

# Arboretum Business Park I

31,200 SF Available

8115 Century Blvd  
Chanhassen, MN 55318



## Contact Us

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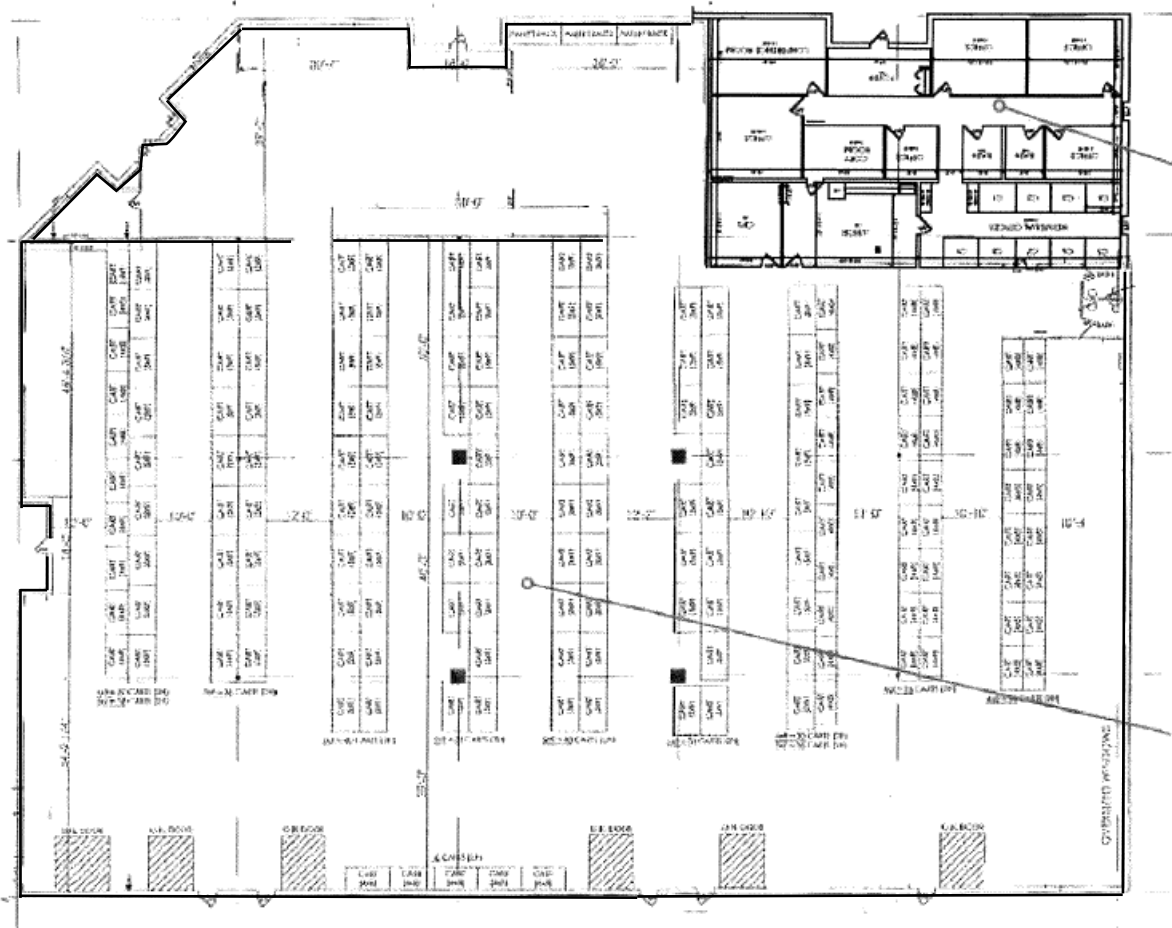
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## Property Description

This sublease presents a rare opportunity to lease a highly functional facility in the desirable Chanhassen submarket. The availability is equipped with 31,200 SF, dock & drive-in loading, and modern clear height. The sublessor will consider aggressive offers – this is a fabulous opportunity for users looking to save on costs relative to current office-warehouse pricing.

