

# FOR LEASE

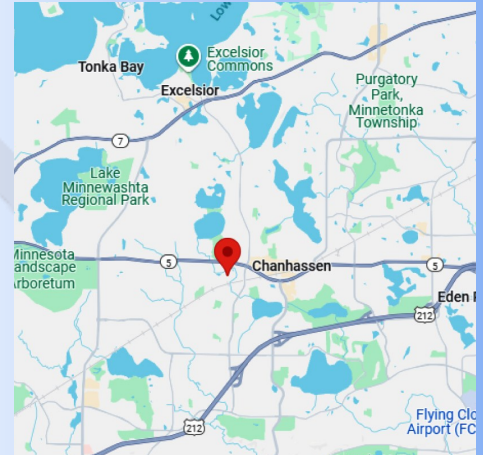
## CHANHASSEN LAKES I

1363 Park Road, Suites A-C  
Chanhassen, MN 55317



## SUMMERHILL

Commercial Real Estate, LLC

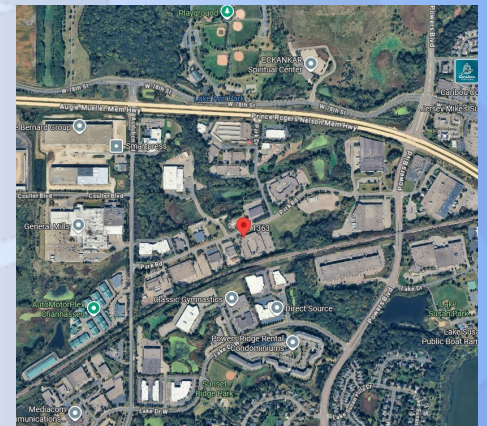


### LEASE DETAILS:

|  |  |
|--|--|
| <b>1363 Park Rd., Suites A-C:</b>              | 4,258 SF Office (Demo to Warehouse to Suit)<br><u>4,145 SF Warehouse</u><br>8,403 SF Total (Divisible)<br>(1) Dock High Door, (1) Drive In Door, 100% A/C, 14.5' clear ht. |
| <b>1363 Park Road, Suite A:</b>                | 1,984 SF Office (Demo to Warehouse to Suit)<br><u>2,651 SF Warehouse</u><br>4,635 SF Total (Expandable), (1) Dock High Door, 100% A/C.                                     |
| <b>1363 Park Road, Suite B:</b>                | 280 SF Office (Common Area Entry/Restroom/Hallway).<br><u>1,908 SF Warehouse</u><br>2,183 SF Total (Expandable), (1) Drive In door, 100% A/C.                              |
| <b>1363 Park Road, Suite C:</b>                | <u>1,585 SF Office/Flex/Warehouse</u><br>1,585 SF SF Total (Expandable)<br>4'-6' wide door can be added for direct access in front.  |
| <b>Rental Rates/Est. Tax &amp; CAM (2026):</b> | \$12.00 PSF Office<br>\$7.50 PSF Warehouse<br>\$3.99 PSF (\$2.17 PSF CAM, \$1.82 PSF RE Taxes)   |

### FEATURES:

- Great office/warehouse/flex space available in Chanhassen Lakes I.
- Flexible space options of 1,585 sf/3,768 sf/6,220 sf/6,818 sf, and 8,403 sf.
- Option to demo office into warehouse to suit for term type deal.
- (1) 8' x 10' truck high dock door and (1) 8' x 10' drive in door. 14.5' clear height. 100% A/C.
- Extensive and abundant floor to ceiling glass line. Clean warehouse space.
- Existing office has 9' ceilings, privates/open areas, break room, reception area, & a conference room.
- Divided spaces have common access to entry area, hallway, and common restrooms.
- Located near downtown Chanhassen with many area amenities.
- Great highway access near Highway 212 and Highway 5.
- Locally owned and managed. Direct access to City of Chanhassen trail system.



