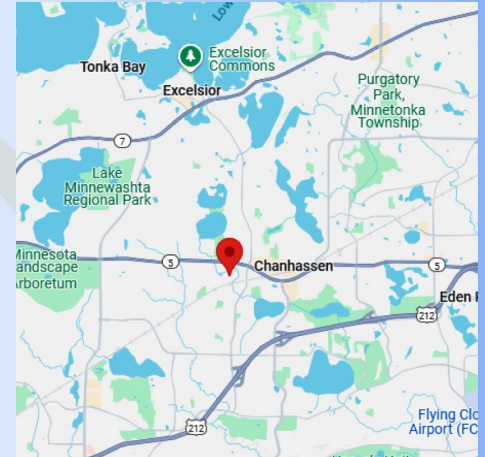


FOR LEASE

CHANHASSEN LAKES II
1252-1264 Park Road
Chanhassen, MN 55317



SUMMERHILL
Commercial Real Estate, LLC

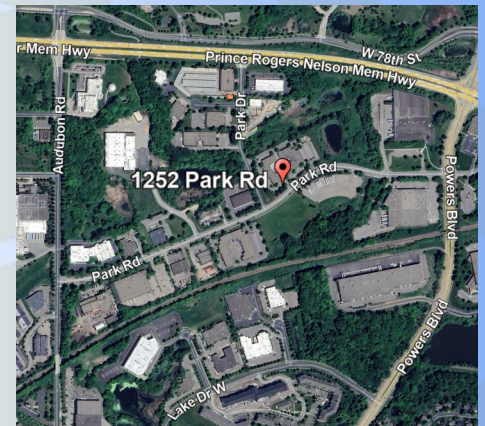


LEASE DETAILS:

1252-1264 Park Road:	9,660 SF Office <u>5,527 SF Warehouse</u> 15,187 SF Total (Divisible)
1252 Park Road:	2,736 SF Office <u>3,792 SF Warehouse</u> 6,528 SF Total (Divisible to 2,736 SF, 4,480 SF, 5,026 SF)
1264 Park Road:	6,924 SF Office <u>1,735 SF Warehouse</u> 8,659 SF Total (Divisible to 4,118 SF, 4,541 SF)
Rental Rates/Est. Tax & CAM:	\$11.00 PSF Office \$6.00 PSF Warehouse \$4.80 PSF (\$2.35 PSF CAM, \$2.45 PSF RE Taxes)

FEATURES:

- Great office/warehouse/flex space available 6/1/25 in Chanhassen Lakes II.
- Space is divisible to 2,736 SF with space options of 2,736 SF, 4,118 SF, or up to 15,187 SF.
- Potential to demo a portion of the office to suit for term type deal.
- Great newer finishes in main office area with 9' ceilings, polished concrete floors, and skylights.
- Main office space has a mix of private offices & open areas with a conference room on the glass.
- (5) truck high dock doors and (1) drive in door. 12.5' clear height.
- Ample power with (4) 200-225 amp services in entire space.
- Located near downtown Chanhassen with many area amenities.
- Great highway access near Highway 212 and Highway 5.
- Locally owned and managed.
- Direct access to City of Chanhassen trail system.



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

CONTACT:

Patrick Lensing, CPM

plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate
6495 City West Parkway
Eden Prairie, MN 55344

