



Office/Warehouse Space for Lease

**1450 PARK COURT
CHANHASSEN, MN 55317**

Available Space:

Option 1:

2,635 SF- Office
8,741 SF-Warehouse
11,376 SF - Total

Option 2:

1,645 SF- Office
5,166 SF-Warehouse
6,811 SF - Total

Option 3:

1,645 SF- Office
3,360 SF-Warehouse
5,005 SF - Total

Option 4:

990 SF- Office
5,381 SF-Warehouse
6,371 SF - Total

Option 5:

990 SF- Office
3,575 SF - Warehouse
4,565 SF - Total

Option 6:

990 SF- Office
2,825 SF - Warehouse
3,815 SF - Total

Lease Rates:

\$10.50 Office
\$5.50 Warehouse

2022 Est. CAM & Tax:

\$3.50 PSF

Property Highlights:

- 15,072 square foot building
- Full exterior renovation in 2020
- 14' clear height
- Built in 1987
- 32 parking spaces



For information, please contact:

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Lucas Long

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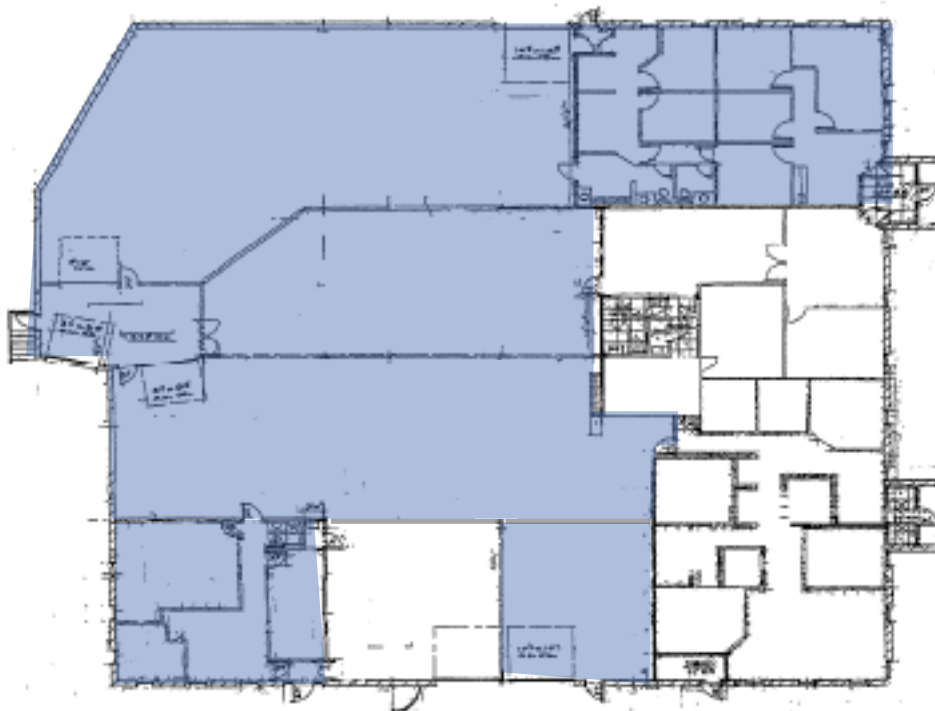
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Option 1

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8,741 SF-Warehouse
11,376 SF - Total

