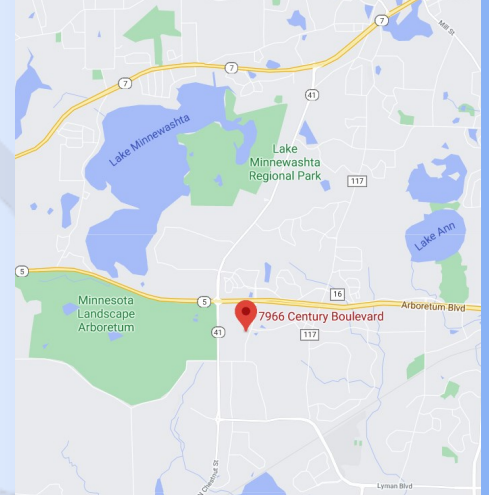


# FOR LEASE

ARBORETUM BUSINESS PARK II  
7966-7972 Century Boulevard  
Chanhassen, MN 55317



**SUMMERHILL**  
Commercial Real Estate, LLC



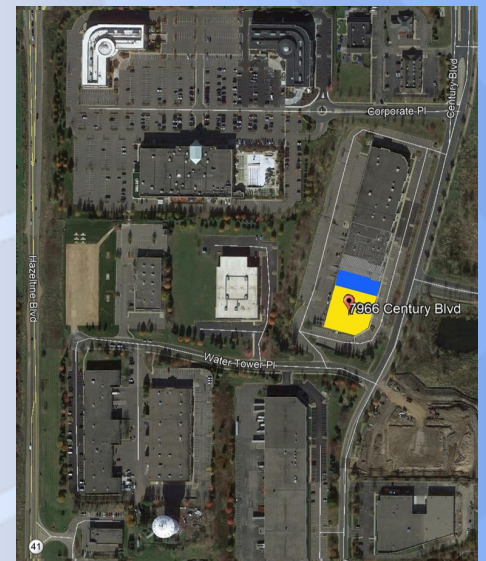
## LEASE DETAILS:

<b>OPTION 1:</b> <b>7966 Century Boulevard:</b>	2,896 SF Office <u>6,645 SF Warehouse</u> 9,541 SF Total
<b>OPTION 2:</b> <b>7972 Century Boulevard:</b>	15,643 SF Office (convert to whse/tech to suit) 760 SF Warehouse <u>8,995 SF Tech</u> 25,398 SF Total
<b>OPTION 3:</b> <b>7966-7972 Century Boulevard:</b> <b>(combined)</b>	18,539 SF Office (convert to whse/tech to suit) 7,405 SF Warehouse <u>8,995 SF Tech</u> 34,939 SF Total

**RATES:** Office: \$9.75 PSF Warehouse: \$4.75 PSF Tax/CAM: \$3.35 PSF

## FEATURES:

- Rare availability at Arboretum Business Park., prime endcap space.
- Space is divisible and can be reconfigured to suit.
- Offers some lowered ceiling tech/assembly space.
- ADA Restrooms, newer office finishes with 10' ceilings.
- Heavy 480 volt power and 100% air-conditioned.
- 4 dock doors and 1 drive-in door.
- 18' clear height and abundant parking.
- Many area amenities including Lifetime Fitness, Holiday Inn Express, restaurants, US Bank, KinderCare, gas/convenience and auto repair.
- Locally owned and managed.
- Direct access to City of Chanhassen trail system.



## CONTACT:

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952-475-5122

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Eden Prairie, MN 55344

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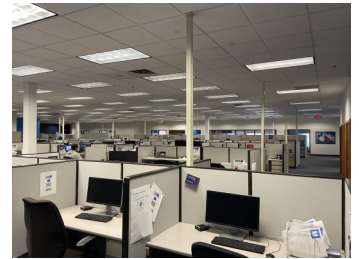
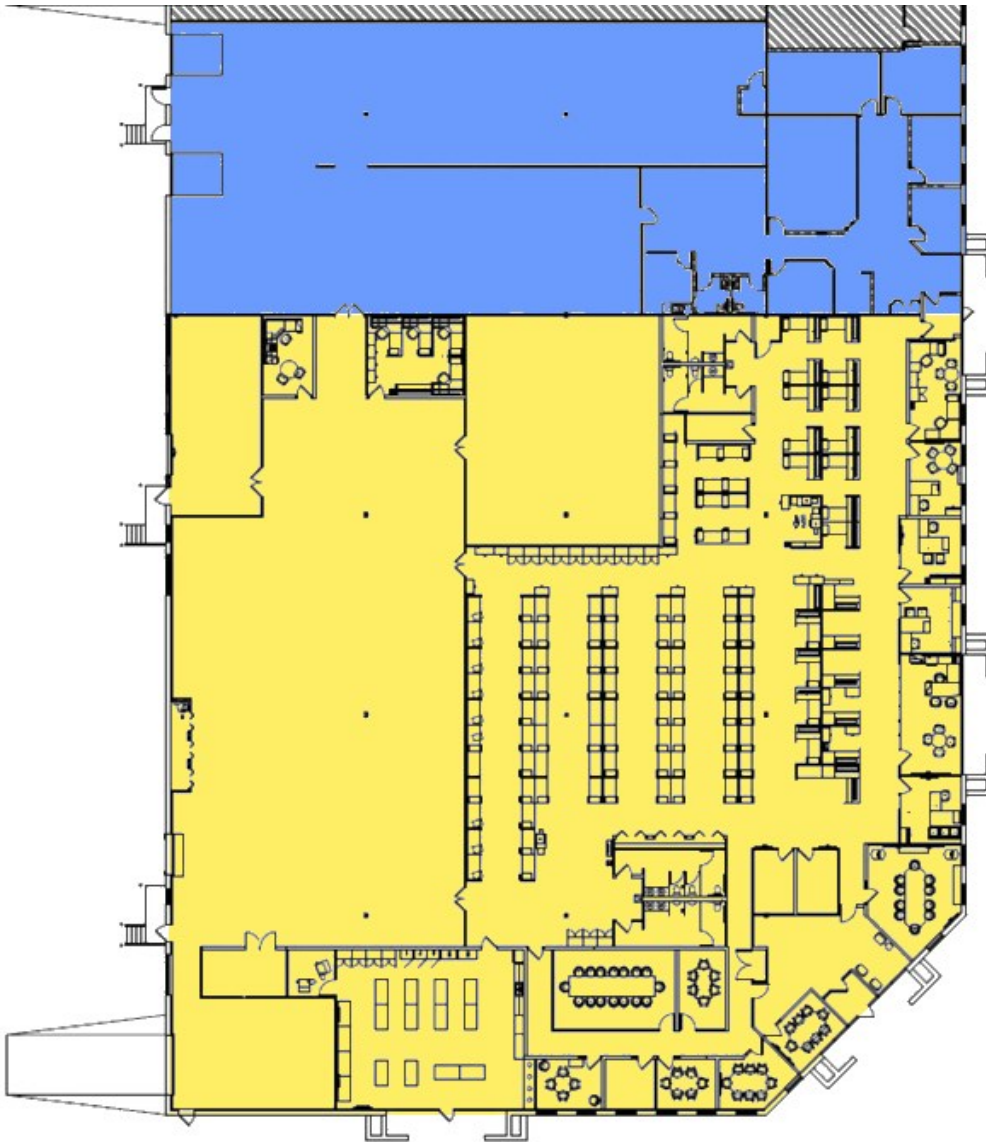
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## FLOOR PLAN: Office/Warehouse



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

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