

SHADY OAK LAKE CORPORATE CENTER

5101 Shady Oak Road
MINNETONKA, MN



Welcome to Shady Oak Lake Corporate Center

Striking views of Shady Oak Lake and strategically located in the Southwest suburban market, Shady Oak Lake Corporate Center is just minutes from near by amenities, executive housing, deep labor pools of skilled workers and a future stop on the SW Light Rail Line!

FOR MORE INFORMATION:

Brent Karkula | 952.924.4637 |

Nathan Arnold | 952.924.4855 |

CBRE

SHADY OAK LAKE CORPORATE CENTER

5101 Shady Oak Road
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BUILDING SUMMARY

PARKING: 5 stalls per 1,000 SF

TOTAL SITE: 15.43 acres

CEILING
HEIGHT: 9' to 10' finished in office areas
24' in warehouse

LOADING: 10 dock doors, 1 drive-in door

HVAC: Flexible Heat Pump System

FIBER OPTICS: Qwest and Time Warner on-site

2015 TAX &
CAM: Tax: \$3.27 per SF
Cam: \$2.19 per SF
Total: \$5.46 per SF



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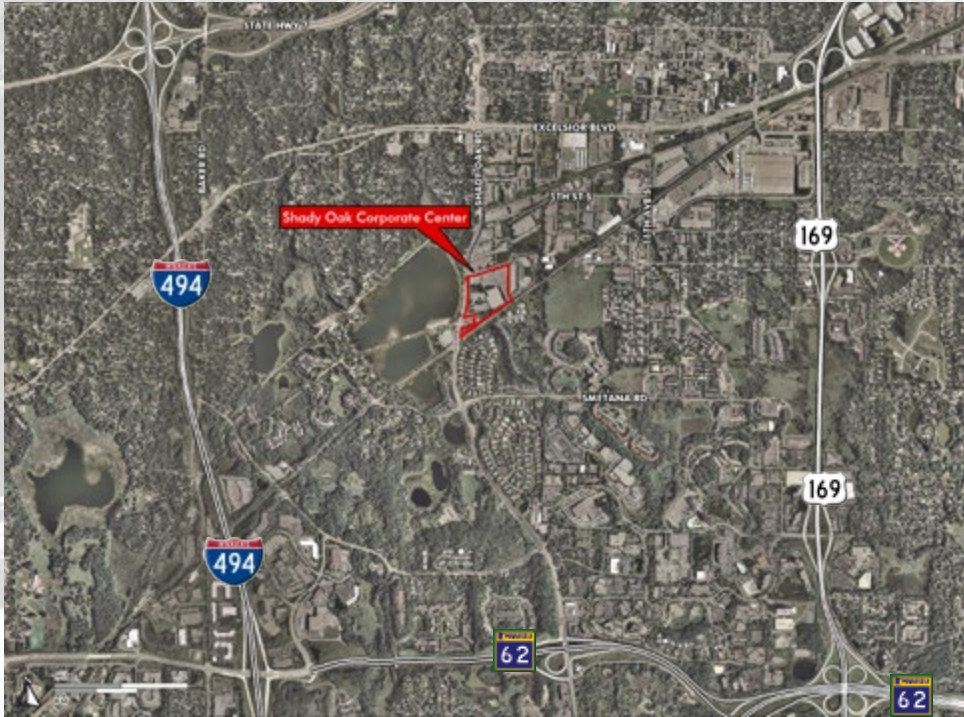
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LOCATION BENEFITS

- Prominent SW suburban location in close proximity to executive housing
- Nearby walking and jogging trails
- Close proximity to multiple retail, restaurant, and hotel options
- Walking distance to proposed LRT station for new SW Light Rail Line

DRIVE TIME MAP



[CLICK MAP TO VIEW](#)

- Easy access to Crosstown, I-494, Hwy. 169, and Hwy. 7 via recently improved Shady Oak Road

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AMENITIES AERIAL

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AVAILABILITIES (PARTIAL LIST)

OPTION 1 : 164,318 SF OFFICE
85,053 SF WAREHOUSE

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OPTION 2 : 130,583 SF OFFICE

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OPTION 3 : 164,318 SF OFFICE

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OPTION 4 : 149,880 SF OFFICE
99,491 SF WAREHOUSE

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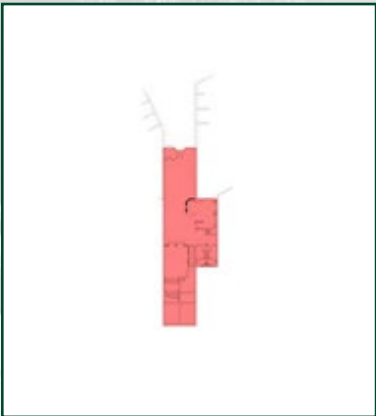
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BUILDING SUMMARY