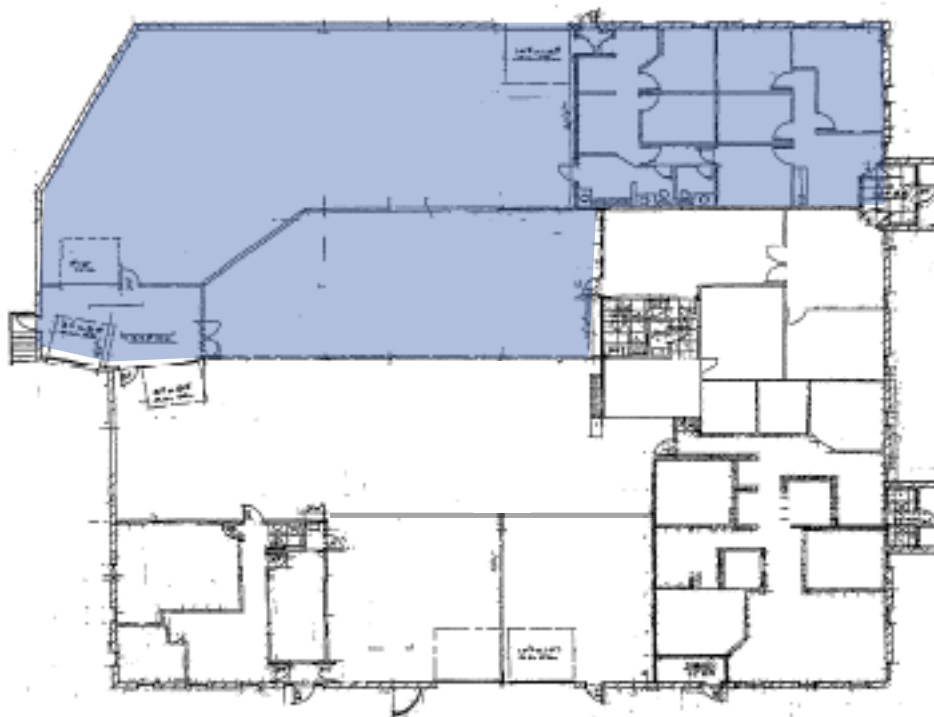
1 Dock
2 Drive-ins



Option 2

1,645 SF- Office
5,166 SF-Warehouse
6,811 SF - Total

1 Dock
1 Drive-in



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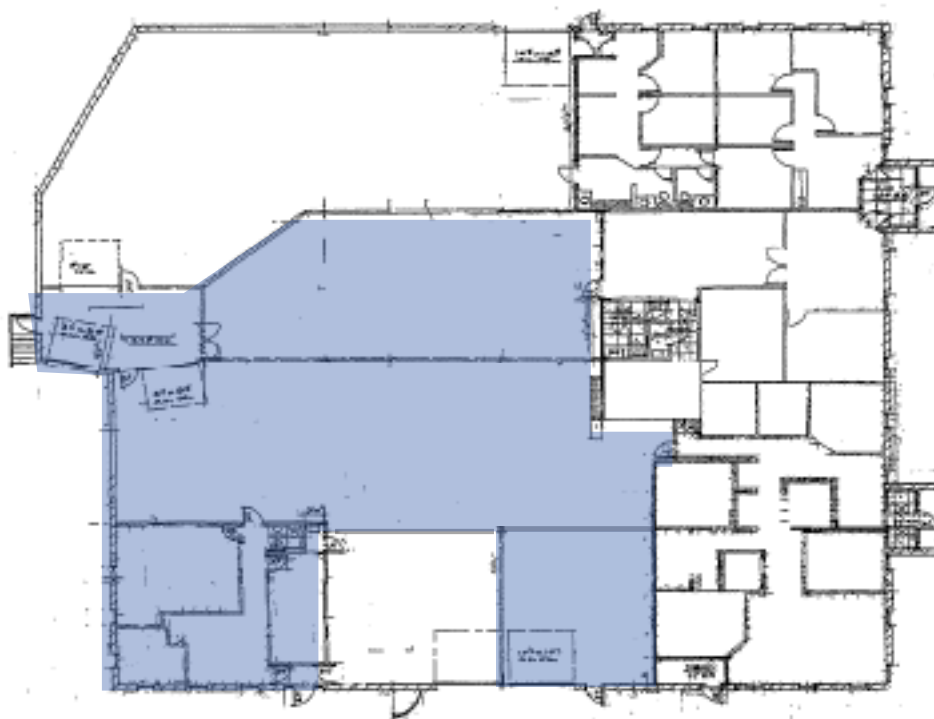
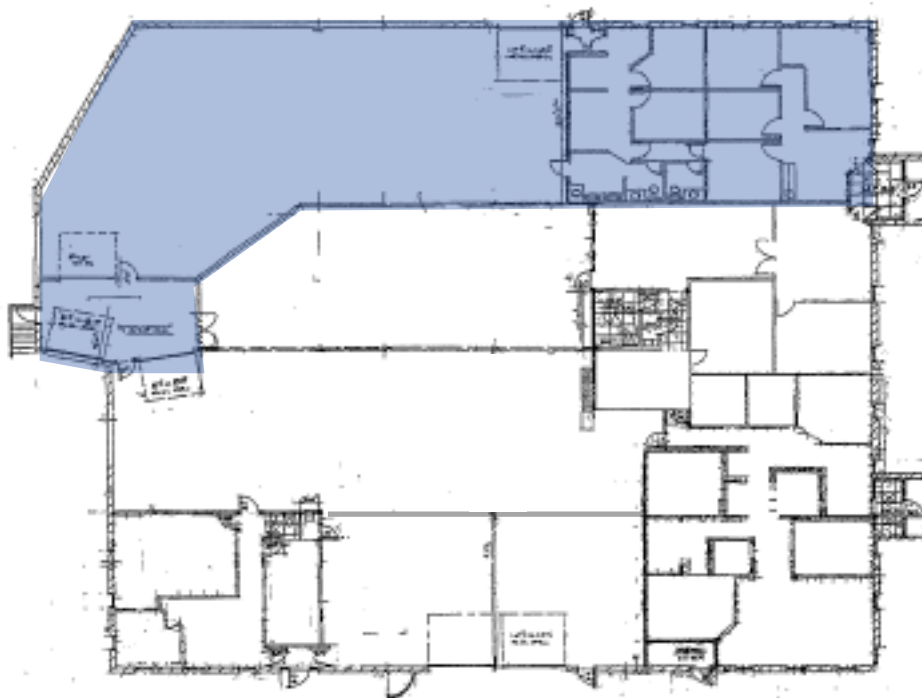
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Option 3

