

FOR SALE OR LEASE

7945 STONE CREEK DRIVE TOWN OFFICE CONDO

7945 Stone Creek Drive, Units 140 & 150
Chanhassen, MN 55317



SUMMERHILL
Commercial Real Estate, LLC



SALE AND LEASE DETAILS:

UNITS 140 & 150 AVAILABLE FOR SALE:

- Unit Size: 3,436 sf office combined (divisible to 1,488 sf includes 500 sf mezzanine).
- Asking Price: \$594,000/\$172.88 psf
- RE Taxes (2025): \$14,036/\$4.08 psf
- Association Dues: (2025): \$11,803/\$3.44 psf

UNIT 140-150 AVAILABLE FOR LEASE:

- Unit Size: 3,436 sf office combined (divisible to 1,488 sf includes 500 sf mezzanine).
- Base Rental Rate: \$16.00 psf
- RE Taxes (2025): \$14,036/\$4.08 psf
- Association Dues: (2025): \$11,803/\$3.44 psf

FEATURES:

- **AVAILABLE FOR SALE OR LEASE**
- Highway visible town office condos available. Great signage opportunity.
- Units 140 & 150 available For Sale together or For Lease together.
- Buyer opportunity to buy both units and lease out one of the units to a tenant.
- Rare opportunity to own or lease in the Stone Creek Town Office Park.
- Units each have an ADA restroom and unit 150 has a kitchenette.
- Unit 150 is built out with private offices and Unit 140 has a vaulted entry area and fireplace.
- Stone Creek Office Park is a vibrant office park with stable ownership and occupancy.
- Great location in the heart of growing and prosperous Chanhassen, MN, and only 7-8 minutes from Eden Prairie Center and I-494 via 212 or 5.
- Direct City of Chanhassen trail system access in the back of the property.
- Close to many great Chanhassen amenities. Ample parking.

**All information in this brochure is deemed reliable, but not guaranteed.*



CONTACTS:

Peter Kordonowy

peterk@summerhillcommercial.com
952-475-5135

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6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

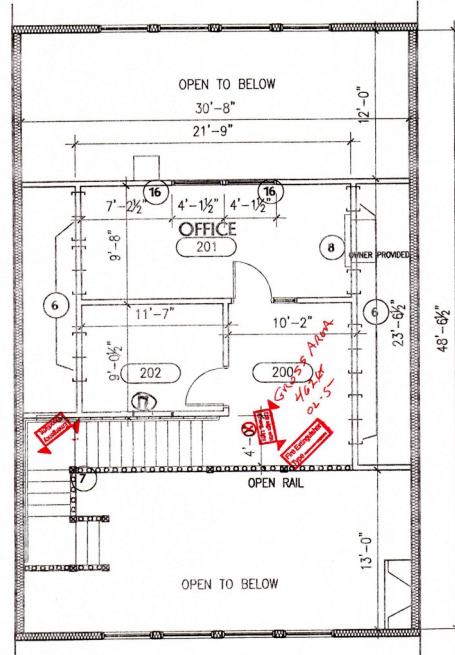
UNIT 140

UNIT 140 AVAILABLE FOR LEASE:

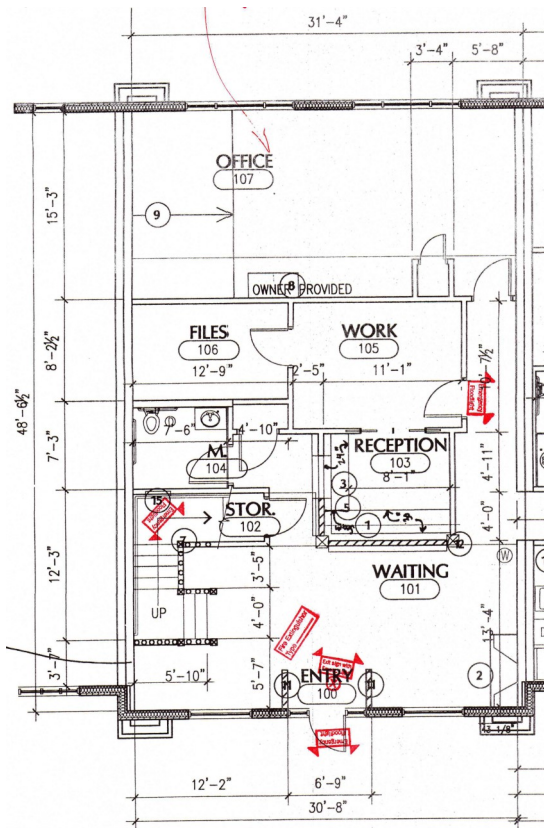
- Unit Size: 1,948 sf office (includes 500 sf mezzanine)
- Base Rental Rate: \$15.00 psf
- RE Taxes/Association Dues (2025): \$8,988/\$4.61psf-\$7,420/\$3.81psf



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1 UPPER LEVEL FLOOR PLAN
3/16" = 1'-0"



2 MAIN LEVEL FLOOR PLAN
3/16" = 1'-0"



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UNIT 150 AVAILABLE FOR LEASE:

- Unit Size: 1,488 sf office
- Base Rental Rate: \$18.00 psf
- RE Taxes/Association Dues (2025): \$5,048/\$3.39psf-\$4,383/\$1.95 psf



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