www.summerhillcommercial.com

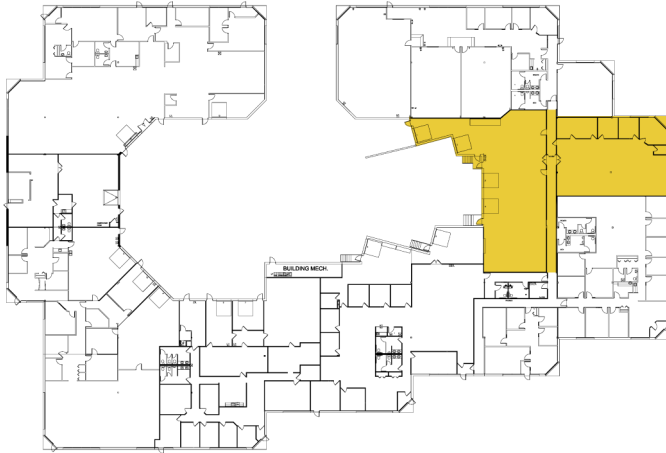
FOR LEASE

CHANHASSEN LAKES II
1252-1264 Park Road
Chanhassen, MN 55317

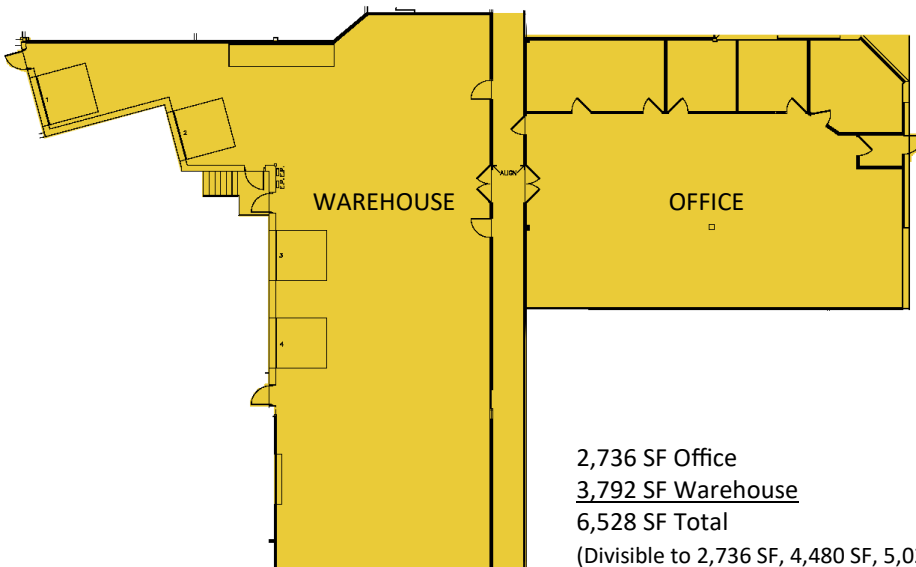


SUMMERHILL
Commercial Real Estate, LLC

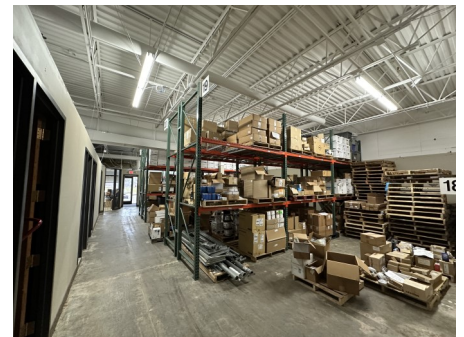
1252 PARK ROAD



FLOOR PLAN: Office/Warehouse/Flex



2,736 SF Office
3,792 SF Warehouse
6,528 SF Total
(Divisible to 2,736 SF, 4,480 SF, 5,026 SF)



CONTACT:

Patrick Lensing, CPM
plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate
6495 City West Parkway
Eden Prairie, MN 55344
www.summerhillcommercial.com

