

FOR LEASE

Owned and Operated by  **LINK**

CARLSON BUSINESS CENTER

111-181 Cheshire Lane, Minnetonka & Plymouth, MN

560,378 SF



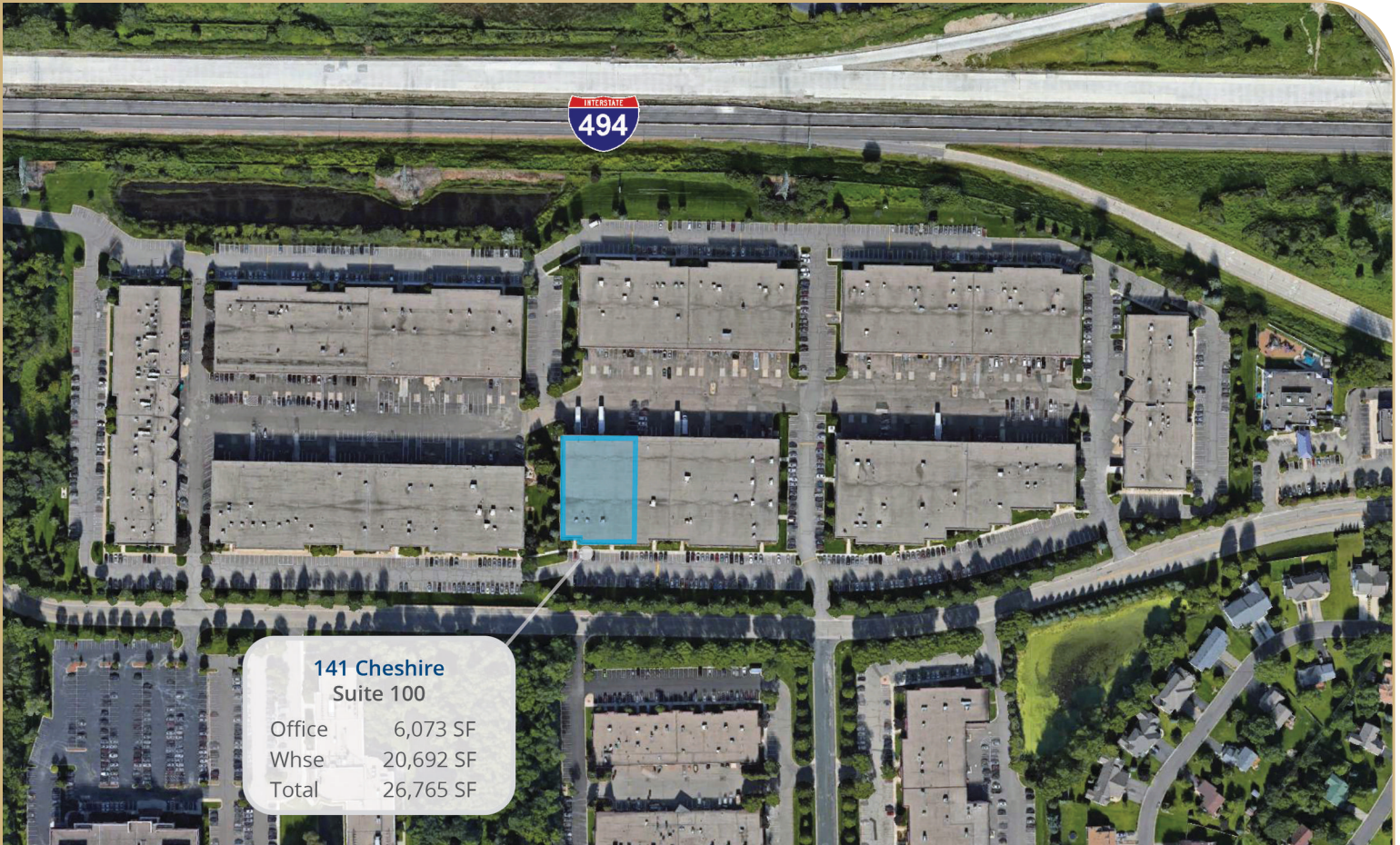
**LEASING INFO
& CONTACT**

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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.