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

### CONTACT:

**Patrick Lensing, CPM**

plensing@summerhillcommercial.com  
952-475-5121

**Summerhill Commercial Real Estate**

6495 City West Parkway  
Eden Prairie, MN 55344

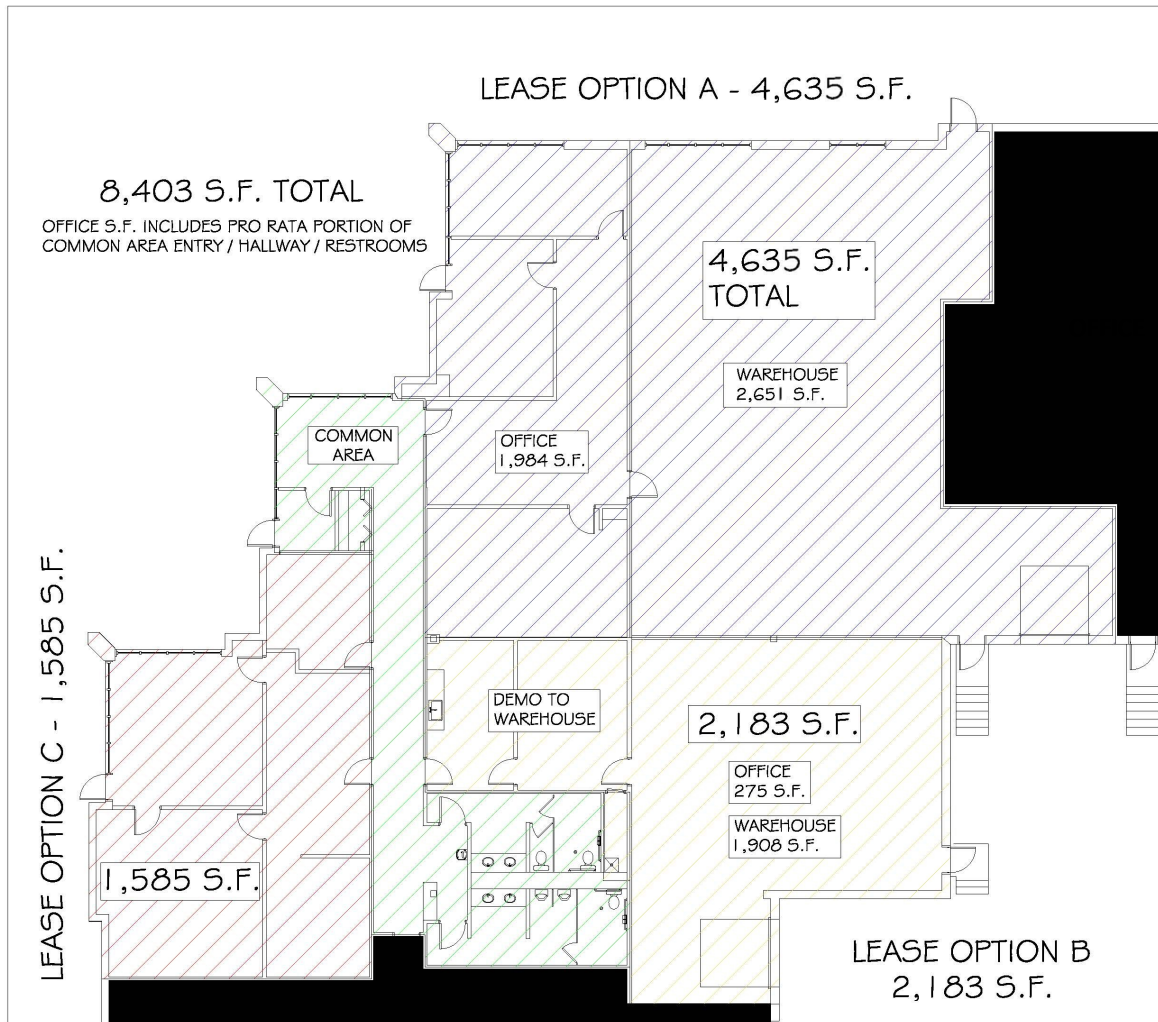
[www.summerhillcommercial.com](http://www.summerhillcommercial.com)