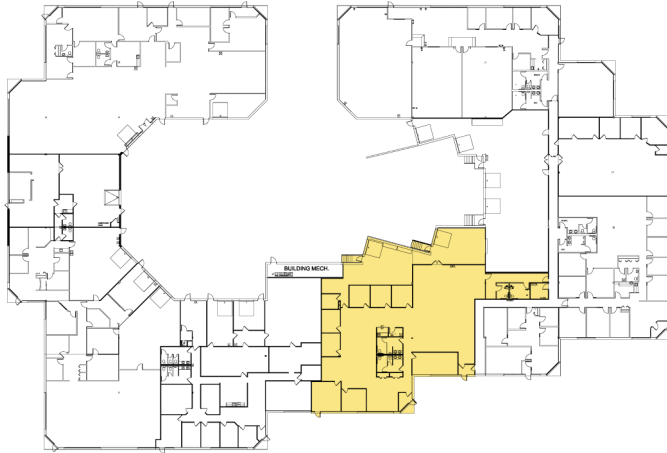
FOR LEASE

CHANHASSEN LAKES II
1252-1264 Park Road
Chanhassen, MN 55317

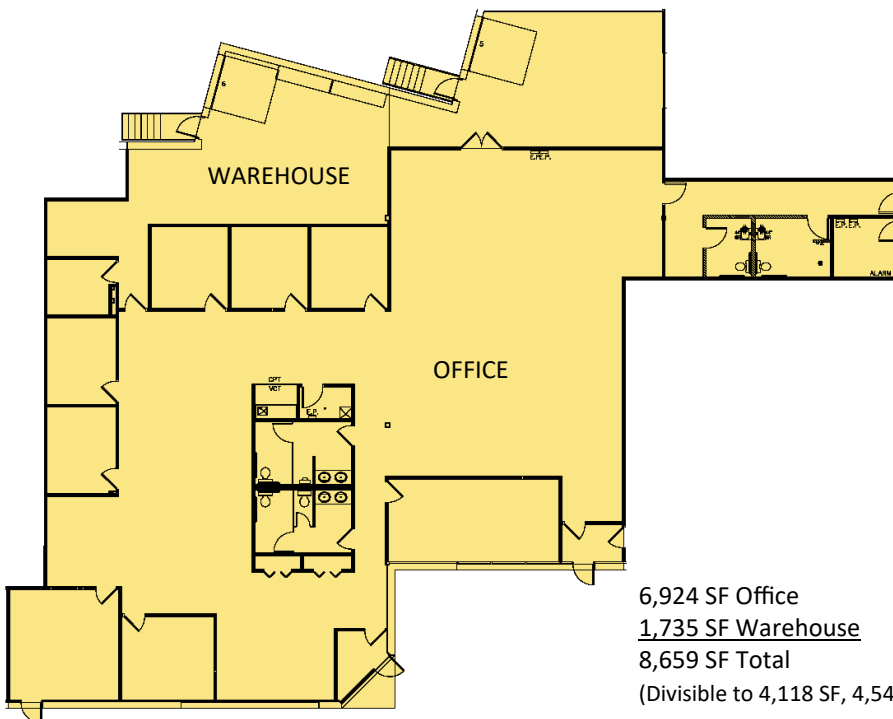


SUMMERHILL
Commercial Real Estate, LLC

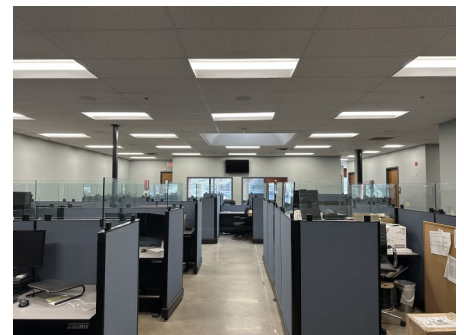
1264 PARK ROAD



FLOOR PLAN: Office/Warehouse/Flex



6,924 SF Office
1,735 SF Warehouse
8,659 SF Total
(Divisible to 4,118 SF, 4,541 SF)



CONTACT:

Patrick Lensing, CPM
plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate
6495 City West Parkway
Eden Prairie, MN 55344
www.summerhillcommercial.com

