

# CARLSON BUSINESS CENTER II

SOUTHWEST INDUSTRIAL  
MINNEAPOLIS-ST. PAUL

131 Cheshire Lane North  
Minnetonka, MN 55305



FOR LEASE

Suite 500

63,645 SF Available

 LINK

LEASED BY

 Colliers

 ODNEY GROUP



## CARLSON BUSINESS CENTER III

Building Size	90,166 SF
Year Built	1996
Clear Height	24'
Column Spacing	35' x 40'
Loading	Nine (9) Dock Doors Four (4) Glass Packs*
<i>*can be converted to dock doors</i>	
Power	800 Amp 480/277 Volt Service
2025 CAM & Tax	\$1.96 PSF CAM \$3.30 PSF Tax \$5.26 PSF Total
Suite 500	28,030 SF Office 10,221 SF Tech Area 25,394 SF Warehouse 63,645 SF Total

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

**63,645 SF**

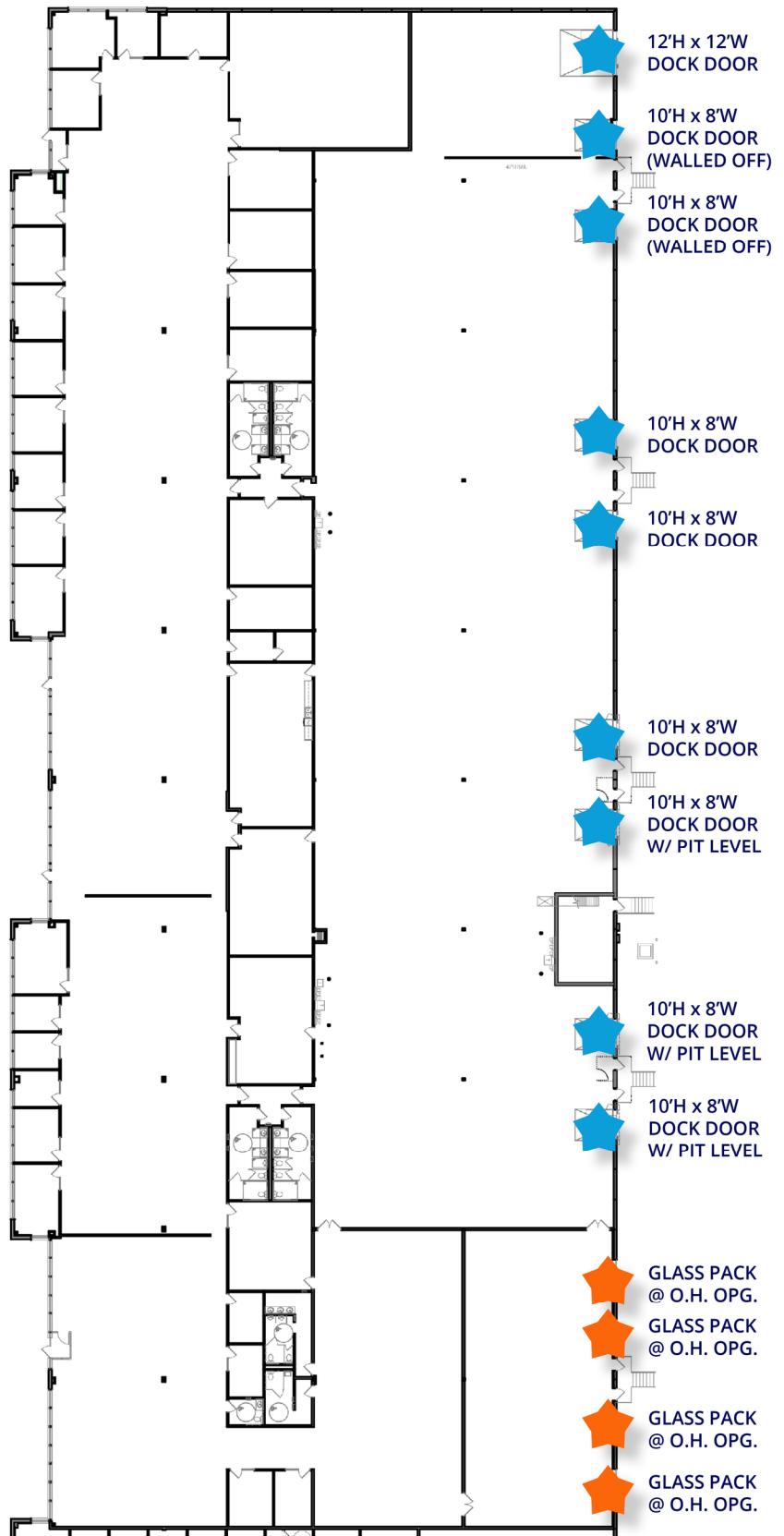
- Freeway Visibility
- Class A Flex/light industrial/showroom space
- ESFR sprinkler system
- Truck-high docks and drive-ins
- Abundant parking for employees and guests
- Outdoor seating areas
- Convenient access to I-494, Hwy 55 & I-394
- Access to running and walking paths & trails

# Suite 500

## Floor Plan

★ Existing Dock Doors

★ Glass Packs  
(Can be converted to dock doors)



# SITE MAP



## NEARBY AMENITIES



# CONTACT INFORMATION

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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.