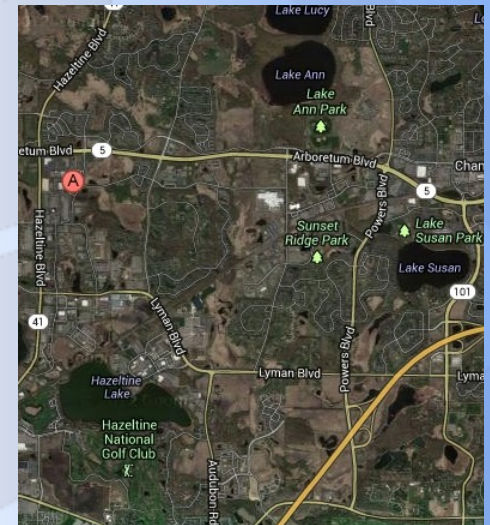
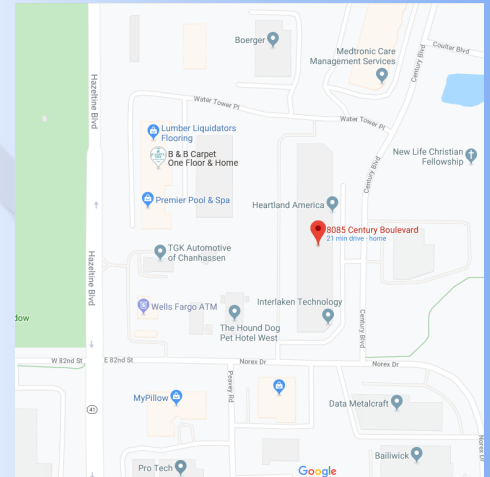


# FOR LEASE

Arboretum Business Park I  
8085 Century Boulevard  
Chanhassen, MN 55318



**SUMMERHILL**  
Commercial Real Estate, LLC



## LEASE DETAILS:

<b>8085 Century Boulevard:</b>	32,023 sf office/warehouse 12,368 sf office/19,655 sf warehouse
<b>Rental Rates:</b>	\$9.75 psf office \$4.50 psf warehouse
<b>Estimated Tax &amp; CAM:</b>	\$2.99 psf

## FEATURES:

- Great, high bay, office/warehouse space.
- Open concept office space w/ a combination of private and open areas.
- Leasehold improvements available.
- 24' clear warehouse w/ ESFR sprinkler system for high pile storage.
- (4) 8' x 10' DH door, all w/levelers, (1) 12' X 14' DI door w/trench drain.
- 480V power, 40' x 40' column spacing, building depth of 160'.
- Convenient Highway 5 & 41 location offering the amenities of Arboretum Business Park and downtown Chanhassen.
- Close freeway access at Highway 212 & Powers Boulevard.
- Direct access to the City of Chanhassen trail system.
- Well maintained, locally managed, building built in 1998.

