

FOR LEASE

Owned and Operated by  **LINK**

CARLSON BUSINESS CENTER

111-181 Cheshire Lane, Minnetonka & Plymouth, MN

560,378 SF



**LEASING INFO
& CONTACT**

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Colliers

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.



BUILDING & LOCATION AMENITIES

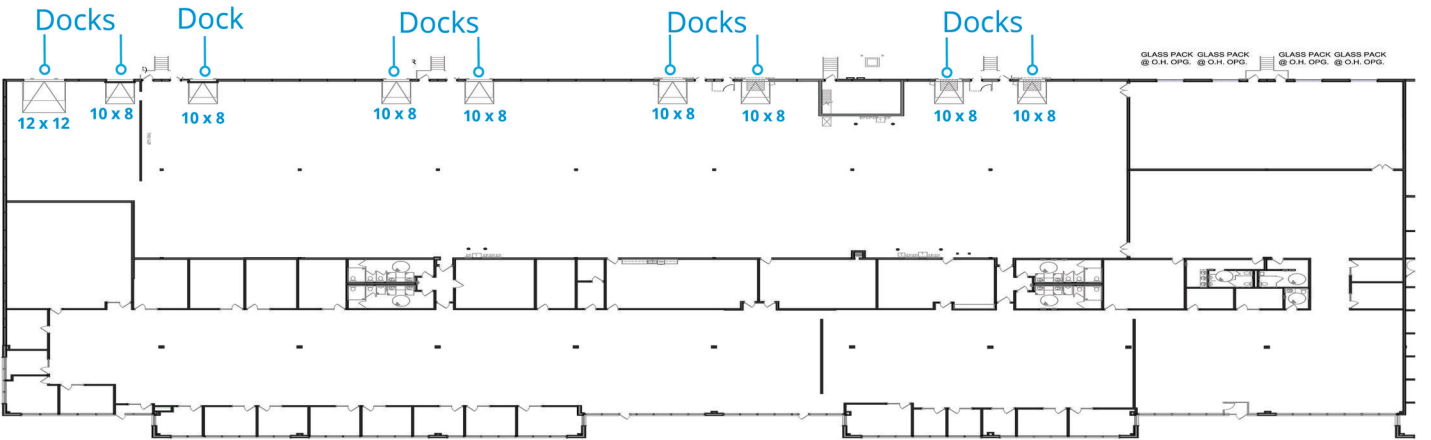
- Class A Flex/light industrial/showroom space
- 18'-24' clear heights
- ESFR sprinkler system
- Truck-high docks and drive-ins
- Abundant parking for employees and guests
- Outdoor seating areas
- Convenient access to I-494, Hwy 55 & I-394
- Freeway visibility
- Close proximity to dining and retail amenities
- Access to running and walking paths & trails
- 2 minutes from Ridgedale Center
- 15 minutes west of downtown Minneapolis

Building Specifications

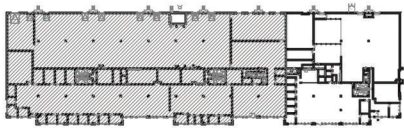
Net Rates		Negotiable
2024 CAM & Tax		
111	\$2.60 psf CAM \$3.50 psf Tax \$6.10 psf Total	
121	\$2.14 psf CAM \$3.34 psf Tax \$5.48 psf Total	
131	\$2.03 psf CAM \$3.32 psf Tax \$5.35 psf Total	
141	\$2.34 psf CAM \$3.39 psf Tax \$5.73 psf Total	
151	\$2.21 psf CAM \$3.59 psf Tax \$5.80 psf Total	
161	\$2.18 psf CAM \$3.54 psf Tax \$5.72 psf Total	
171	\$2.14 psf CAM \$3.37 psf Tax \$5.51 psf Total	
181	\$2.83 psf CAM \$3.75 psf Tax \$6.58 psf Total	
Clear Height		
Buildings 1 & 8	18' clear	
Buildings 2 - 7	24' clear	



131 Cheshire Lane N Suite 500 Floor Plan > 63,645 SF Available



Building Key



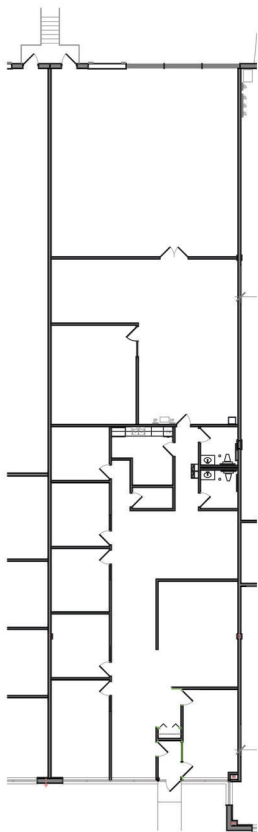
131 Cheshire Lane N Suite 500 > 63,645 SF Available

Building Size	90,166 SF
Year Built	1996
Lease Rates	Negotiable
2024 CAM & Tax	\$5.35 PSF

Clear Height	24'
Loading	9 Docks
Sprinklers	ESFR System
Suite 500	63,645 Total SF 26,586 Office SF 11,665 Tech SF 25,394 Whse SF



151 Cheshire Lane N Suite 400 Floor Plan > 6,143 SF Available



Building Key



151 Cheshire Lane N Suite 400 > 6,143 SF Available

Building Size	63,611 SF
Year Built	1996
Lease Rates	Negotiable
2024 CAM & Tax	\$5.73 PSF

Clear Height	24'
Loading	1 Dock
Sprinklers	ESFR System
Suite 400	6,143 Total SF 4,445 Office SF 1,698 Whse SF



161 Cheshire Lane N Suite 500 Floor Plan > 20,672 SF Available



Building Key



161 Cheshire Lane N Suite 500 > 20,672 SF Available

Building Size	71,414 SF
Year Built	1996
Lease Rates	Negotiable
2024 CAM & Tax	\$5.72 PSF
Power	400 AMPS at 480 volt

Clear Height	24'
Loading	4 Docks
Sprinklers	ESFR System
Suite 500	20,672 Total SF 2,725 Office SF 17,947 Whse SF



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