

ONE OAK RIDGE DRIVE

CHASKA, MN 55318



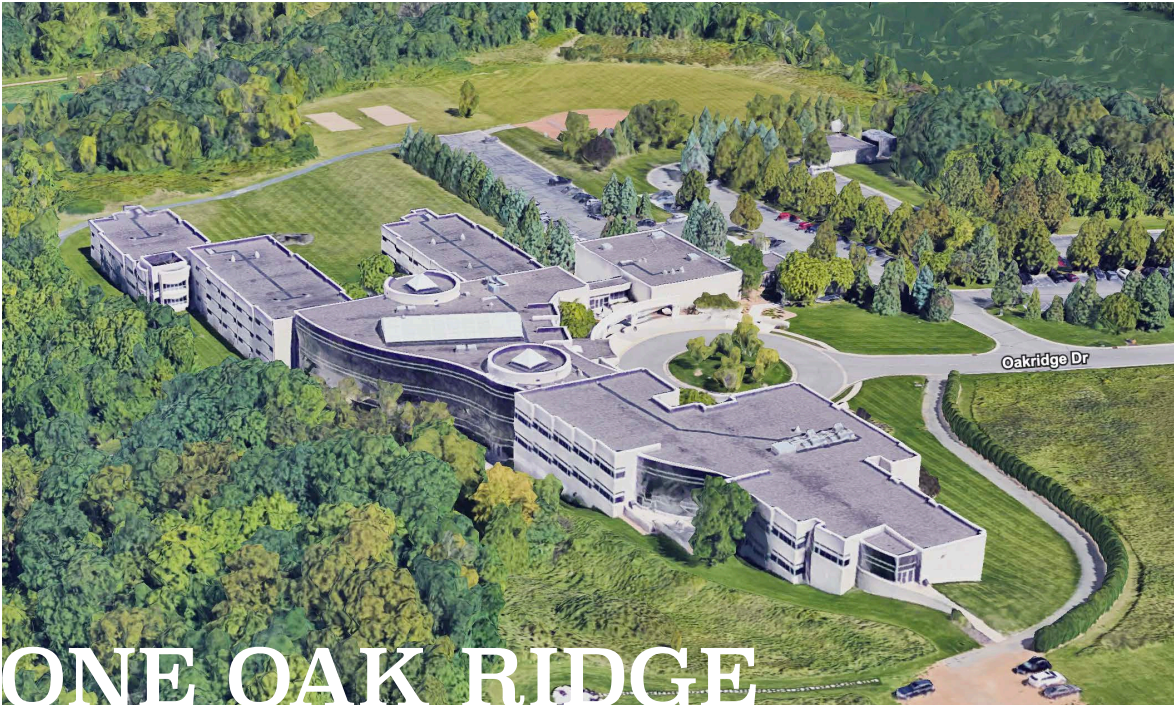
REAL ESTATE ADVISORS

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES



ONE OAK RIDGE

The property is situated in a prime location in Chaska, Minnesota with close proximity to the *Springs at McKnight Lake* townhome community, retail, including the new Costco, parks, and schools. Built in 1989, the building is approximately 171,000 gross square feet on three levels. The site overlooks McKnight Lake and has access to several walking trails around the property.



THE INVESTMENT

Location

1 Oak Ridge Drive, Chaska, MN

Asking Price

Negotiable

Building Square Feet

171,000 SF

Land Area

392,040 SF / 9 Acres

Parcel Number

304730010

Parking

See page 9

Zoning

PMD

Year Built

1989

Available

Vacant



PROPERTY FEATURES



147 guest rooms



+/- 22,000 SF of conference/meeting space



Conference facilities include two ballrooms, meeting rooms for small and large groups and business center



Athletic facilities feature spa including sauna and workout rooms as well as racquetball court and basketball court