	TOWER	ANNEX	PRODUCTION	WAREHOUSE	TOTAL
FIRST FLOOR	6,209 SF				6,209 SF
SECOND FLOOR	9,555 SF	18,510 SF	18,073 SF	62,908 SF	109,046 SF
THIRD FLOOR	39,514 SF	15,270 SF	4,072 SF		58,856 SF
FOURTH FLOOR	37,790 SF				37,790 SF
FIFTH FLOOR	37,470 SF				37,470 SF
TOTAL	130,538 SF	33,780 SF	22,145 SF	62,908 SF	249,371 SF

FLOOR PLANS

1ST FLOOR - 6,209 SF



2ND FLOOR - 109,046 SF



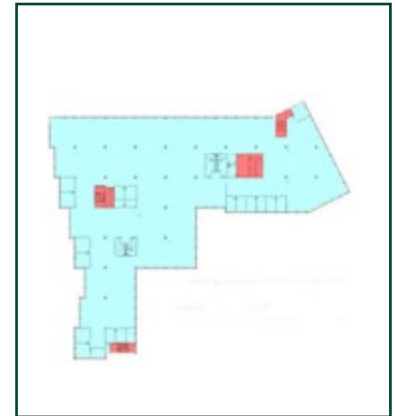
3RD FLOOR - 58,856 SF



4TH FLOOR - 37,790 SF



5TH FLOOR - 37,470 SF



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ISOMETRIC BUILDING PLAN

[CLICK BUILDING PLAN TO VIEW](#)

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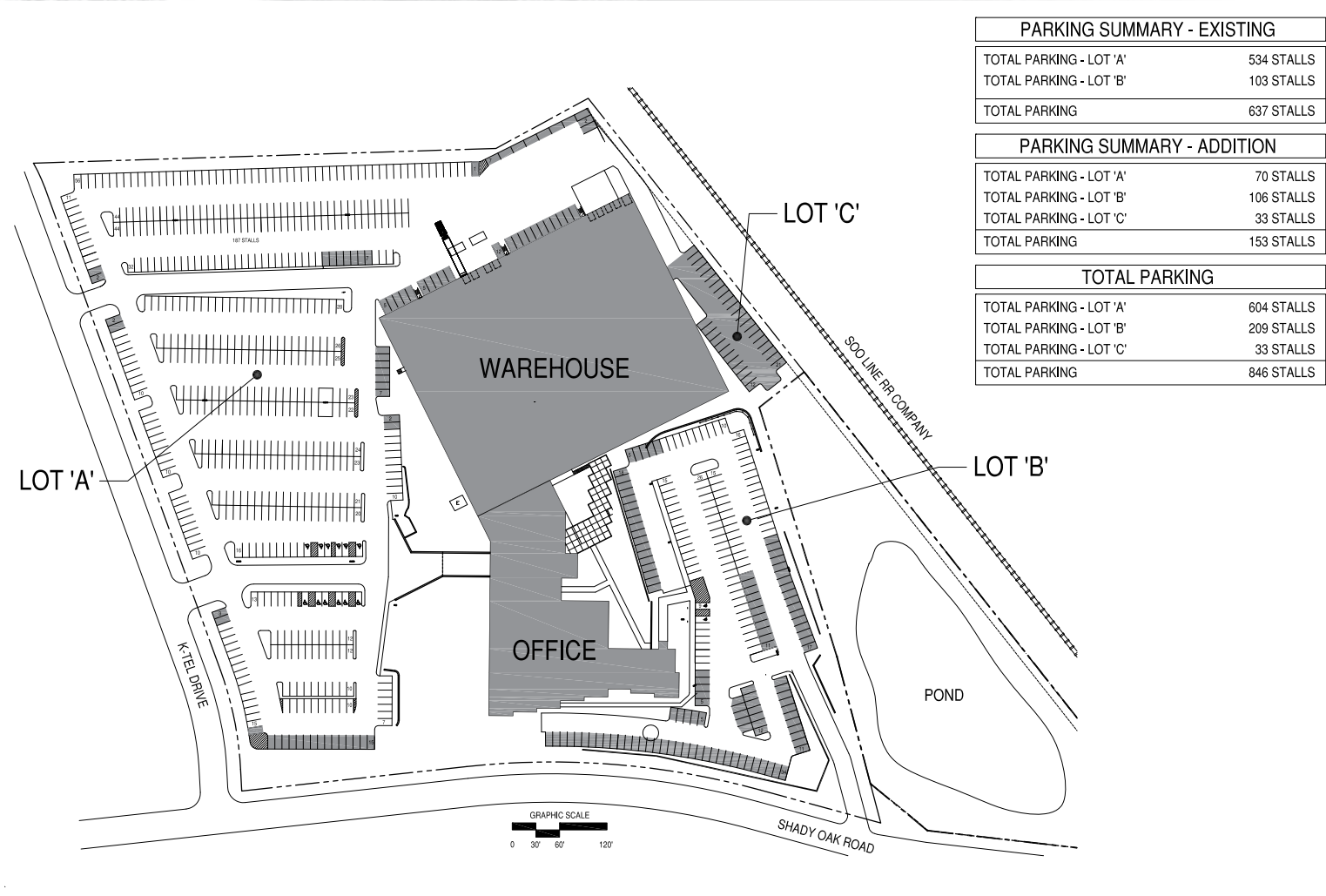
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SITE PLAN



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TRANSPORTATION



Sidewalk/Walking trail to Shady Oak Lake Corporate Center
from Light Rail Stop.

