

# OFFICE FOR LEASE

761 West 78th Street, Suites 203-209  
Chanhassen, MN 55317



**SUMMERHILL**  
Commercial Real Estate, LLC



## LEASE DETAILS:

**761 West 78th Street, Chanhassen, MN 55317**

<b>Suite 203-209:</b>	<b>3,881 sf available</b>
<b>Base Rent:</b>	<b>\$12.00 per SF</b>
<b>RE Taxes and Common Area Expenses:</b>	<b>\$12.99 per SF (est.)</b>

## FEATURES:

- Clean image building with attractive glass lines, new roof and parking lot in Spring 2026.
- Prominent 2nd floor Suite space available immediately.
- Current configuration includes (10) total private offices, (5) on the glassline, a full-glass conference room, and two file/storage/printer rooms.
- Excellent visibility offering great monument sign availability.
- Busy trade area in downtown Chanhassen with retail, restaurants, services and entertainment in very close proximity.
- Great professional office, service retail and many other potential uses.
- Abundant parking (4.76:1,000 sf ratio)
- Population (2026 ESRI): 1 mile - 5,479; 3 mile—45,474; 5 mile—117,608.
- Ave. HH Income (2026 ESRI): 1 mile—149,303; 3 mile—200,634; 5 mile—183,588
- Average daily traffic counts (2026 ESRI): 12,300 W 78th Street

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



## CONTACT:

**Patrick Lensing, CPM**

[plensing@summerhillcommercial.com](mailto: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)

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## SECOND FLOOR AVAILABILITY:

Suite 203-209: 3,881 sf available



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