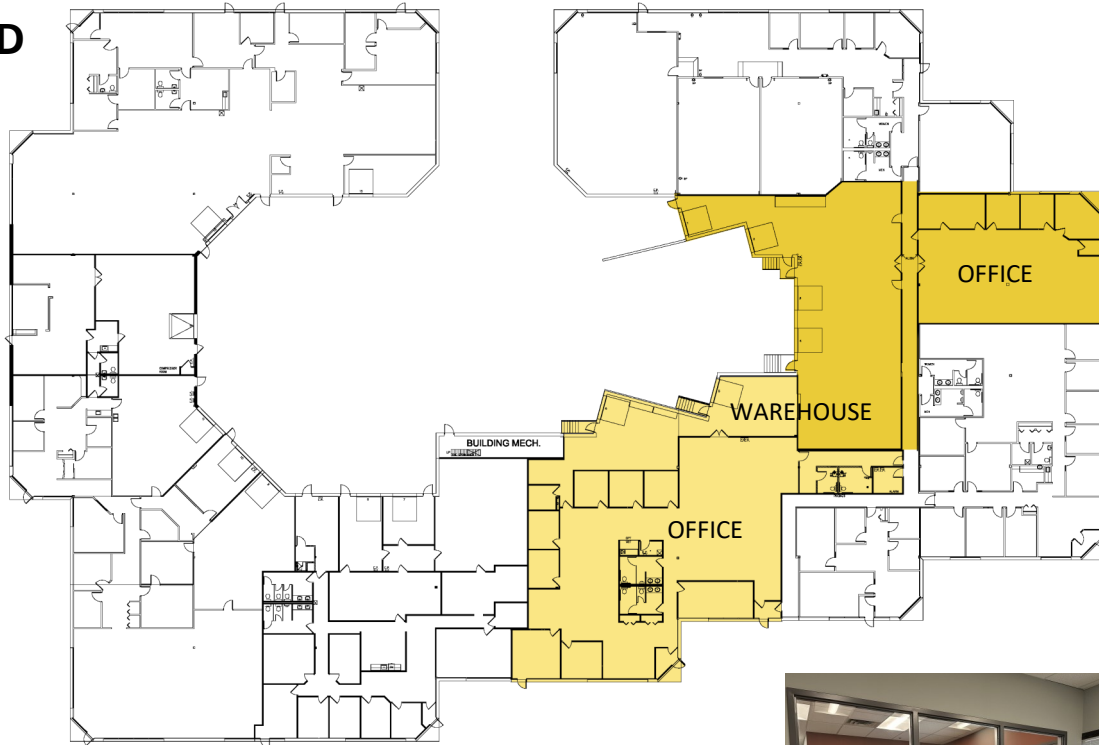
FOR LEASE

CHANHASSEN LAKES II
1252-1264 Park Road
Chanhassen, MN 55317



SUMMERHILL
Commercial Real Estate, LLC

1252-1264 PARK ROAD



FLOOR PLAN: Office/Warehouse/Flex

9,660 SF Office
5,527 SF Warehouse
15,187 SF Total (Divisible)



CONTACT:

Patrick Lensing, CPM
plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate
6495 City West Parkway
Eden Prairie, MN 55344
www.summerhillcommercial.com

