

# 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)
- 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 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

#### 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

### FEATURES:

- FOR SALE OR LEASE.
- Highway visible town office condos available. Great signage opportunity.
- Units 140 & 150 available for sale together or for lease separately or together.
- 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**

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952-475-5135

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6495 City West Parkway  
Eden Prairie, MN 55344

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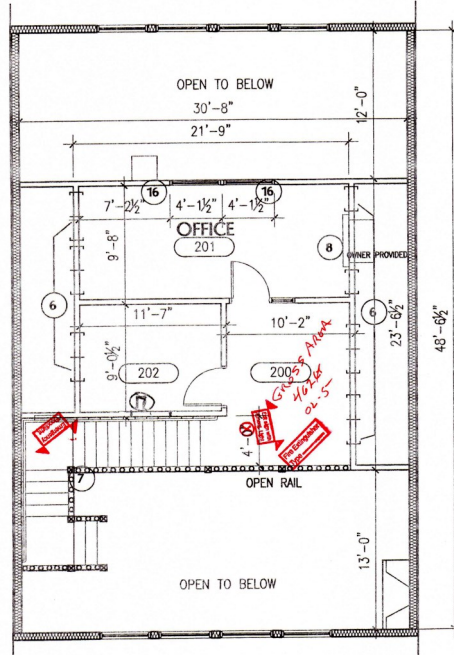
# UNIT 140

## UNIT 140 AVAILABLE FOR LEASE:

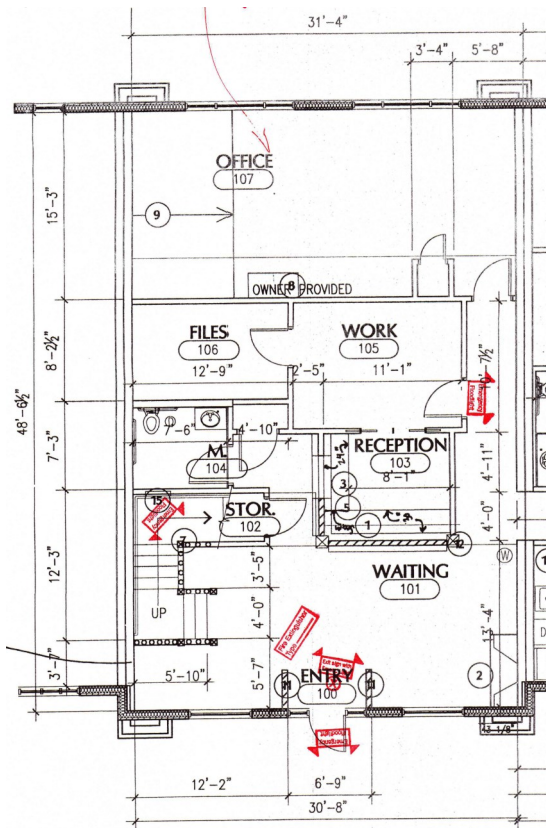
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**1 UPPER LEVEL FLOOR PLAN**  
3/16" = 1'-0"



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



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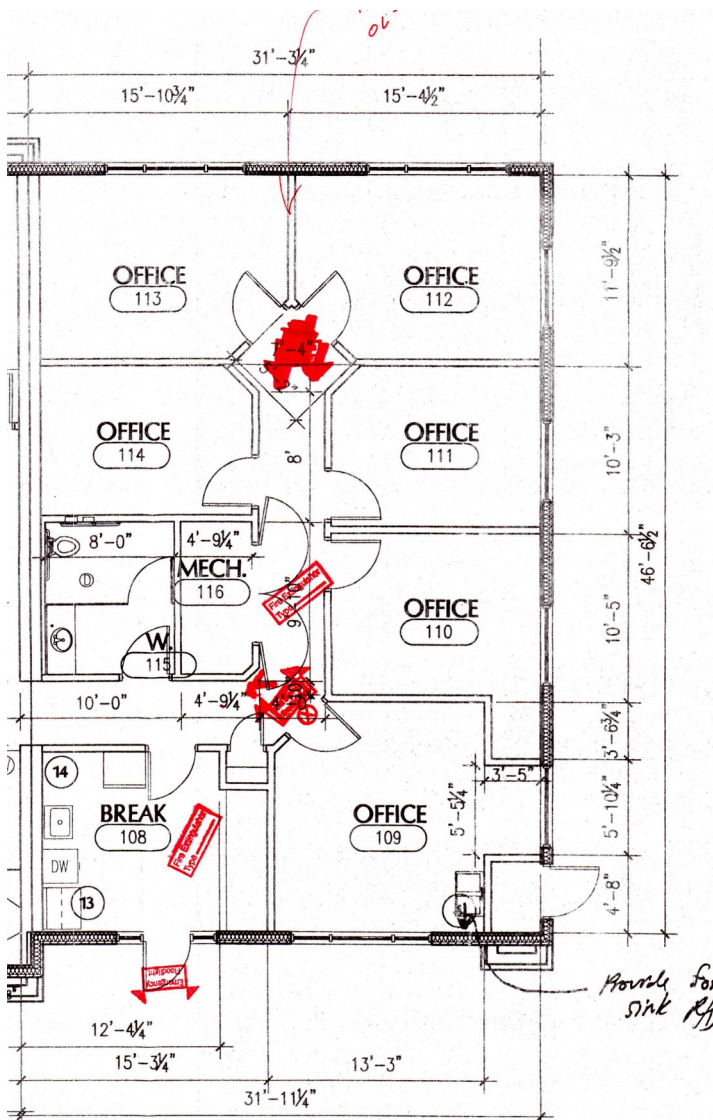
# UNIT 150

## 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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