

8170 UPLAND
CIRCLE



FOR SALE OR LEASE | PRIME OFFICE SPACE IN CHANHASSEN

ATTRACTIVE TWO-STORY
OFFICE/FLEX BUILDING
OFFERING EASY ACCESS TO
HIGHWAY 5 AND 212.

SPACE AVAILABLE:
20,000-109,649 SF

BUILDING SIZE: 109,649 SF

LEASE RATE: \$10.50/SF

TAX & OPS: \$7.92

SALE PRICE: \$11,900,000



BEST VALUE CORPORATE HEADQUARTERS IN MARKET



features + amenities



High image
office/call center



Greater than 5/1,000
parking available



Class A finishes with
dramatic two-story
atrium



Built in 2001



Back-up power
generator on site



Impressive natural
setting with pond
views



8170 UPLAND CIR | CHANHASSEN, MN

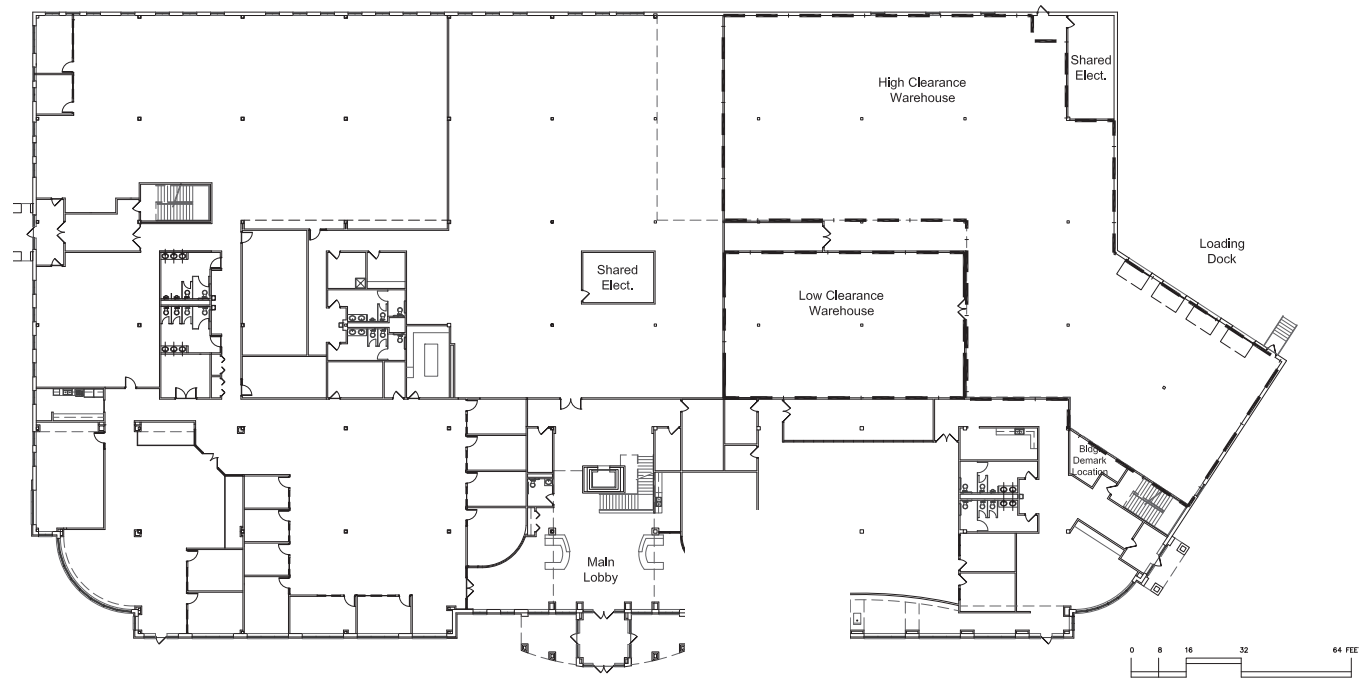
 Close proximity to dining, entertainment and shopping

 Easy access to Highway 5 and Highway 212

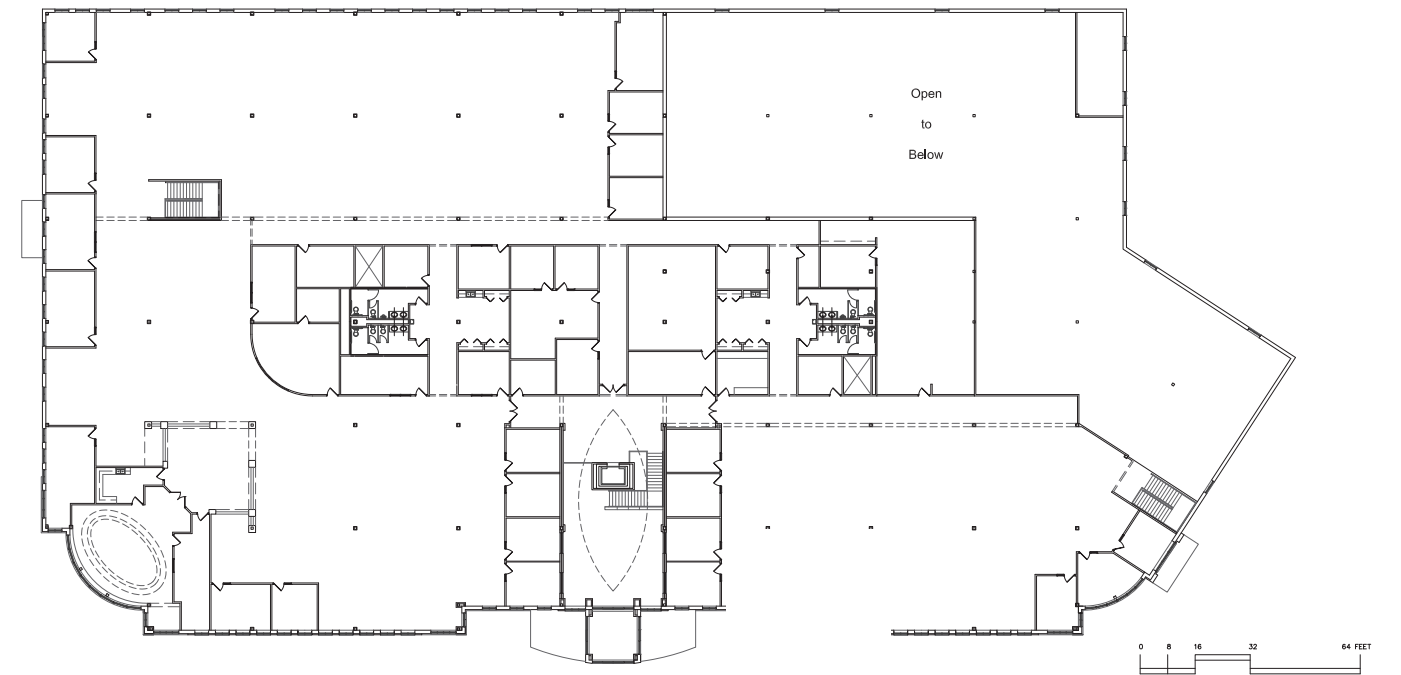


AVAILABILITIES OF 20,000 - 109,649 SF

MAIN FLOOR



SECOND FLOOR



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For more information, contact:

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.