

CARLSON BUSINESS CENTER I

MINNEAPOLIS-ST.PAUL
NORTHWEST INDUSTRIAL

111 Cheshire Lane
Minnetonka, MN 55305



FOR LEASE

UNITS 100/200/700

4,524–13,784 SF Available



LEASED BY



ODNEYGROUP



CARLSON BUSINESS CENTER I

BUILDING SIZE	56,865 SF
YEAR BUILT	1996
CLEAR HEIGHT	18'
COLUMN SPACING	40' x 40'
UNIT 100/200 (COMBINED)	13,784 SF Total
Available Now	9,091 SF Office 4,693 SF Warehouse • One (1) Dock Door One (1) Drive-in
UNIT 100 (DEMISED)	9,260 SF Total
Available Now	6,953 SF Office 2,307 SF Warehouse • One (1) Drive-in
UNIT 200 (DEMISED)	4,524 SF Total
Available Now	2,138 SF Office 2,386 SF Warehouse • One (1) Dock Door
UNIT 700	5,576 SF Total
Available 7/1/26	4,258 SF Office 1,318 SF Warehouse • One (1) set of Double Doors <i>*can be converted to Drive-In</i>
AIR-CONDITIONING	UNIT 200 Warehouse is Air-Conditioned
POWER - UNIT 100	200 Amps of 480/277 Volt
POWER - UNIT 200	1,000 Amps of 480/277 Volt
POWER - UNIT 700	200 Amps of 480/277 Volt
2026 CAM & TAX	\$2.74/SF CAM + \$3.74/SF Tax = \$6.48/SF Total