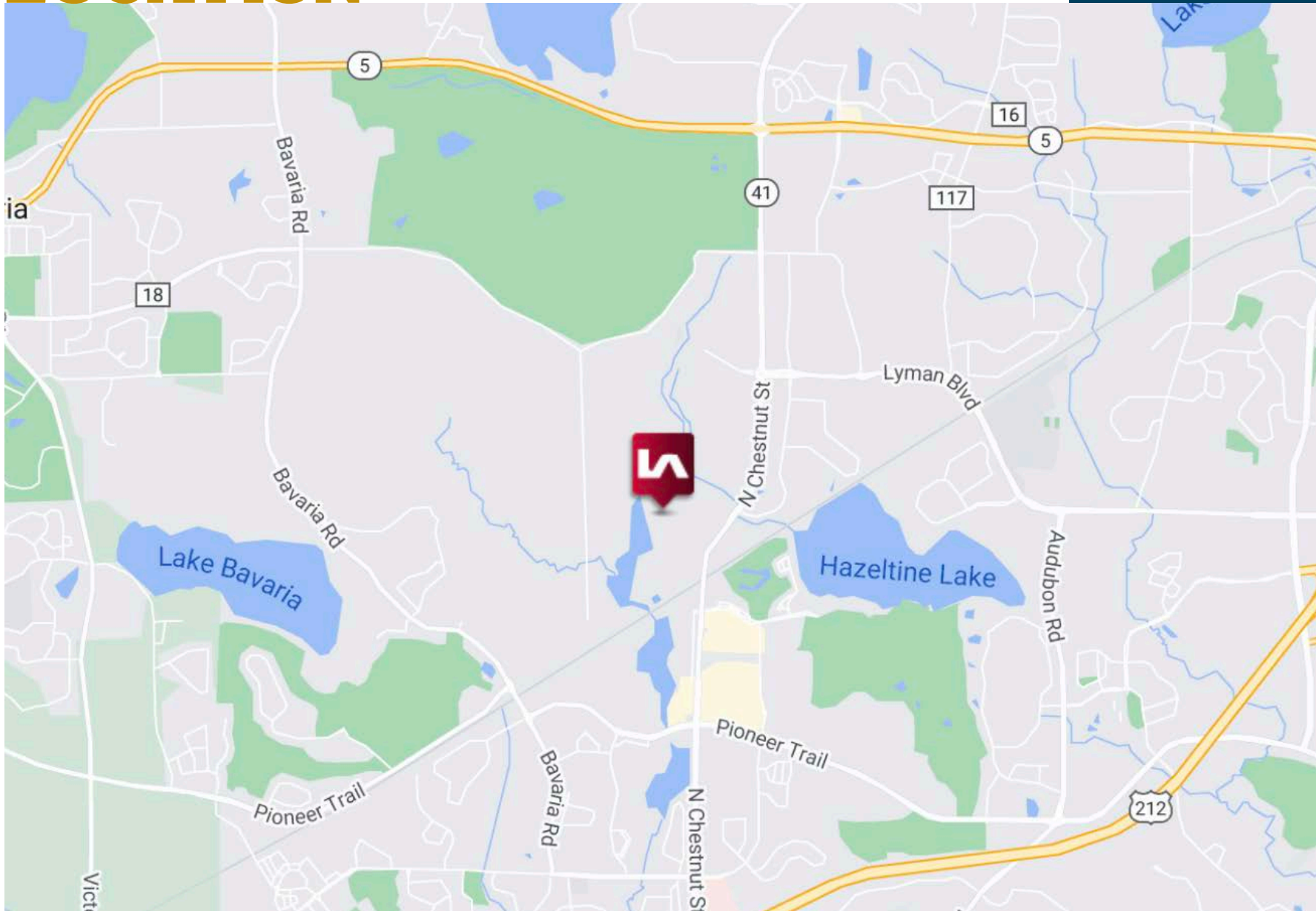


Dining facilities including dining areas, bar area, buffets, and equipment

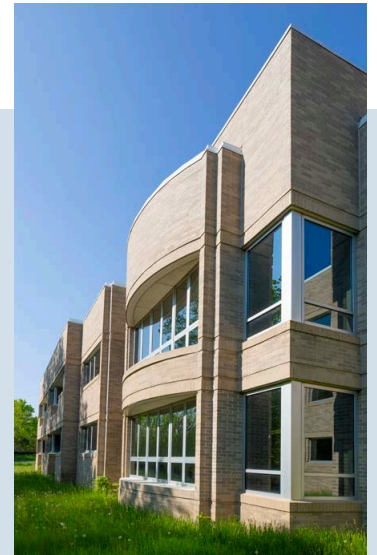
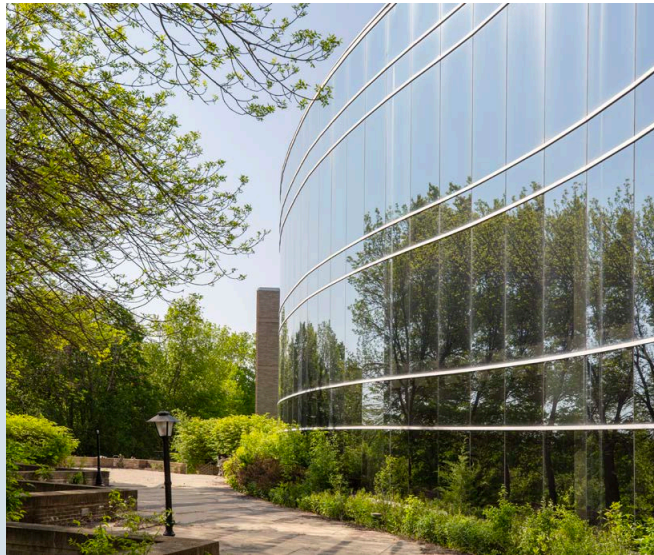


