

FOR SUBLEASE

Two Carlson Parkway
Suite 165
Minnetonka, MN 55305

BILL WOLFSON
COMMERCIAL REAL ESTATE

COLDWELL BANKER
BURNET



1,559 SQUARE FEET

SUBLEASE OFFICE SUITE AVAILABLE NOW!



Well located Class A office suite #165 is available immediately! This 1,559 SF suite consists of an inviting reception area, private conference room, 3 private offices, a kitchenette and open space for cubicles. Furnishings are negotiable separately from the lease. Two Carlson Parkway, built in 1997, is known for the high end finishes you will see upon entering the atrium and throughout. Amenities include a fitness center, beautiful grounds, pond views and ample parking.

Property Type:	Office
Building Size:	130,124 SF
Building Class:	A
Available SF:	1,559 SF
Lease Rate:	\$16.00/SF NNN
Tax/Cam:	\$14.12/SF
Sublease Thru:	11/30/20



Located Just North of 394 + 494 Interchange

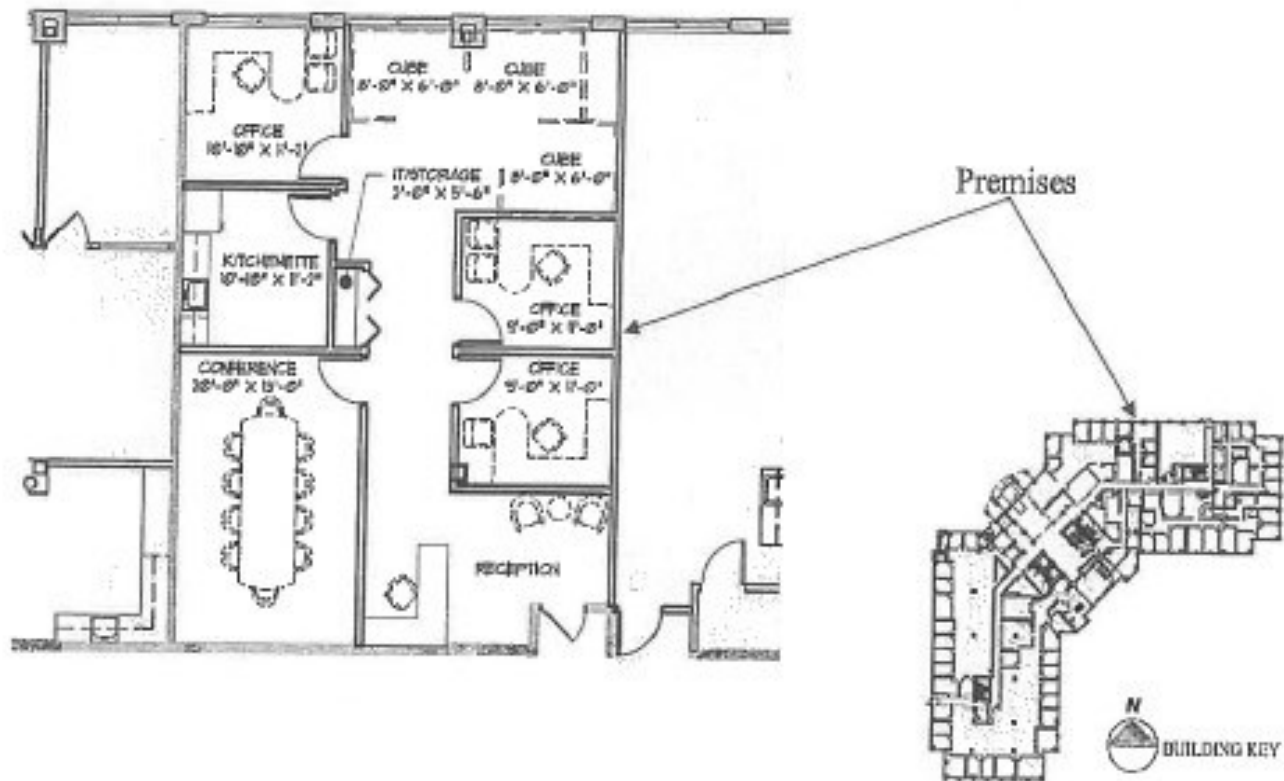
* All information deemed reliable but not guaranteed; all figures to be verified.

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SUITE 165 FLOOR PLAN



- Turn-key opportunity
- High-end finishes
- Open work space & conference room
- Scenic views & beautiful grounds
- Employee amenities & fitness room
- Great location & ample parking

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