

Arboretum Business Park I

31,200 SF Available

8115 Century Blvd
Chanhassen, MN 55318



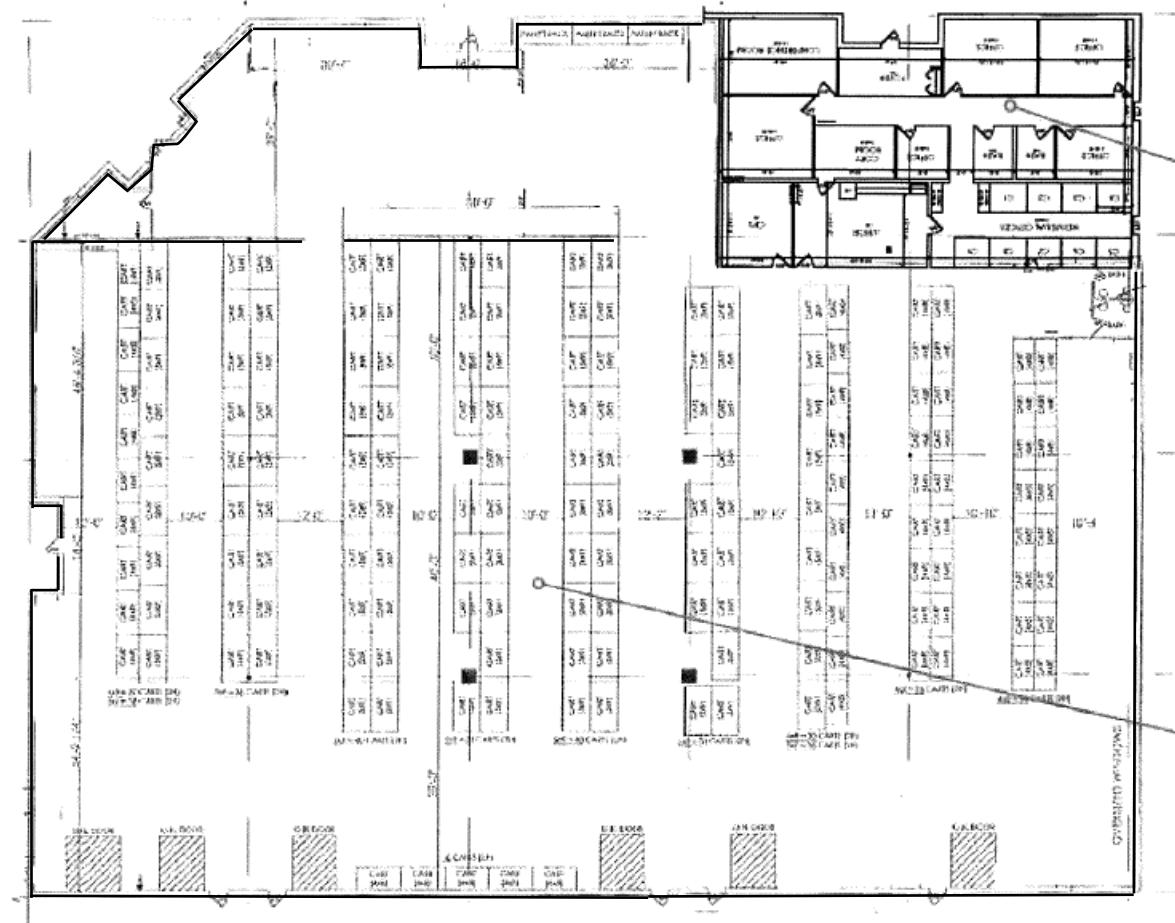
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Property Description

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

Power

+ 500 amps 277v
3-phase

Sprinkler

+ ESFR sprinkler system

Loading

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

Column Spacing

+ 40'x40'

Clear Height

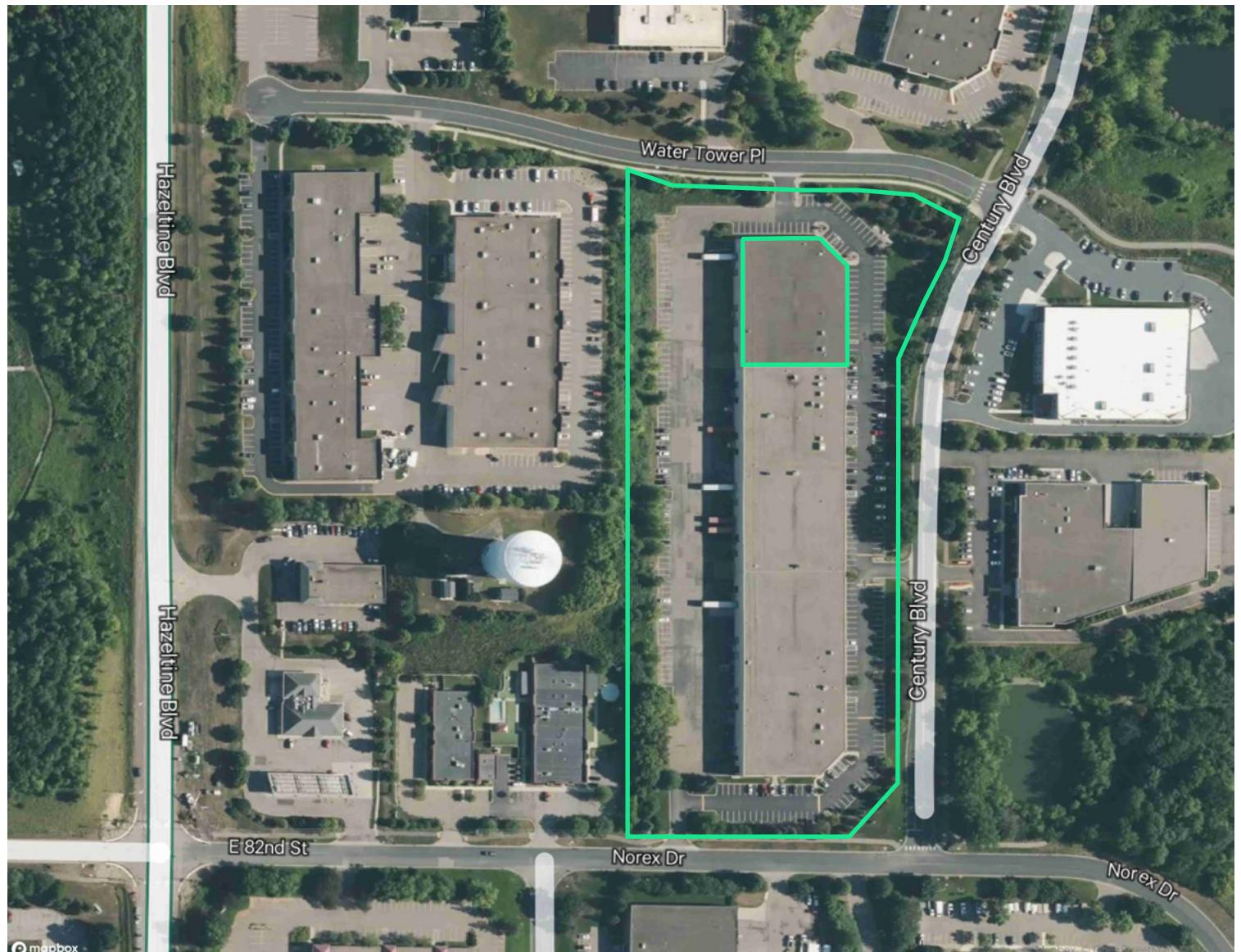
+ 24°

Lighting

+ LED

For Sublease





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