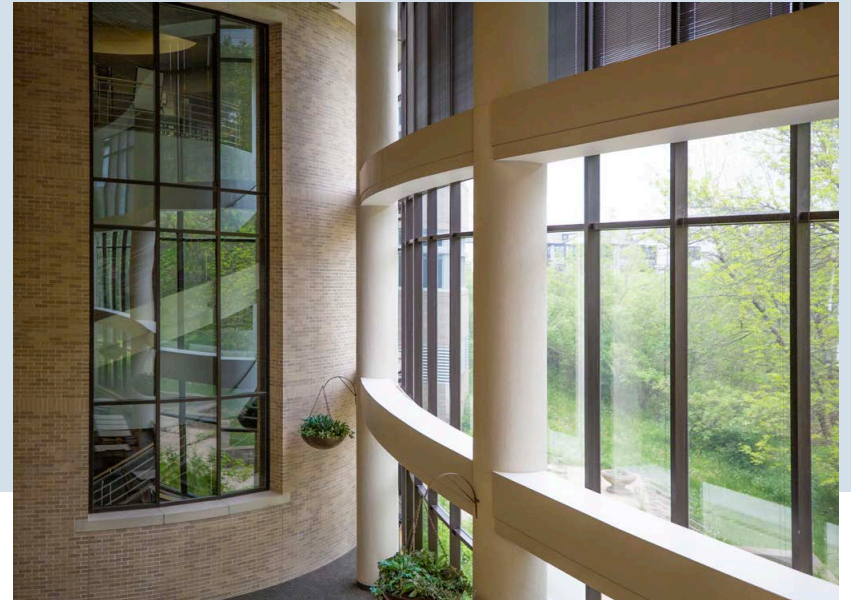
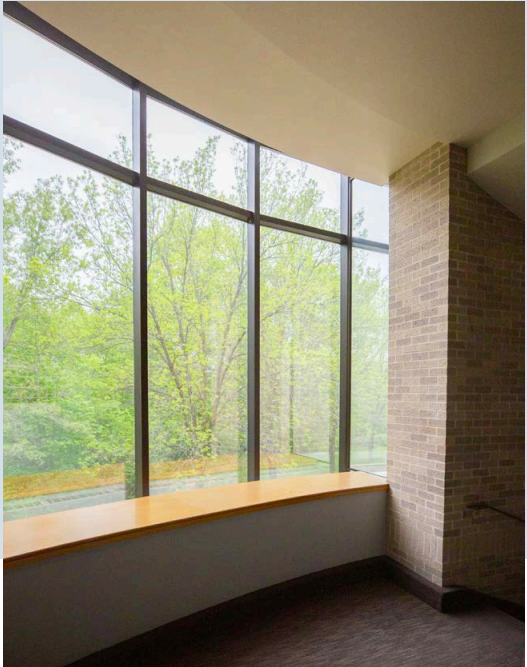
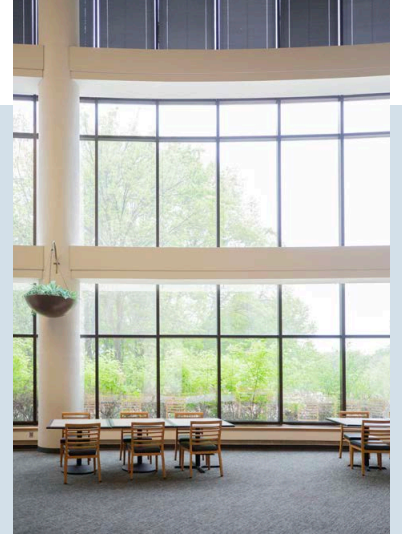
Outdoor gathering areas including BBQ and fire pits

