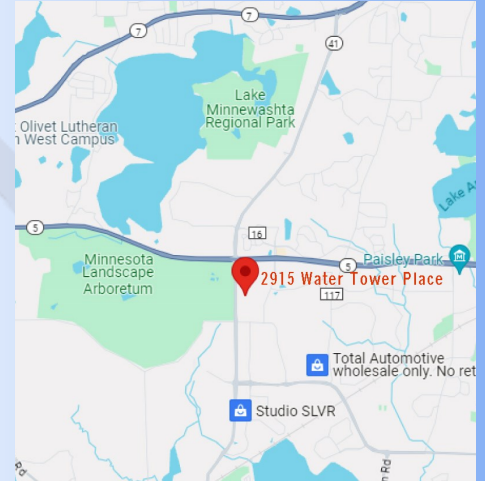


FOR LEASE

ARBORETUM BUSINESS PARK III
2915 Water Tower Place
Chanhassen, MN 55317



SUMMERHILL
Commercial Real Estate, LLC



LEASE DETAILS:

2915 Water Tower Place:	11,080 SF Office <u>9,440 SF Warehouse</u> 20,520 SF Total
Rental Rates:	\$11.00 PSF Office \$6.00 PSF Warehouse
Estimated Tax & CAM:	\$4.82 PSF (\$1.77 PSF CAM, \$3.05 PSF RE Taxes)

FEATURES:

- Rare availability at Arboretum Business Park.
- Great newer finishes with higher end design features.
- Beautiful Reception lobby, open to deck, spacious, break room on glass.
- Clean office and warehouse. Functional combination of privates and open office.
- All private offices have abundant storefront glass. Newer ADA compliant restrooms.
- Potential to demo a portion of the office to suit for term type deal.
- Heavy 480 Volt Power and 100% Air-conditioned.
- (3) dock doors, (1) ramped drive in door. 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.



CONTACT:

Patrick Lensing, CPM

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952-475-5121

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

www.summerhillcommercial.com

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

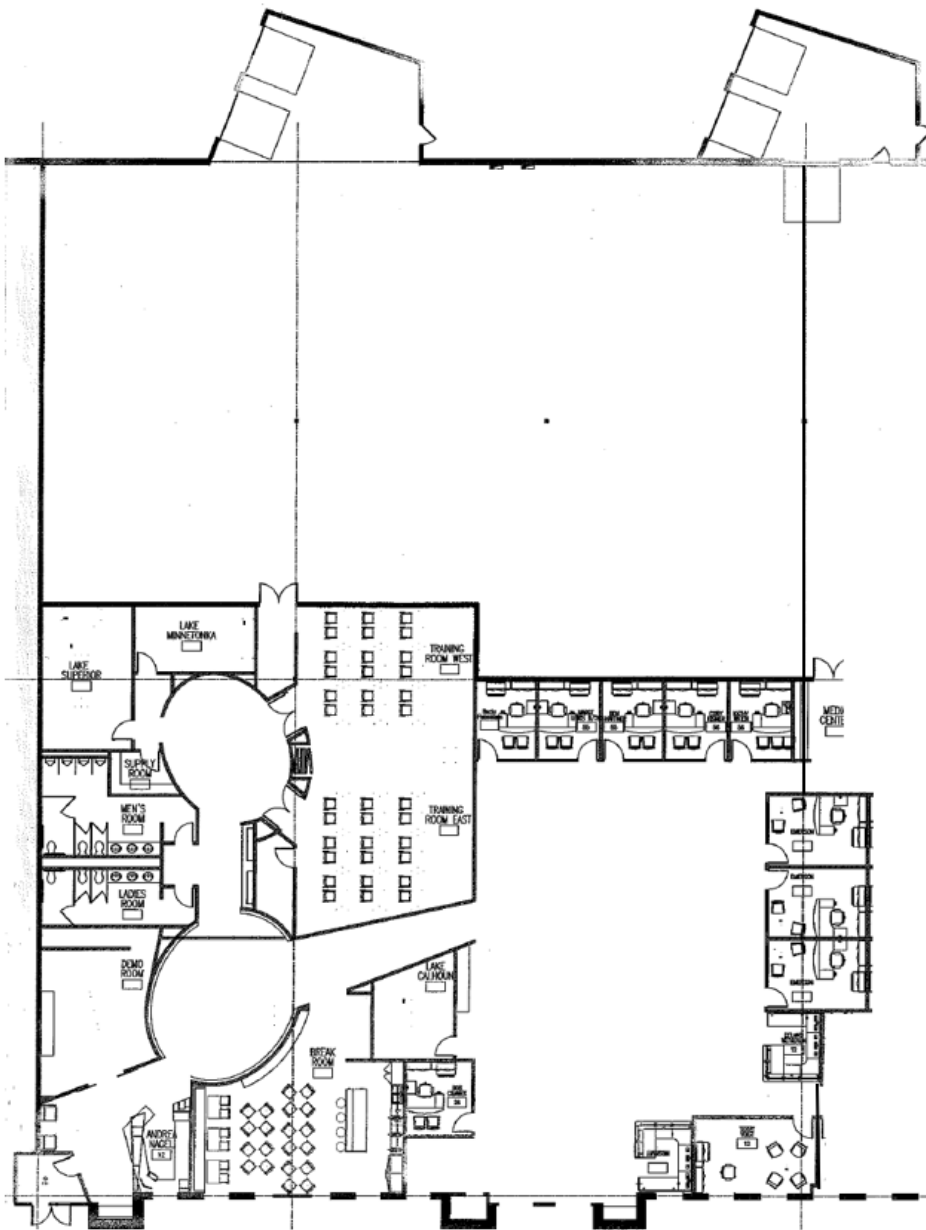
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FLOOR PLAN: Office/Warehouse



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