1,645 SF- Office
3,360 SF-Warehouse
5,005 SF - Total

1 Dock
1 Drive-in



Option 4

990 SF- Office
5,381 SF-Warehouse
6,371 SF - Total

1 Dock
1 Drive-in

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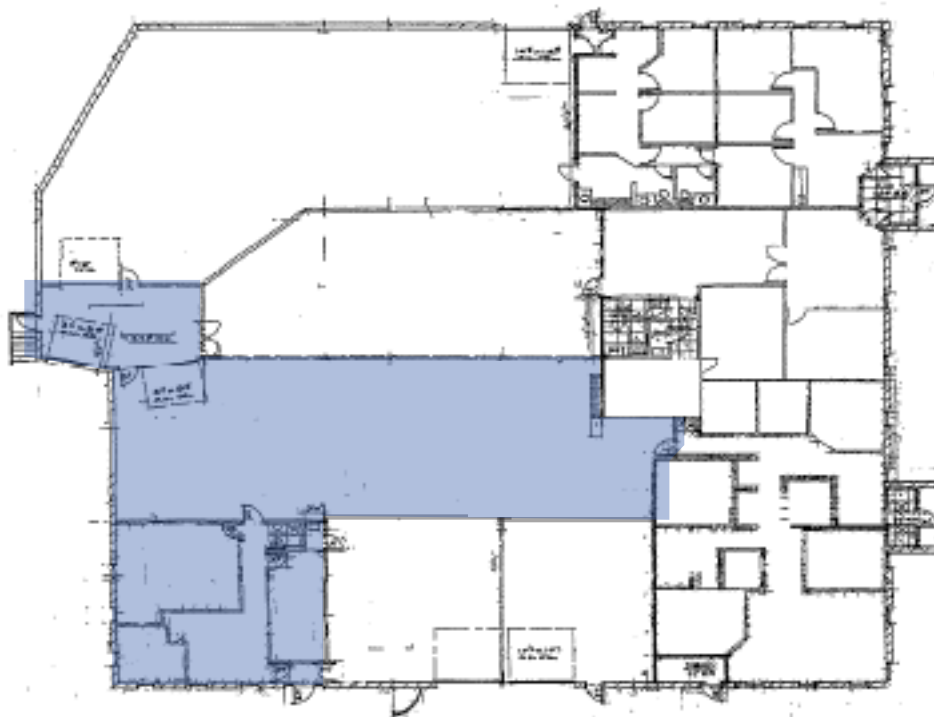
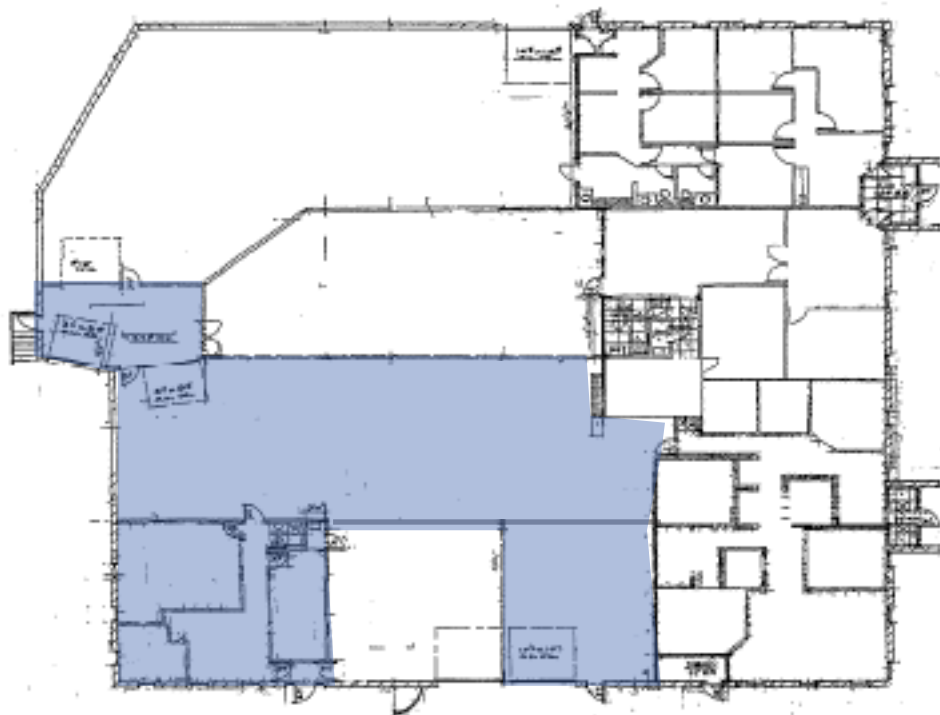
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Option 5

990 SF - Office
3,575 SF - Warehouse
4,565 SF - Total

1 Dock
1 Drive-in



Option 6

990 SF - Office
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1 Dock

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