LOCATION

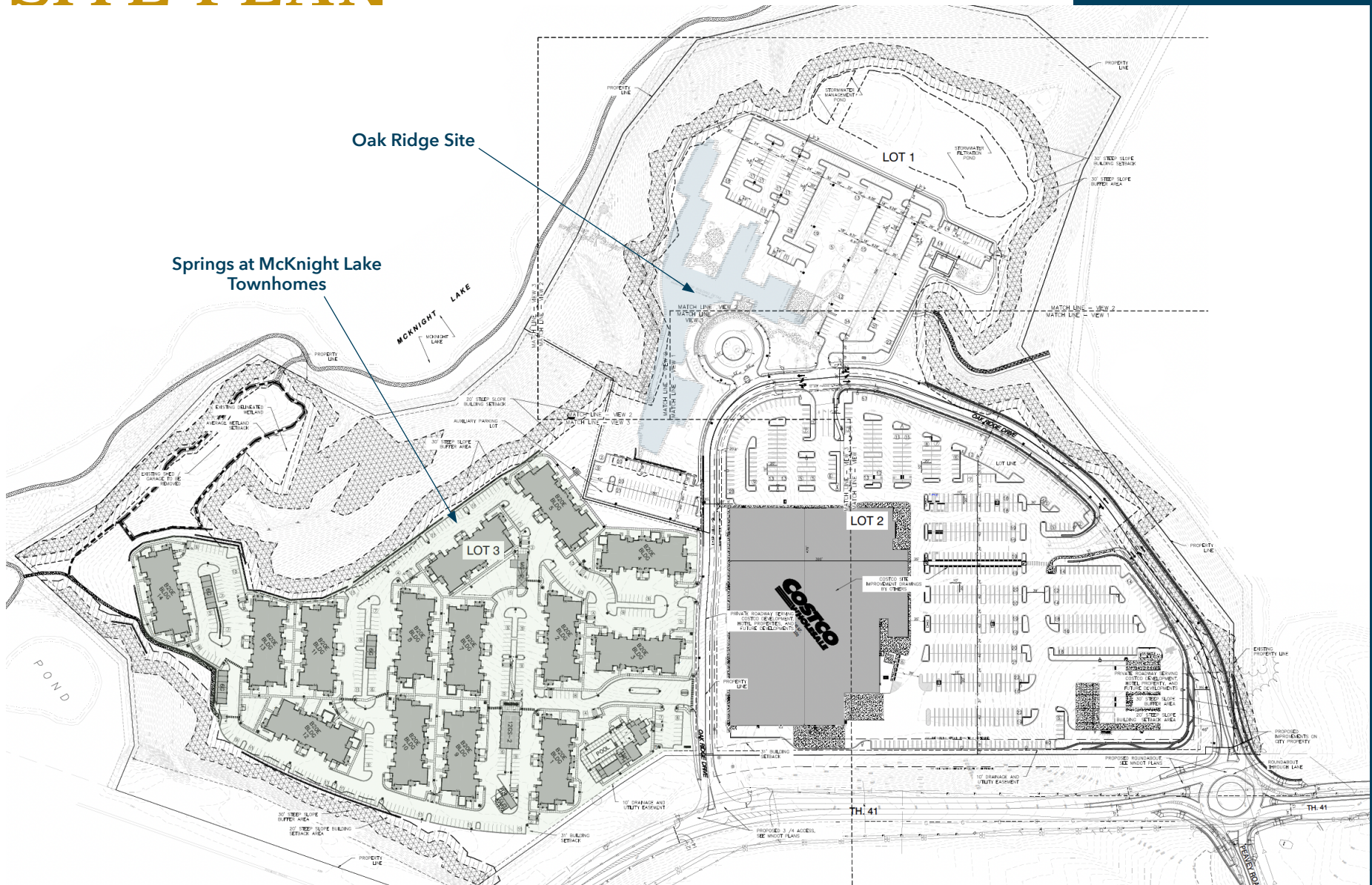




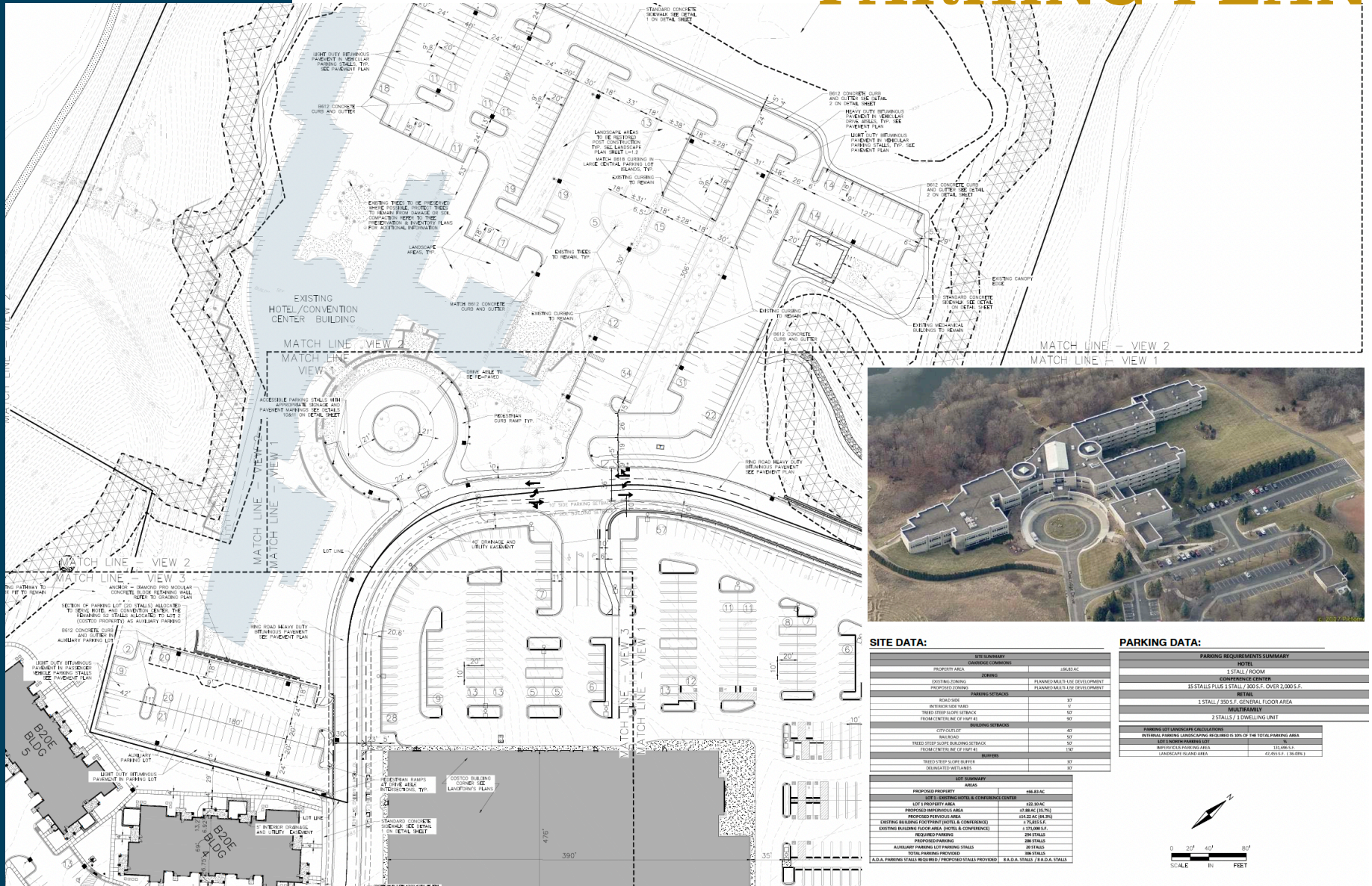




SITE PLAN



PARKING PLAN

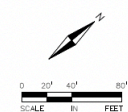


SITE DATA:

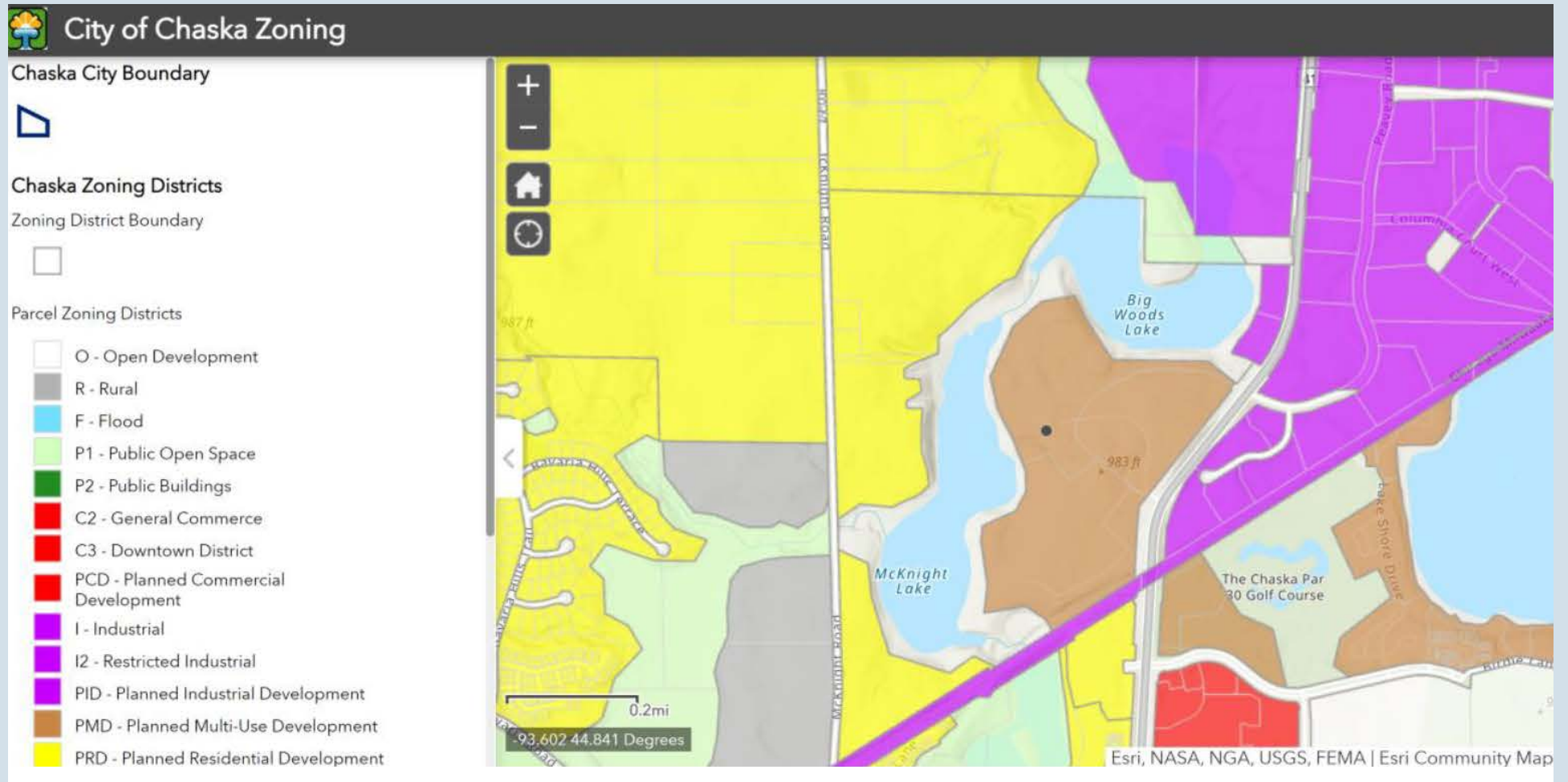
SITE SUMMARY	
PROPERTY AREA	196.83 AC
EXISTING ZONING	ZONING
PROPOSED ZONING	PLANNED MULTI-USE DEVELOPMENT
PARKING TRACKS	
ROAD SIDE	37
INTERIOR USER TRAIL	47
THIRD STEP SLOPE TRACKS	507
FROM CENTERLINE OF HIGHWAY	97
DRIVING TRACKS	
CITY CURB CUT	47
TRAIL ROAD	107
THIRD STEP SLOPE PARKING TRACKS	107
FROM CENTERLINE OF HIGHWAY	107
BARRIERS	
THIRD STEP SLOPE BARRIERS	37
DELIMITED WETLANDS	37
LOT SUMMARY	
PROPOSED PROPERTY AREA	196.83 AC
LESS EXISTING WETLANDS & COMPENSATING CREEKS	422.80 AC
LOT PROPERTY AREA	47.88 AC (15.7%)
PROPOSED IMPERVIOUS AREA	47.88 AC (15.7%)
PROPOSED PERVIOUS AREA	53.02 AC (16.3%)
RETAINING WALLING (EXCEPT FOR B&B COMPENSATION)	2,700.00 LF
EXISTING BUILDINGS FLOOR AREA (HOTEL & COMMERCE)	1,174,000 S.F.
REQUIRED PARKING	206 STALLS
PROPOSED PARKING	206 STALLS
AUXILIARY PARKING LOT PARKING STALLS	30 STALLS
TOTAL PARKING PROVIDED	236 STALLS
A.S.A. PARKING STALLS REQUIRED / PROPOSED STALLS PROVIDED	8 A.S.A. STALLS / 8 A.S.A. STALLS

