

# SHADY OAK LAKE CORPORATE CENTER

5101 Shady Oak Road  
MINNETONKA, MN



TOP TWO FLOORS AVAILABLE  
FOR IMMEDIATE OCCUPANCY



76,000 RSF ON TWO FLOORS

FOR MORE INFORMATION:

**Brent Karkula** | 952.924.4637 |

**Nathan Arnold** | 952.924.4855 |



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## QUICK FACTS

Office Building Square Footage:	130,000 RSF
Space Available:	4th and 5th floors for 76,000 RSF
Floor Plates:	38,000 RSF
Ceiling Height:	9.5' finished
HVAC:	Flexible heat pump system
Parking:	4/1,000 onsite with an opportunity for up to 7/1,000

## ECONOMICS

Base Rent:	\$11.00 to \$12.00 per RSF
Full Service Tax/Ops:	\$7.50 per RSF

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## LOCATION BENEFITS

- Easy access to Crosstown, I-494, Hwy. 169, and Hwy. 7 via recently improved Shady Oak Road
- Prominent SW suburban location in close proximity to executive housing
- Nearby walking and jogging trails (see link below)
- Close proximity to multiple retail, restaurant, and hotel options
- Walking distance to proposed LRT station for new SW Light Rail Line



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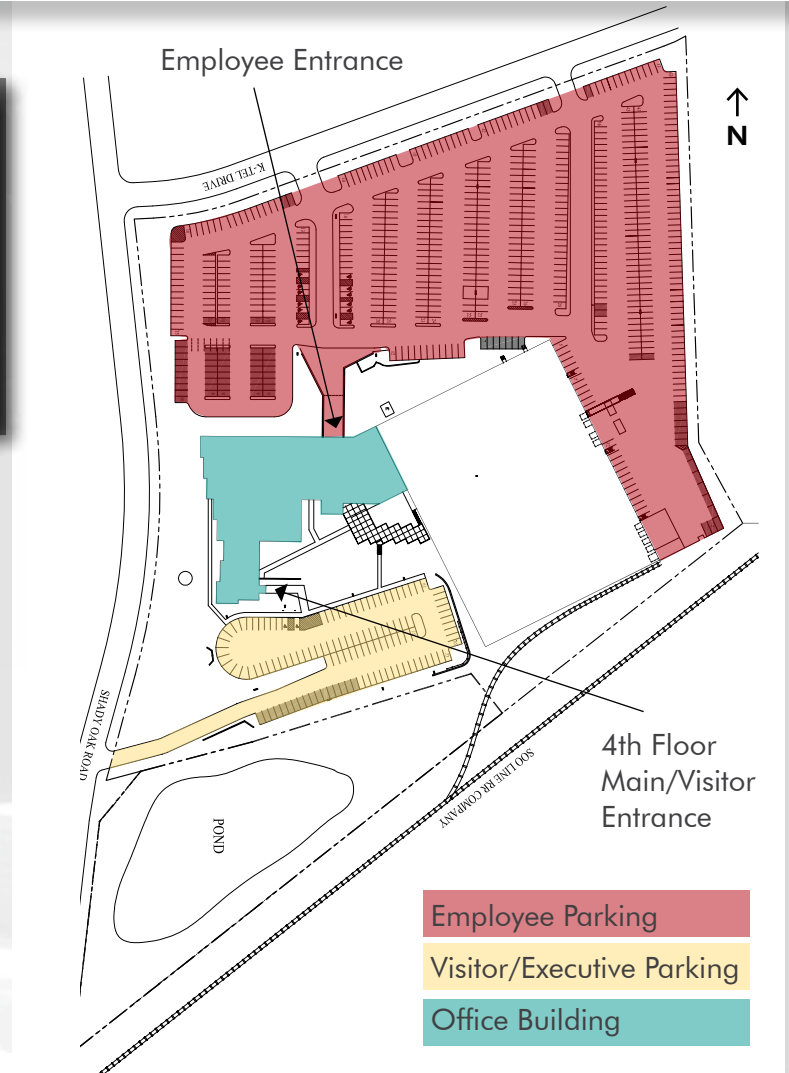


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## SITE PLAN/ACCESS



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## PUBLIC TRANSPORTATION/LIGHT RAIL

Metro transit route 12 stops at Shady Oak Road and K-Tel Drive. Route 12 services the Opus II Business Park, Uptown and terminates in downtown Minneapolis with a connecting stop on the Hiawatha Light Rail line.

Shady Oak Lake Corporate Center is just two blocks away from a proposed station on the forth-coming SW Light Rail Line. As fuel cost continue to rise, public transportation will be paramount for recruiting and retaining the metro's best employees.