**Date Available**      **2026 CAM/Tax**

+ 30-day notice      + \$2.94 PSF

**Net Rate**      **Sublease Term**

+ \$6.00 PSF      + Expiring  
8/31/2027

## Property Highlights

### Available SF

- + 31,200 SF Total
- + 28,631 SF Warehouse
- + 2,569 SF Office

### Loading

- + 5 dock doors (10'x8') w/levelers
- + 1 drive-in door (14'x12')

### Clear Height

- + 24'

### Lighting

- + LED

### Power

- + 500 amps 277v 3-phase

### Sprinkler

- + ESFR sprinkler system

### Column Spacing

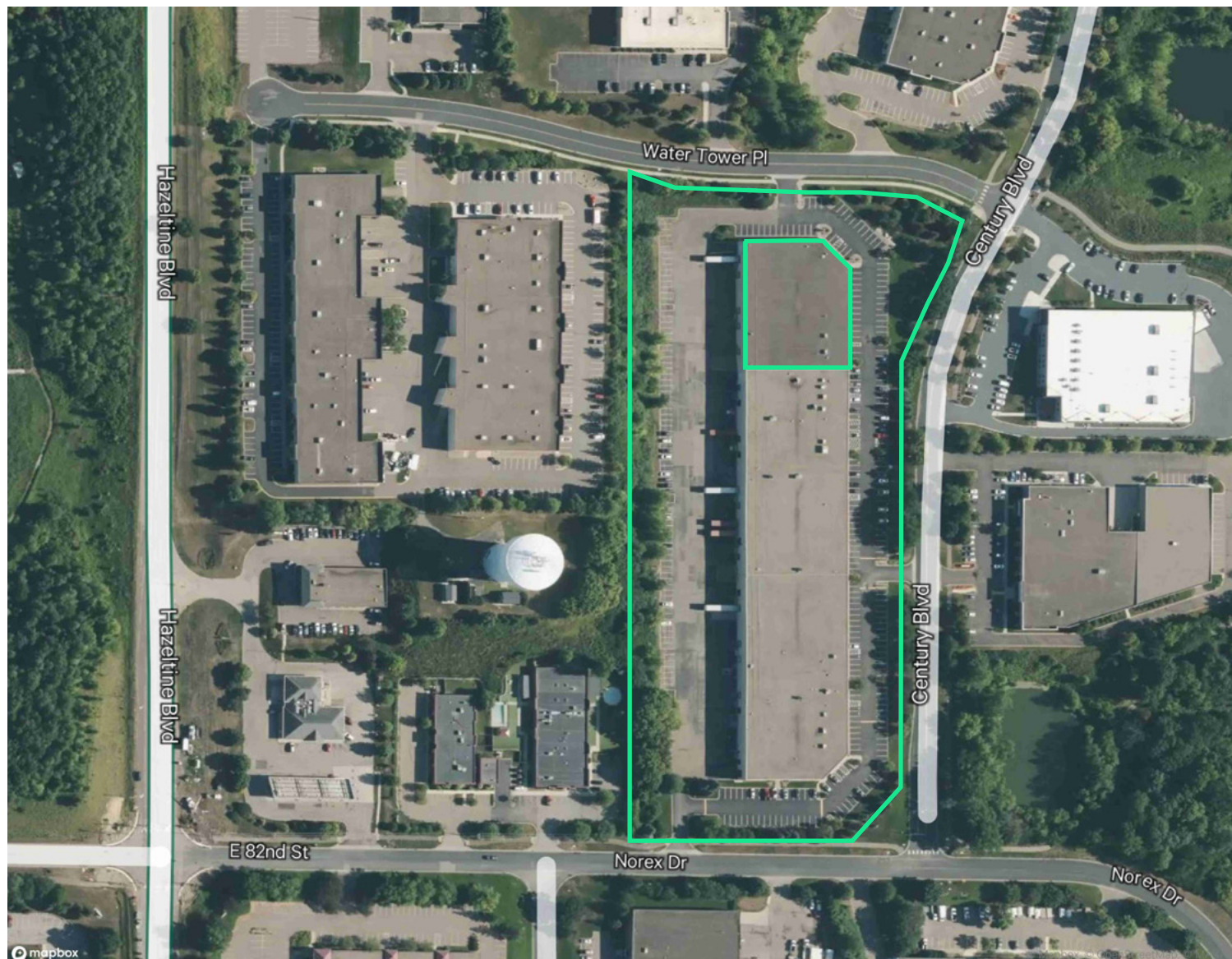
- + 40'x40'



For Sublease







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