PARKING DATA:

PARKING REQUIREMENTS SUMMARY	
HOTEL	1 STALL / ROOM
CONFERRING CENTER	15 STALLS / 1 STALL / 300 S.F. OVER 2,000 S.F.
RETAIL	1 STALL / 300 S.F. GENERAL FLOOR AREA
MULTIFAMILY	2 STALLS / 1 DWELLING UNIT
PARKING LOT LANDSCAPE CALCULATIONS	
MINIMUM PARKING LANDSCAPING REQUIRED IS 5% OF THE TOTAL PARKING AREA	
LOT 1 EXISTING PARKING AREA	114,000 S.F.
NEW PROPOSED PARKING AREA	47,883 S.F. (18.01%)



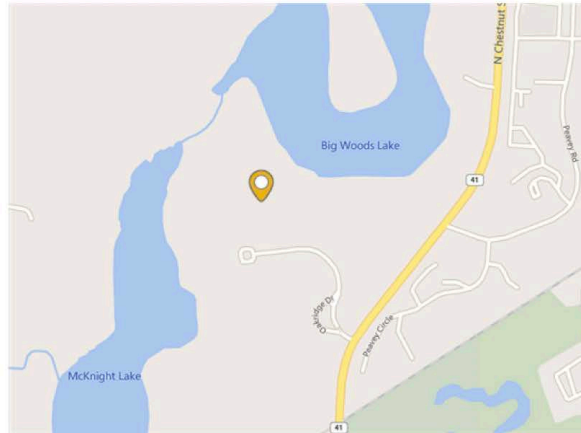
ZONING MAP



FLOOD REPORT

1 OAKRIDGE DR, CHASKA, MN 55318

Tax ID: 30-4730010



FEMA Flood

In FEMA Flood Zone	No	Flood Zone	Not in Hazard
Special Flood Hazard Area	N/A	Panel	0228
DFIRM ID		Community	
FIRM Panel	27019C0228D	County	CARVER
Effective Date	12/21/2018	Census Tract	090802
		FIPS	27019

