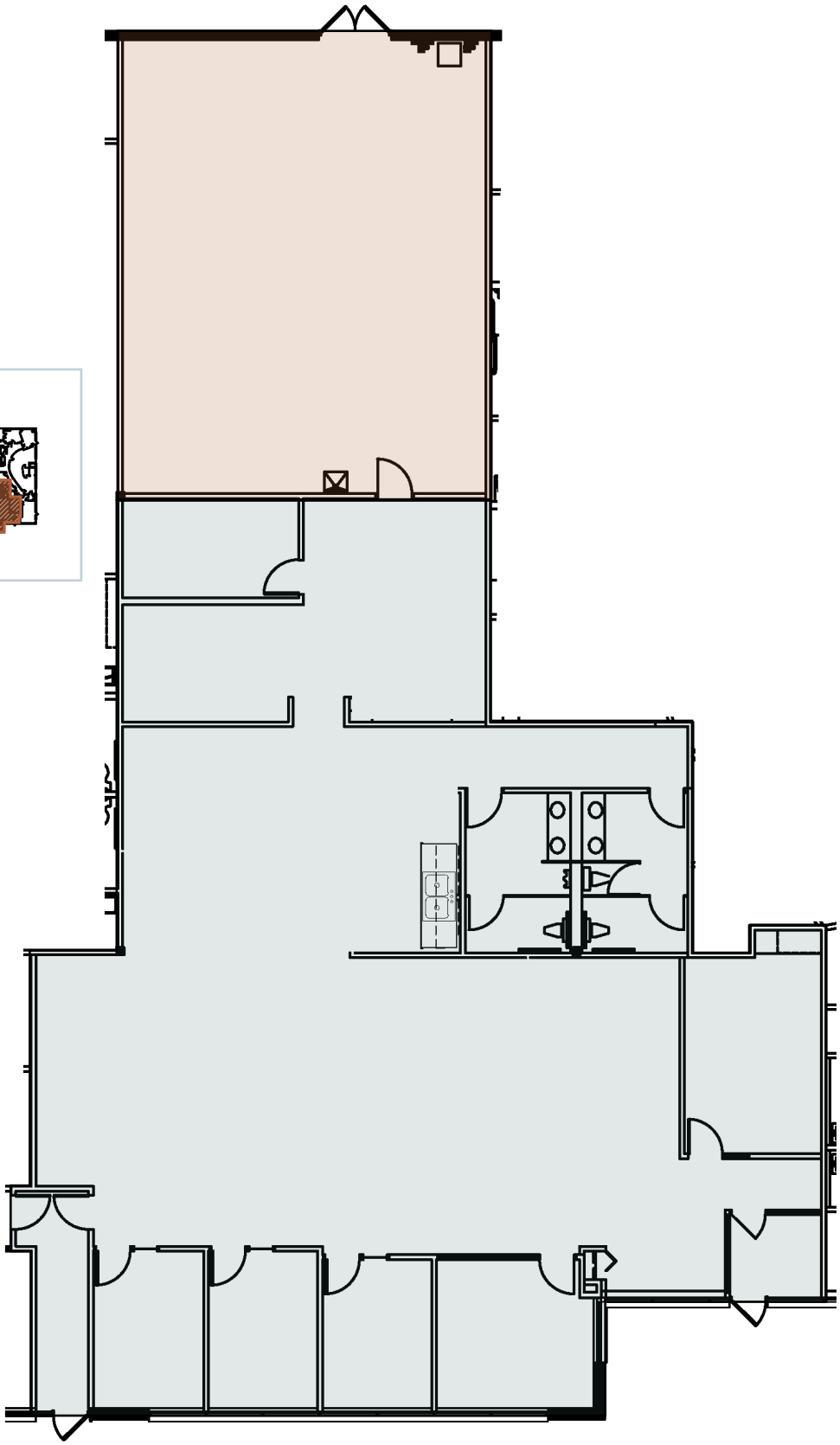
Office Area 4,258 SF

Warehouse Area 1,318 SF

5,576 SF Total

Building Plan






8
7
6
5
4
3
2
1
INTERSTATE
494
111 CHESHIRE
UNIT 700
OFFICE 4,258 SF
WHSE 1,318 SF
TOTAL 5,576 SF


CARLSON BUSINESS CENTER
Gleason Lake Drive
494
DOWNTOWN WAYZATA
RED COW
6SMITH
JOSEPHINA
Giannis
WAYZATA BAR & GRILL
CRISP & GREEN
CŌV
BEN & JERRY'S
RIDGEDALE CENTER
Chipotle
macy's
KONA GRILL
The Cheesecake Factory
Panera BREAD
REDSTONE
ZUPAS
Caribou COFFEE
BANK OF AMERICA
crumbl cookies
The UPS Store
Huntington
Plymouth Road
Interstate 394
INTERSTATE
394
2-MINUTES FROM RIDGEDALE CENTER
15-MINUTES FROM DOWNTOWN MINNEAPOLIS
INTERSTATE
494

CONTACT INFORMATION

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