# FOR LEASE

CHANHASSEN LAKES I  
1363 Park Road, Suites A-C  
Chanhassen, MN 55317



**SUMMERHILL**  
Commercial Real Estate, LLC



## CONTACT:

**Patrick Lensing, CPM**  
plensing@summerhillcommercial.com  
952-475-5121

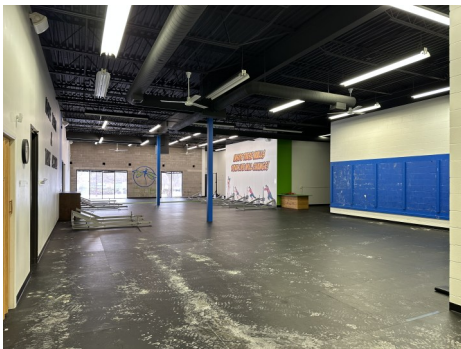
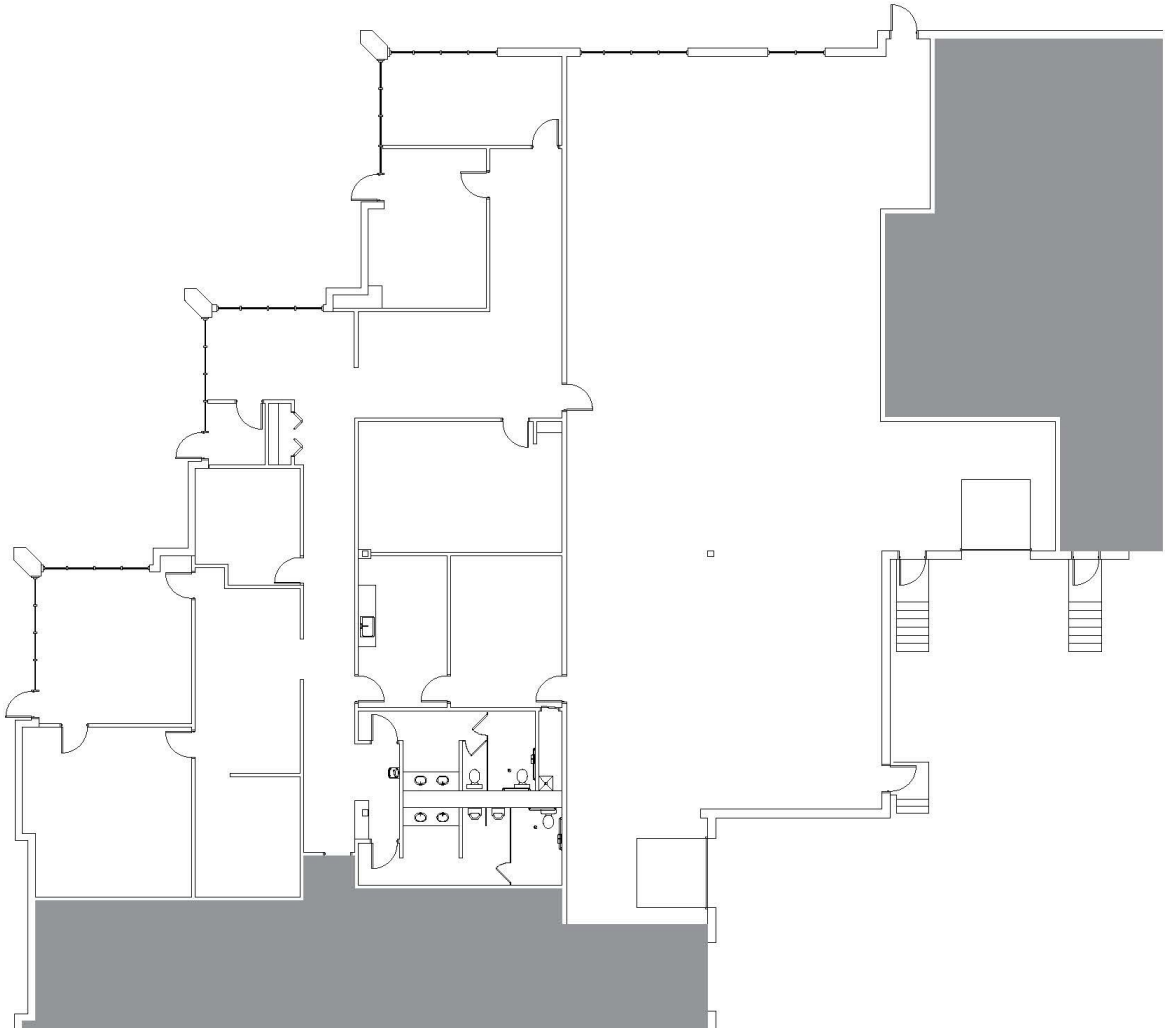
**Summerhill Commercial Real Estate**  
6495 City West Parkway  
Eden Prairie, MN 55344  
www.summerhillcommercial.com

# FOR LEASE

CHANHASSEN LAKES I  
1363 Park Road, Suites A-C  
Chanhassen, MN 55317



**SUMMERHILL**  
Commercial Real Estate, LLC



**CONTACT:** Patrick Lensing, CPM  
plensing@summerhillcommercial.com  
952-475-5121

**Summerhill Commercial Real Estate**  
6495 City West Parkway  
Eden Prairie, MN 55344  
[www.summerhillcommercial.com](http://www.summerhillcommercial.com)