MECHANICALS



Water Main



Partial View Boiler Room, HVAC, and Water System

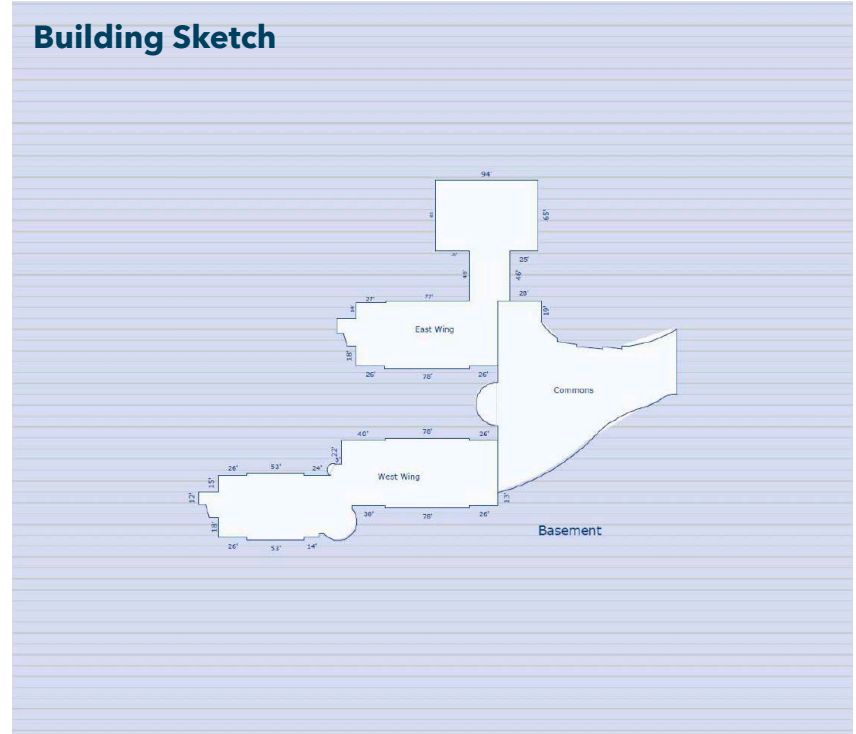
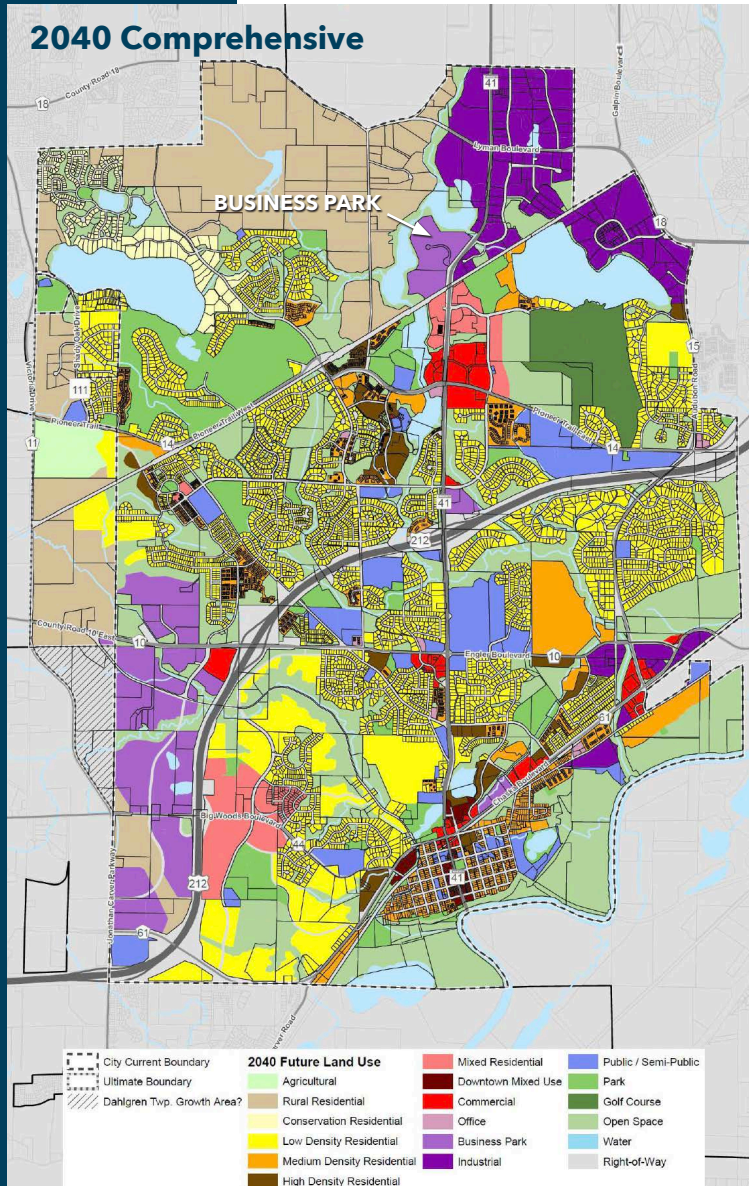


Air Cooling Unit



Electrical Room

COMPREHENSIVE PLANS



AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	Basement East Guest	16132.25	50093.10
	Basement Commons	17521.56	
	Basement West Guest	16439.29	
Net BUILDING Area		(rounded)	50093

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
Basement	East Guest		
0.5 x	0.0 x	14.0	0.21
0.5 x	18.0 x	0.0	0.39
	2.0 x	78.0	156.00
	18.0 x	130.0	2340.00
	12.0 x	138.0	1656.00
	148.0 x	14.0	2065.21
	14.0 x	130.0	1820.00
	130.0 x	0.0	5.59
0.5 x	12.0 x	4.0	24.00
0.5 x	0.0 x	0.0	8064.85
Basement	Commons		
0.5 x	89.0 x	52.0	2314.00
	16.0 x	105.2	1682.46
	10.0 x	89.0	890.00
	34.0 x	40.0	1360.00
	6.0 x	55.0	330.00
0.5 x	2.0 x	18.0	18.00
	4.0 x	73.0	292.00
	2.0 x	50.0	100.00
	42.0 x	165.0	6930.00
	3.0 x	152.0	456.00
	10.0 x	131.0	1310.00
3			18278.39
57 Items		(rounded)	50093



THE CITY OF CHASKA

Chaska is a city in the county seat of Carver County, Minnesota, United States. The population was 28,262 in the 2022 census. An outer ring suburb of the Twin Cities, Chaska is home to the Hazeltine National Golf Club and is known for its historic downtown area located on a bend of the Minnesota River.