* Anticipated route pending final decision

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Shady Oak Lake Corporate Center is within walking distance from a proposed station on the forth-coming SW Light Rail Line. As companies continue to target millennials for job opportunities, public transportation will be paramount for recruiting and retaining the metro's best employees.

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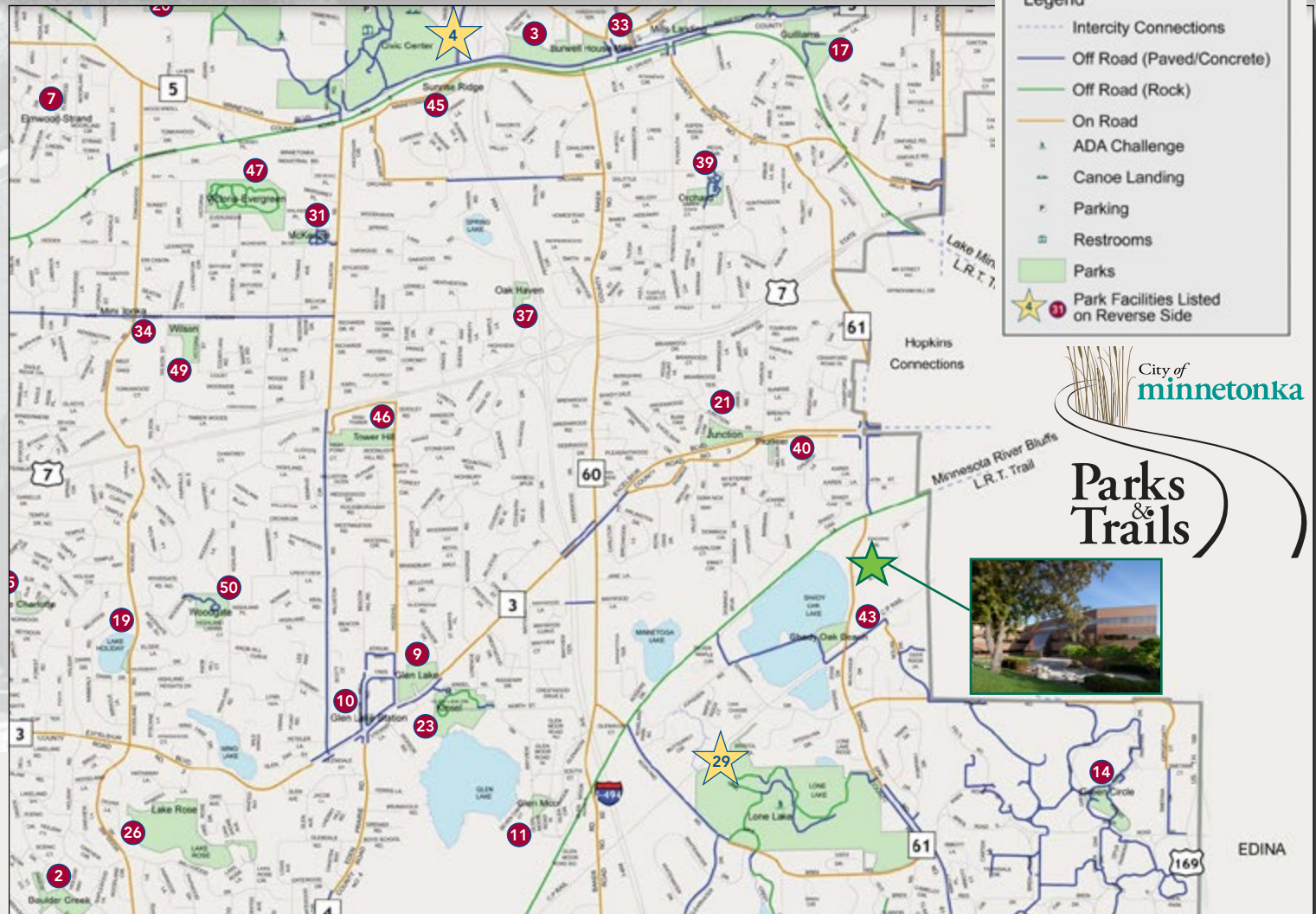
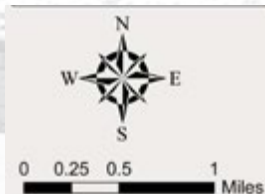
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TRAIL SYSTEM

The City of Minnetonka prides itself in providing premier public facilities and outdoor spaces. Shady Oak Lake Corporate Center is located on the city's endless trail system offering its occupants easy access to outdoor spaces.

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BUILDING PICTURES



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ABOUT CSM

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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