

# CARLSON BUSINESS CENTER IV

MINNEAPOLIS-ST. PAUL  
SOUTHWEST INDUSTRIAL

141 Cheshire Lane North  
Minnetonka, MN 55305



FOR LEASE

UNIT 700

13,179 SF Available

 LINK

LEASED BY

 Colliers

 ODNEY GROUP



## CARLSON BUSINESS CENTER IV

Building Size	79,691 SF
Year Built	1996
Clear Height	24'
Column Spacing	40' x 40'
Loading	Two (2) Dock Doors
Power	400 Amp / 480 Volt Service
2025 CAM & Tax	\$2.10 PSF CAM \$3.33 PSF Tax \$5.43 PSF Total
Unit 700	4,380 SF Office 6,650 SF Tech Area 2,149 SF Warehouse 13,179 SF Total

AVAILABLE MAY 1, 2026

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.

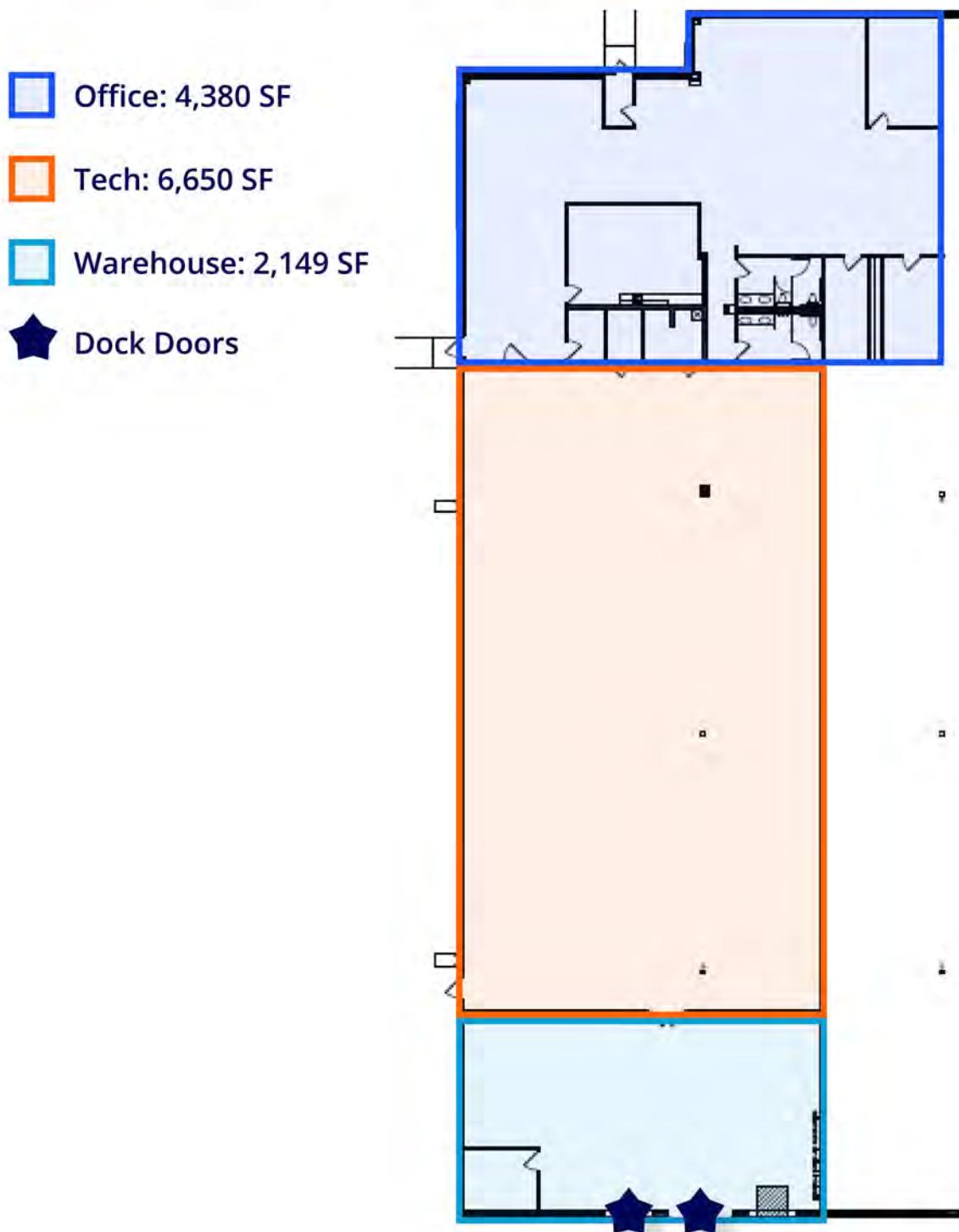
FOR LEASE

**13,179 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

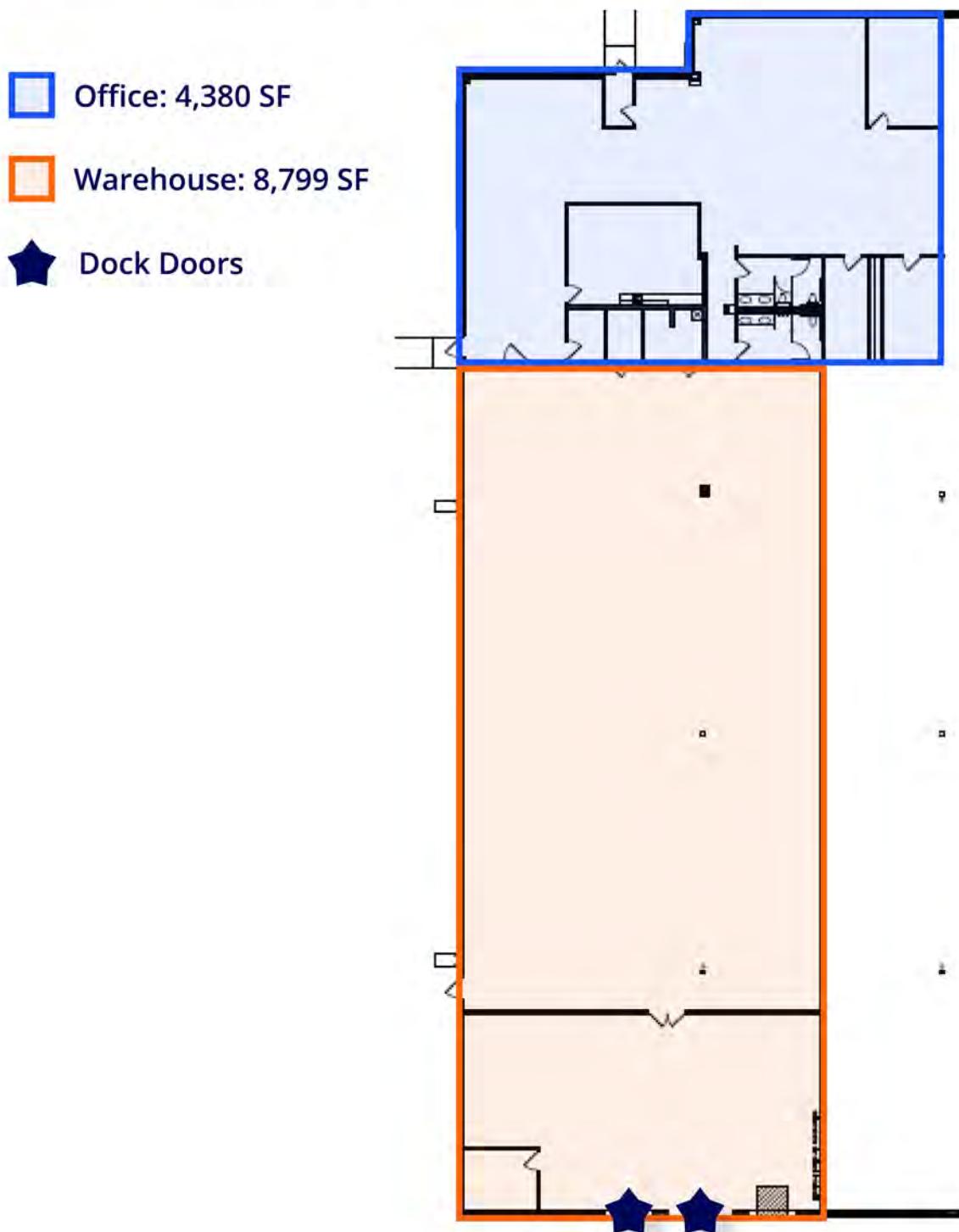
# Suite 700

## Floor Plan | *Current Configuration*



# Suite 700

## Floor Plan | *Optional Configuration*





# CONTACT INFORMATION

141 Cheshire Lane North  
Minnetonka, MN 55305

**Ryan Krzmarzick**

[ryan.k@colliers.com](mailto:ryan.k@colliers.com)

952 897 7746

**Andrew Odney**

[andrew@odneygroup.com](mailto:andrew@odneygroup.com)

612 614 0053

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.