

# CARLSON

## PORTFOLIO



The Carlson Real Estate Company's office portfolio located in Carlson Center consists of 720,000 square feet in five multi-tenant buildings. Each building has its own unique character while blending into the charm of Carlson Center. Carlson Center is a 275-acre mixed use campus providing an unmatched environment to companies and their employees.



**One Carlson Parkway** is an 82,000 square foot, building which features a two-story atrium with a water feature element and a grand staircase leading to the second floor.

- 82,000 SF building – 2 floors
- Built in 1988
- Natural setting, overlooking wooded wetland
- Access to scenic trail system
- Lockers/shower rooms with fitness equipment
- Easy access to I-494 & I-394
- On-campus ownership



**Two Carlson Parkway** is a 130,000 square foot, 4-story building located adjacent to the Carlson Inn & Suites and features a main building lobby with a fireplace that overlooks a natural wetland setting.

- 130,000 SF building – 4 floors
- Built in 1998
- Underground parking
- Exercise facility
- Access to scenic trail system
- Micro market
- Lobby seating area with fireplace
- On-campus ownership
- Nearby restaurants and shopping



**Carlson Center East** is a three-story, 82,000 square foot building that offers a unique setting in Carlson Center. Located on Cheshire Lane, Carlson Center East offers tenants all the amenities of Carlson Center while offering its own identity within the park. Generous surface parking and abundant indoor parking sets this building apart. The east side of the building overlooks a pond while the south side overlooks a wetland area, creating an excellent work environment.

- Underground parking
- Exercise facility
- Access to scenic trail system
- On-campus ownership
- Nearby restaurants and shopping

## CARLSON CENTER AMENITIES



### SIT-DOWN DINING ESTABLISHMENTS

- Italianni's
- Kiang's Red Pepper Chinese Restaurant
- Café Carlson by Bon Appetit
- The Conservatory



### FAST FOOD/DELI RESTAURANTS

- Einstein Bagels
- Subway
- Mediterranean Grill



### CARLSON CENTER SHOPPES ALSO INCLUDE

- Town & Country Dry Cleaners
- Orthodontics Center



### OTHER CARLSON CENTER AMENITIES

- The Gates high-end residential apartments
- Country Inn & Suites
- Park Nicollet Medical Clinic
- Holiday Station Store
- Hiking Trail

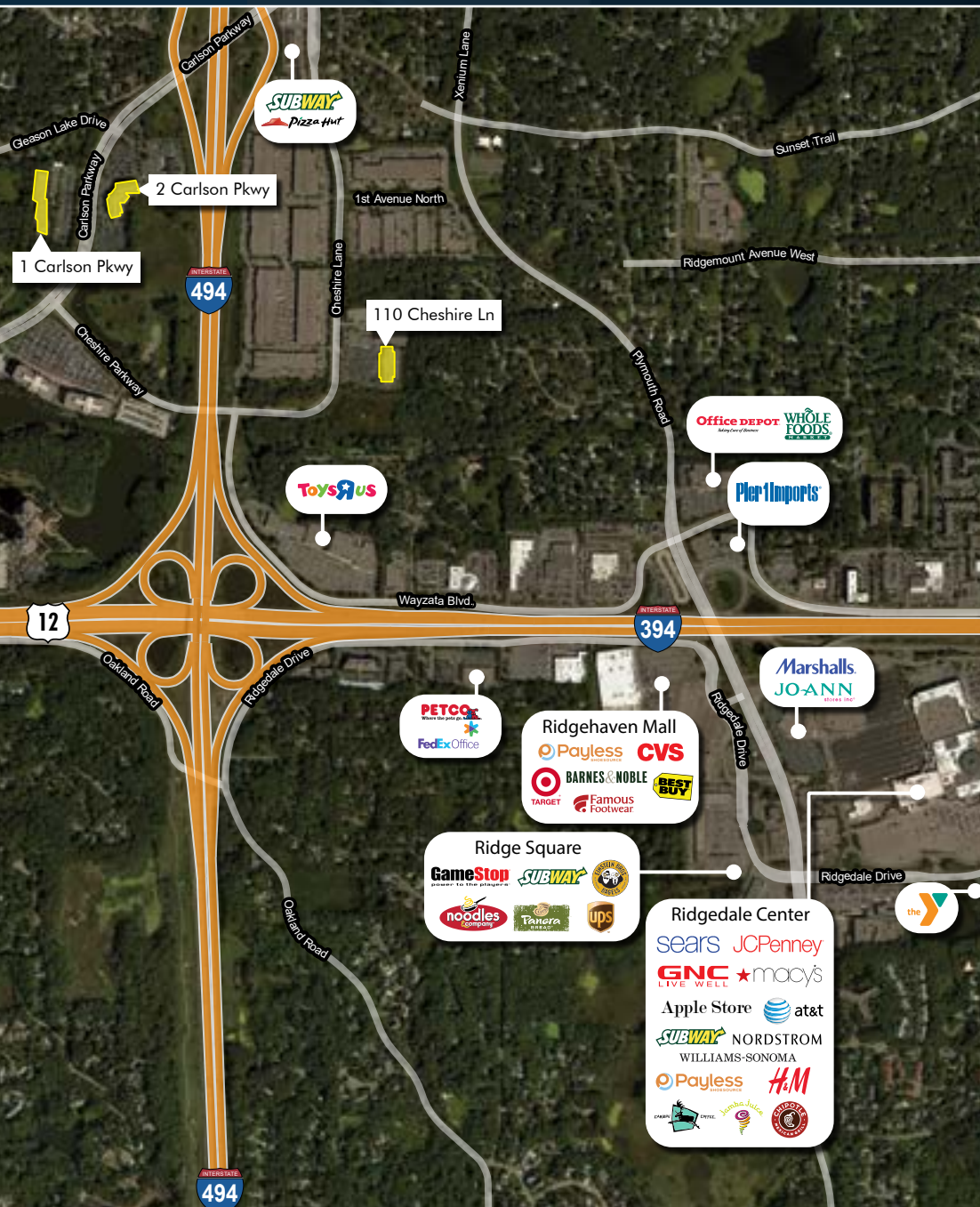


### CHILD CARE FACILITIES

- Kinderberry Hill
- New Horizons
- Step by Step Montessori

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**FOR MORE  
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