

FOR SUBLICENSE

Two Carlson Parkway
Suite 165
Minnetonka, MN 55305

BILL WOLFSON
COMMERCIAL REAL ESTATE

**COLDWELL
BANKER**
BURNET



1,559 SQUARE FEET

SUBLICENSE 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

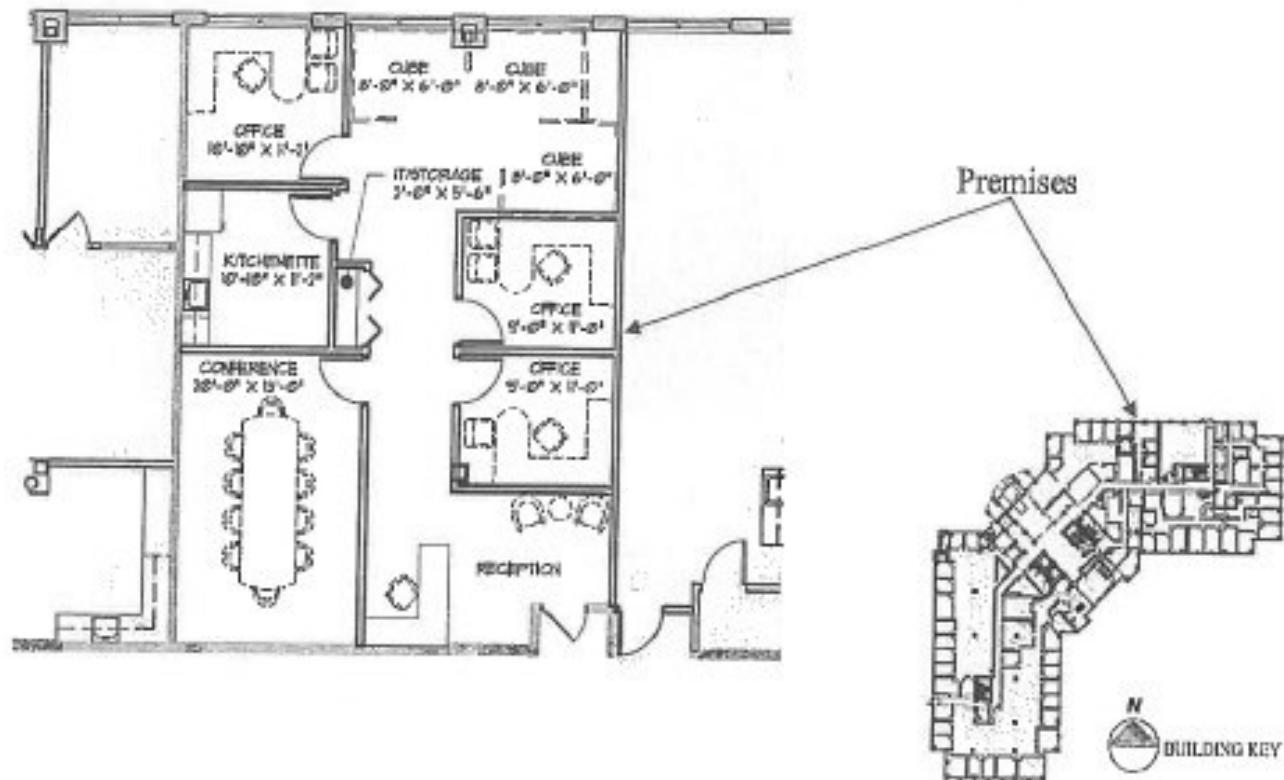
* All information deemed reliable but not guaranteed; all figures to be verified.

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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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