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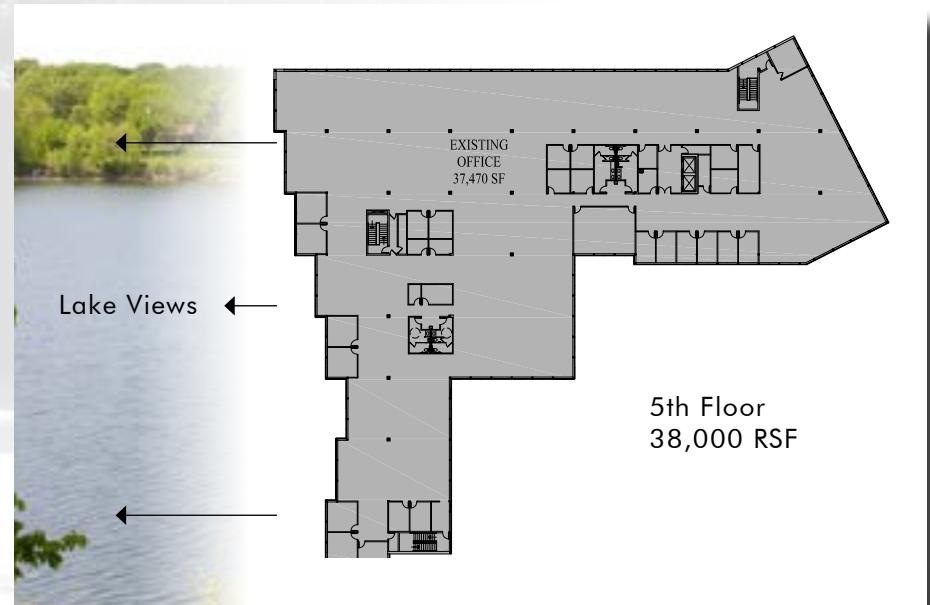
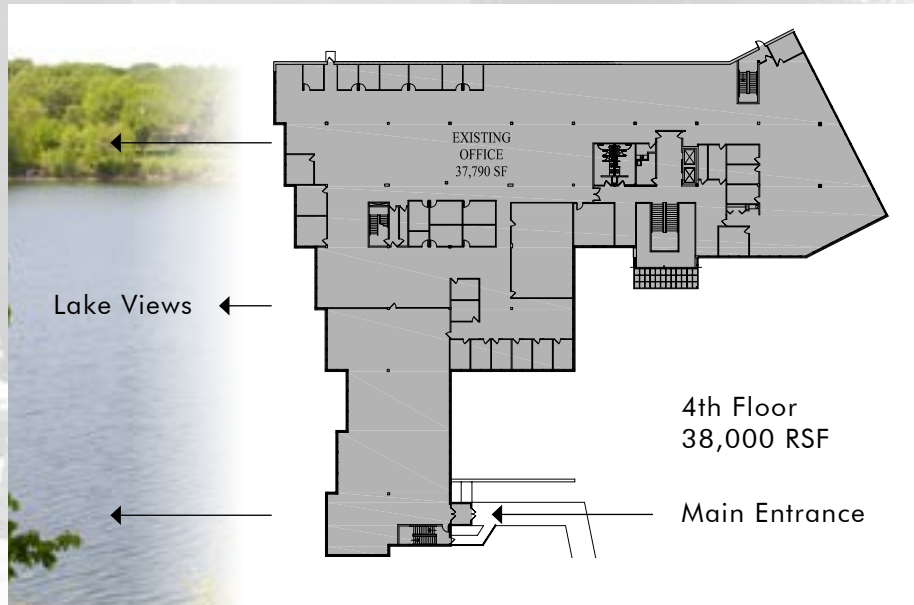


## VACANCY

The top two (2) floors are vacant and available immediately at Shady Oak Lake Corporate Center for a total of 76,000 RSF.

### Details:

- Large, efficient floor plates of 38,000 RSF
- 9.5' high finished ceiling heights
- Excellent glassline highlighting picturesque views of Shady Oak Lake
- Two (2) sets of bathrooms per floor
- Saw tooth footprint design allows for numerous corner offices



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## ABOUT CSM - [WWW.CSMCORP.NET](http://WWW.CSMCORP.NET)

CSM Corporation began modestly when 12-year-old Gary Holmes, now CSM's CEO, started selling light bulbs door to door in Minneapolis. A young entrepreneur, Gary enlisted his Boy Scout troop as a sales force. At age 14, he used his light bulb earnings to buy his first real estate asset - a set of Minneapolis duplexes. In 1976, Gary's first company, Colonial Apartments became Colonial Services & Management, which later became CSM Corporation.

Growth continued, and CSM Corporation began acquiring, developing and renovating residential, commercial and industrial properties across the country. A one million square foot commercial property portfolio grew to more than eight million by 2008 and the residential portfolio increased to over 4,000 units. In 1992, we entered the hotel industry, acquiring and renovating a former Howard Johnson's into a Country Inn by Carlson. Since then, CSM Lodging has acquired, built and managed 37 hotel properties nationwide. CSM Corporation and CSM Lodging expanded significantly over the years to 1,945 employees today.



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