**141 Cheshire
Suite 100**

Office	6,073 SF
Whse	20,692 SF
Total	26,765 SF

BUILDING & LOCATION AMENITIES

Class A Flex/light industrial/showroom space

18'-24' clear heights

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

Freeway visibility

Close proximity to dining and retail amenities

Access to running and walking paths & trails

2 minutes from Ridgedale Center

15 minutes west of downtown Minneapolis

Building Specifications

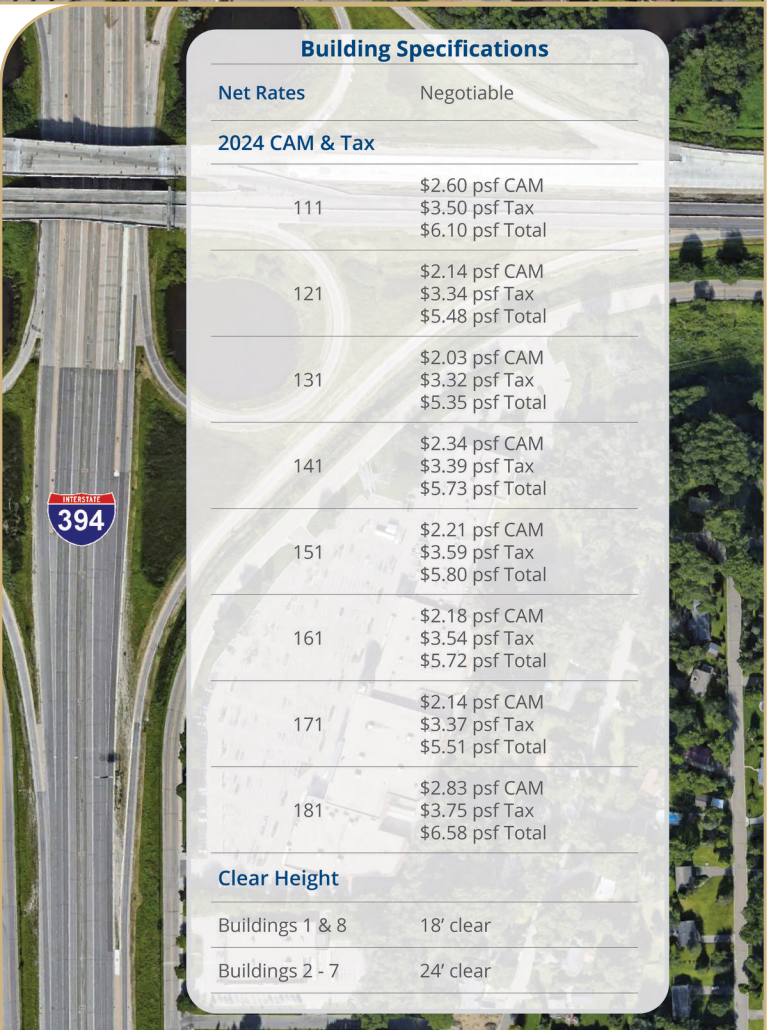
Net Rates Negotiable

2024 CAM & Tax

111	\$2.60 psf CAM \$3.50 psf Tax \$6.10 psf Total
121	\$2.14 psf CAM \$3.34 psf Tax \$5.48 psf Total
131	\$2.03 psf CAM \$3.32 psf Tax \$5.35 psf Total
141	\$2.34 psf CAM \$3.39 psf Tax \$5.73 psf Total
151	\$2.21 psf CAM \$3.59 psf Tax \$5.80 psf Total
161	\$2.18 psf CAM \$3.54 psf Tax \$5.72 psf Total
171	\$2.14 psf CAM \$3.37 psf Tax \$5.51 psf Total
181	\$2.83 psf CAM \$3.75 psf Tax \$6.58 psf Total

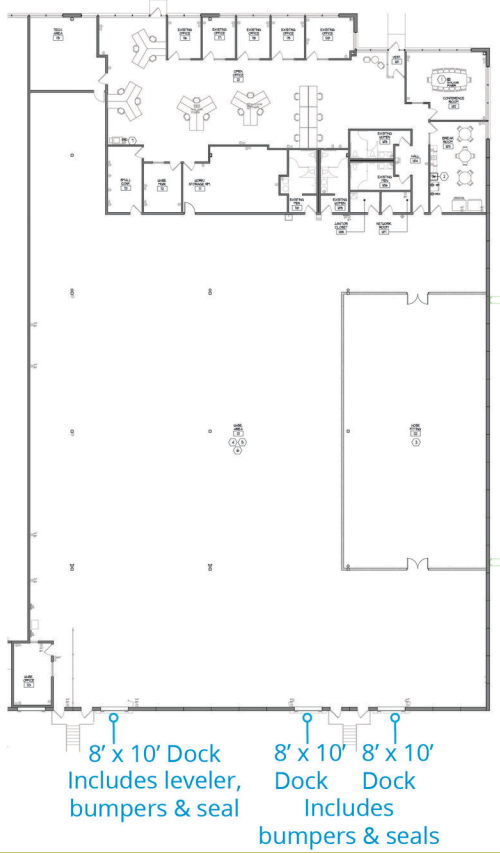
Clear Height

Buildings 1 & 8	18' clear
Buildings 2 - 7	24' clear





141 Cheshire Lane N Suite 100 Floor Plan > 26,765 SF Available



Building Key



141 Cheshire Lane N Suite 100 > 26,765 SF Available

Building Size	79,691 SF	Clear Height	24'
Year Built	1996	Loading	3 Docks; can add 1 dock
Lease Rates	Negotiable	Sprinklers	ESFR System
2024 CAM & Tax	\$5.73 PSF	Suite 100	26,765 Total SF 6,073 Office SF 20,692 Whse SF



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