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

4,524–13,784 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 & trails

UNIT 100+200

Floor Plan

OFFICE AREA 9,091 SF

WHSE AREA 4,693 SF

13,784 SF Total



Building Key Plan



UNIT 100

Floor Plan

OFFICE AREA 6,953 SF
WHSE AREA 2,307 SF
9,260 SF Total



Building Key Plan



UNIT 200

Floor Plan

OFFICE AREA 2,138 SF

WHSE AREA 2,386 SF

4,524 SF Total



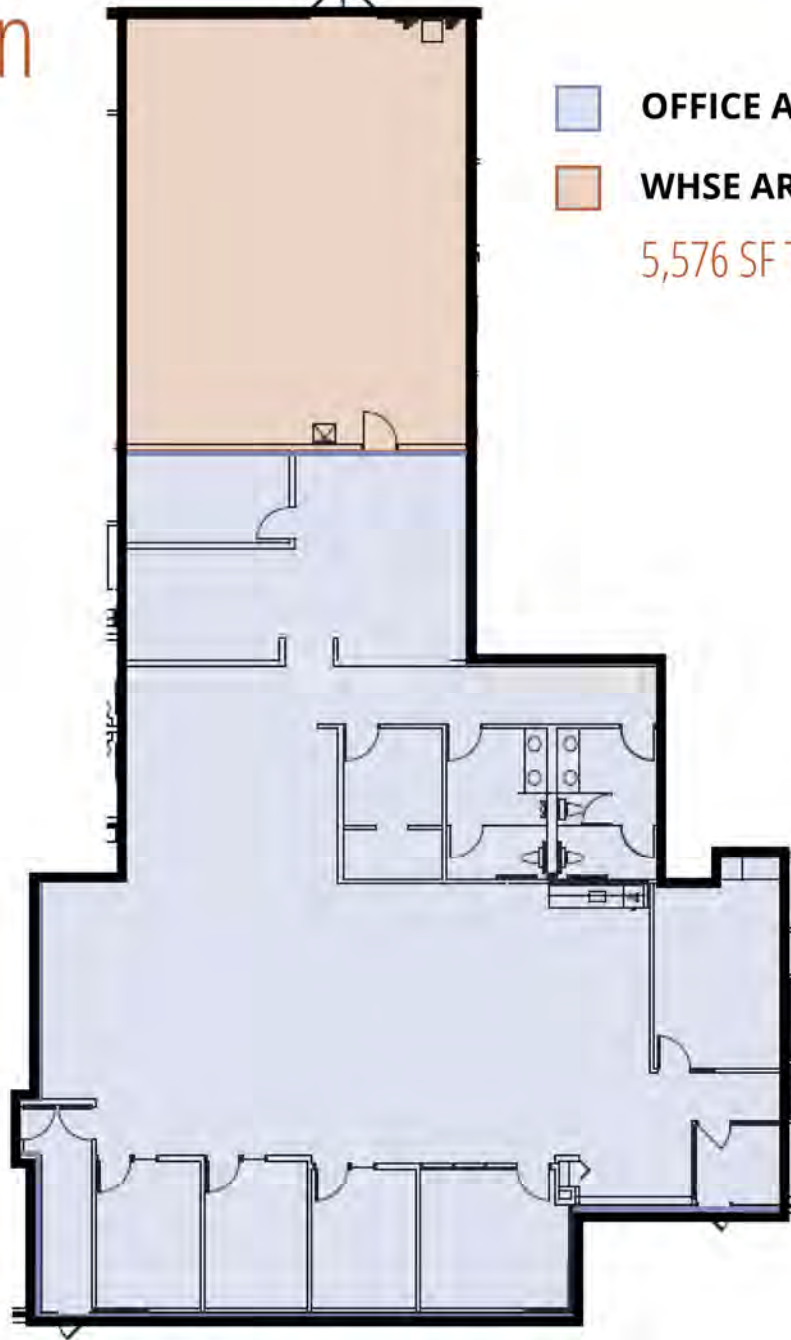
Building Key Plan



UNIT 700

Floor Plan

One (1) Double Door
**Can be Converted to a Drive-in Door*



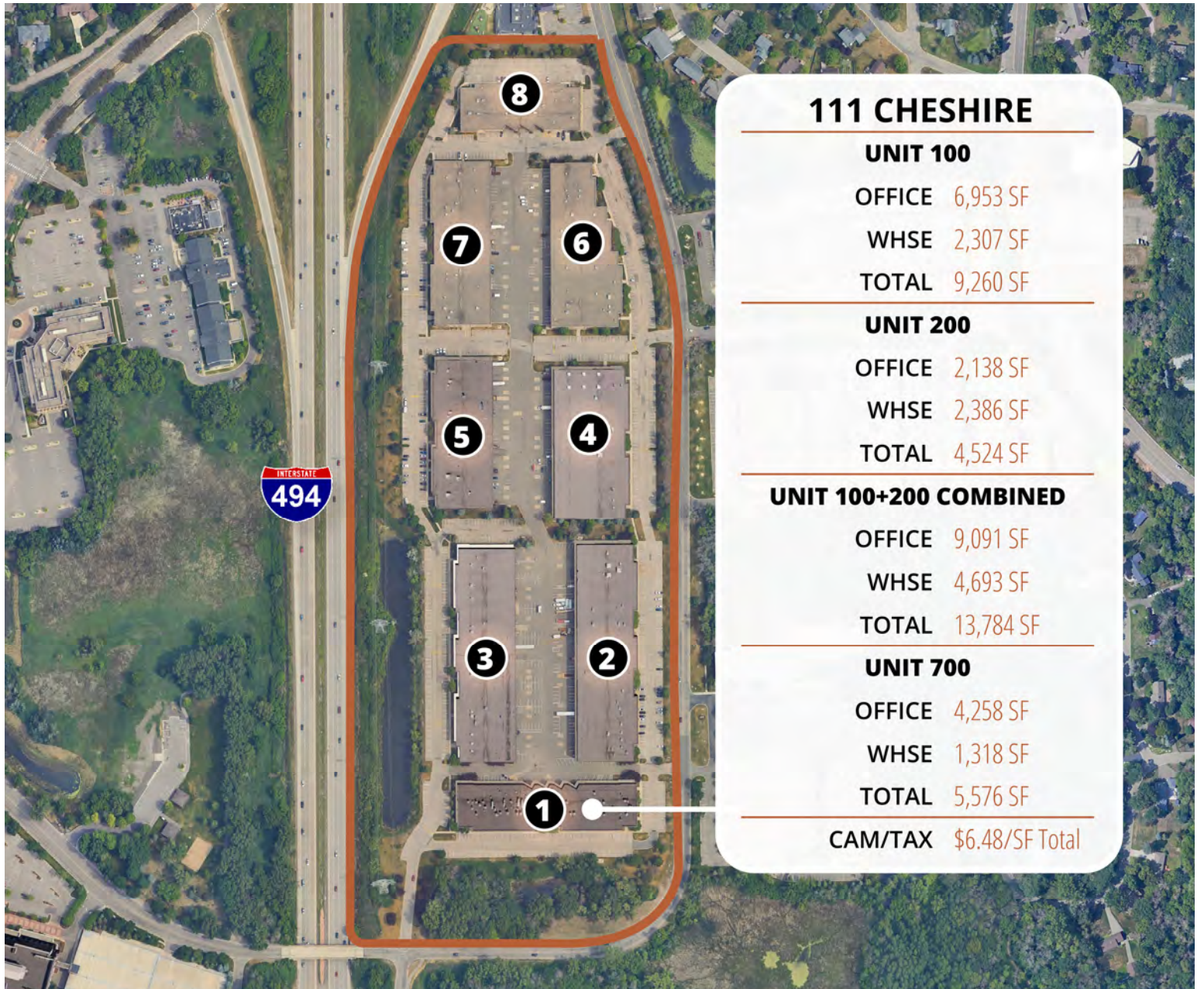
OFFICE AREA 4,258 SF

WHSE AREA 1,318 SF

5,576 SF Total

Building Key Plan





111 CHESHIRE

UNIT 100

OFFICE 6,953 SF
 WHSE 2,307 SF
 TOTAL 9,260 SF

UNIT 200

OFFICE 2,138 SF
 WHSE 2,386 SF
 TOTAL 4,524 SF

UNIT 100+200 COMBINED

OFFICE 9,091 SF
 WHSE 4,693 SF
 TOTAL 13,784 SF

UNIT 700

OFFICE 4,258 SF
 WHSE 1,318 SF
 TOTAL 5,576 SF

CAM/TAX \$6.48/SF Total



2-MINUTES FROM RIDGEDALE CENTER
15-MINUTES FROM DOWNTOWN MINNEAPOLIS

CONTACT INFORMATION

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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.



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