FOR LEASE

CHANHASSEN LAKES II
1252-1264 Park Road
Chanhassen, MN 55317

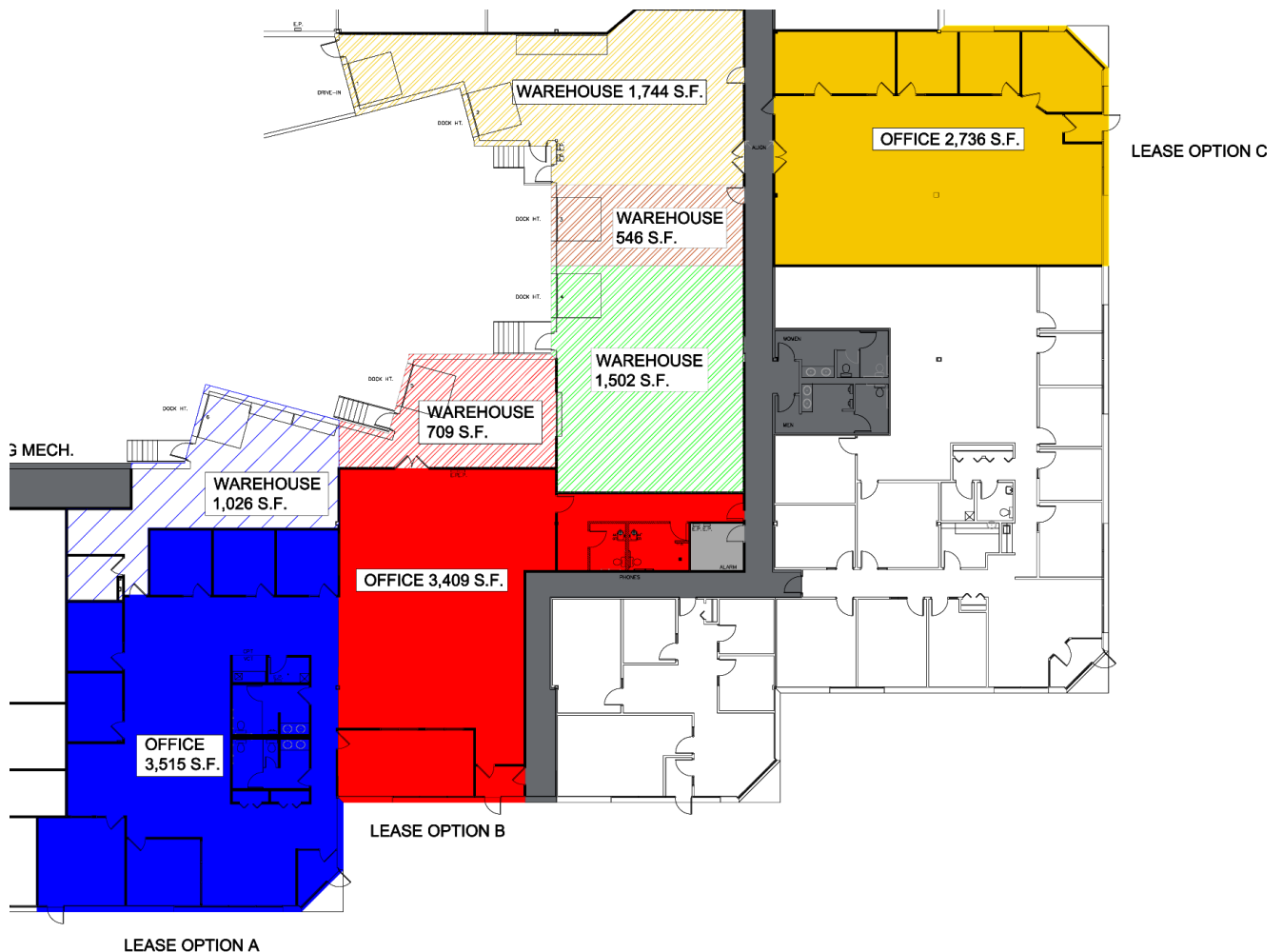
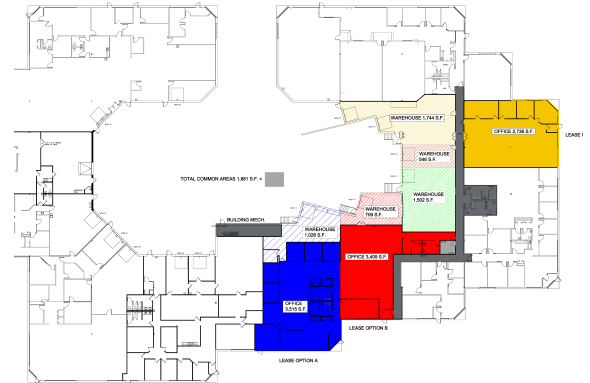


SUMMERHILL
Commercial Real Estate, LLC

1252-1264 PARK ROAD

DIVISIBILITY OPTIONS FLOOR PLAN: Office/Warehouse/Flex

9,660 SF Office
5,527 SF Warehouse
15,187 SF Total (Divisible)



CONTACT:

Patrick Lensing, CPM
plensing@summerhillcommercial.com
952-475-5121

Summerhill Commercial Real Estate
6495 City West Parkway
Eden Prairie, MN 55344
www.summerhillcommercial.com