Chaska: 1769 - 2009

Chaska's history reflects the influence of the Native American culture. The first inhabitants are believed to be the Mound Builders, whose ancient communities are marked by mounds in City Square. Later, the Dakota (commonly known as the Sioux) were the primary nation in this region known as the Big Woods. Although the Indian mounds located in Chaska City Square indicate the immediate area was inhabited years before 1769, that's the year Chaska's recorded history began.

In 1776, Jonathan Carver explored the lands along the Minnesota River and chronicled his journeys. French Canadian fur traders traveled the waterways, trading with the Dakota in the early 1800s. During this time, Jean Baptiste Fairbault established a trading post in Chaska.

Treaty of Traverse des Sioux

In 1851, the Treaty of Traverse des Sioux officially opened Little Rapids, as Chaska was then known, to settlement. Soon after, speculators moved into the new territory. Among the earliest was Thomas Andrew Holmes who, in August of 1851, claimed a 20-acre clearing as the Chaska town-site.

The name Chaska is derived from a Dakota word often given as a name to the first born male child. Records show that David L. Fuller purchased the Shaska town-site from Holmes in 1852. In 1857, the town-site was platted by the Shaska Company. In the same year, construction began on the original Carver County Courthouse located where the post office and First National Bank now stand.

Chaska was incorporated as a village in 1871 and, by special legislative charter, as a city in 1891.

Industrialization

An abundance of high quality clay led to the start of brick making in 1857. By the 1880s, as a result of the clay resources, Chaska was a thriving brick manufacturing center. Bricks were shipped by boat to Saint Paul and, although the city grew as a result of steamboat trade, it was not until the Minneapolis and St. Louis Railroad was built through town in 1873 that rapid expansion began.

With the advent of the twentieth century came other industries, including the processing of beet sugar and other agricultural products, flour making, butter making, the canning of peas, corn, and tomatoes, and the curing of sauerkraut and pickles.

Throughout the first half of the century, Chaska's population averaged about 2,000 and the nature of the city remained



unchanged. The city retained its small town image until the 1950s when the transition to a metropolitan community began. The expansion of the seven county metropolitan area reached Chaska in the 1960s. With that expansion came the introduction of the Jonathan New Town design concept in 1966. The Jonathan New Town development within Chaska brought new land, new jobs, and new people to the community.

and sound planning have ensured Chaska's continuing sense of community and the preservation of its rich heritage. Today, Chaska combines the best of both worlds – friendly small town and modern city.

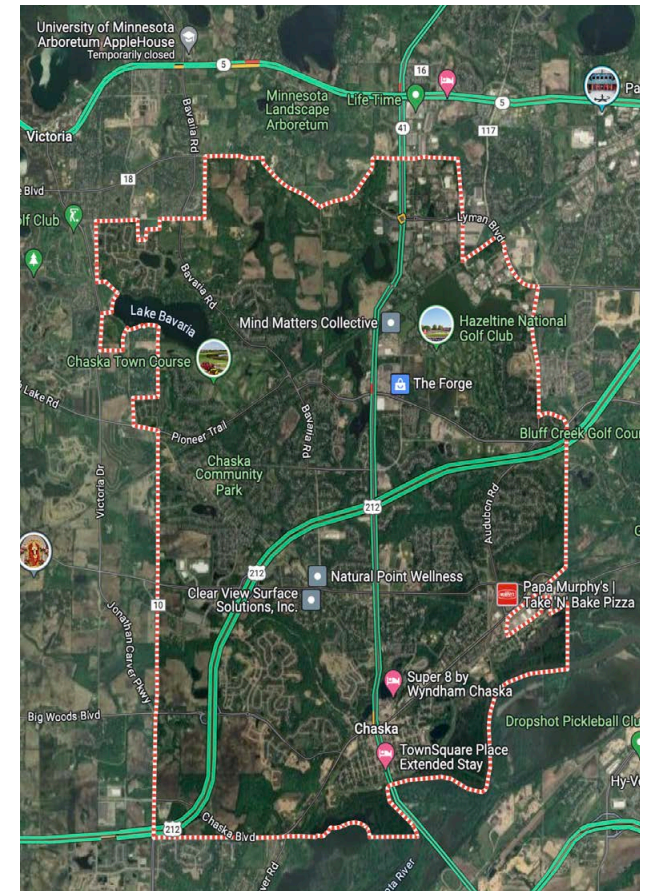
Transition & Expansion

This period of transition and expansion continues today. Dozens of modern industries have located here and continue to do so. Residential construction adds 100 to 300 new homes per year. Commercial business continues to expand offering a variety of retail and service opportunities to its residents. The redevelopment of commercial areas in the downtown began in the 1980s and continued in the 1990s.

Although the community has seen much growth, sensible development regulations

ABOUT CHASKA

ZIP Code: 55318
 County: Carver
 Population: 28,262 (2022)
 Tax rate: 8.38% avara.com
 Area code: 952
 Elevation: 919 ft (280 m)
 Incorporated (city): 1891
 Incorporated (village): 1871
 Total Area: 17.84 square miles
 Total Land: 17.01 square miles
 Total Water: 0.81 square miles





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