## CONTACT:

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# FOR LEASE

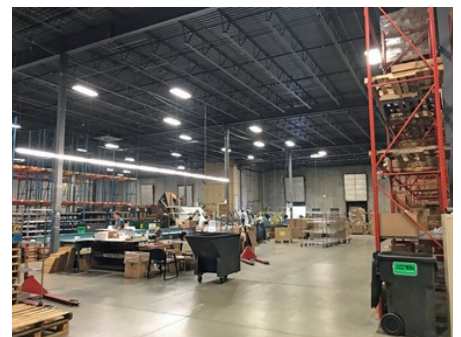
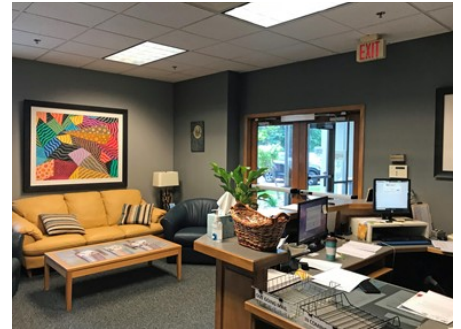
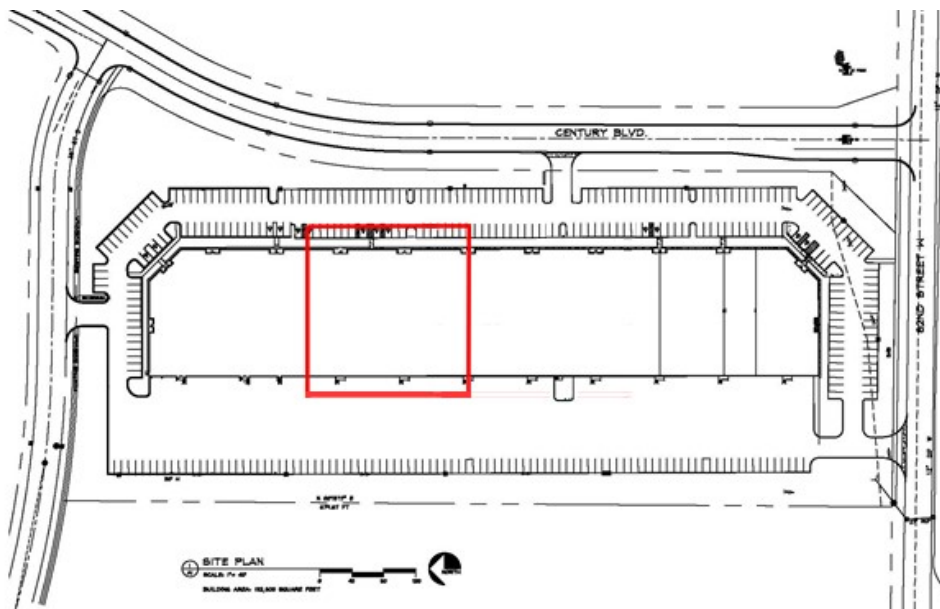
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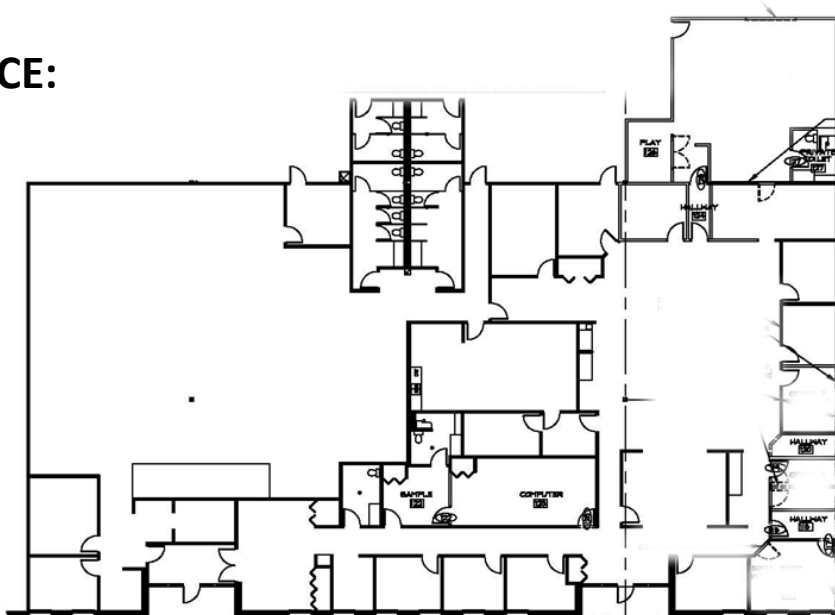
**SUMMERHILL**  
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## SITE PLAN: 32,023 SF Office/Warehouse

12,368 SF OFFICE / 19,655 SF WAREHOUSE



## OFFICE:



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