

SOUTHWEST CORP CTR

1901 I LAKE DRIVE EAST
CHANHASSEN, MN

FOR SALE OR LEASE

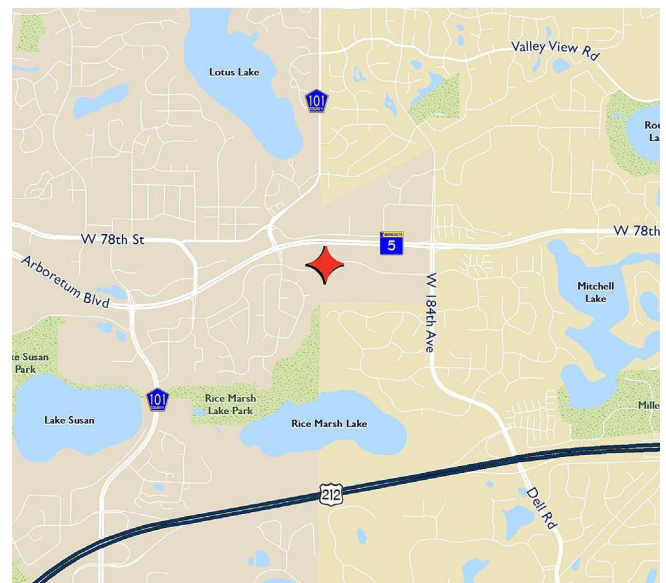
156,333 SF AVAILABLE

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SPACE FEATURES

- 156,333 square foot building (Expandable to 253,000 sf)
- Efficient, functional, open layout
- Ample glass line, more can be added
- Great access from Highway 212, Highway 5 and I-494
- Abundant parking (804 stalls and expandable)
- Superb fiber connectivity and heavy power
- 18 ft ceiling height



For more information, please contact:

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NORTHMARQ

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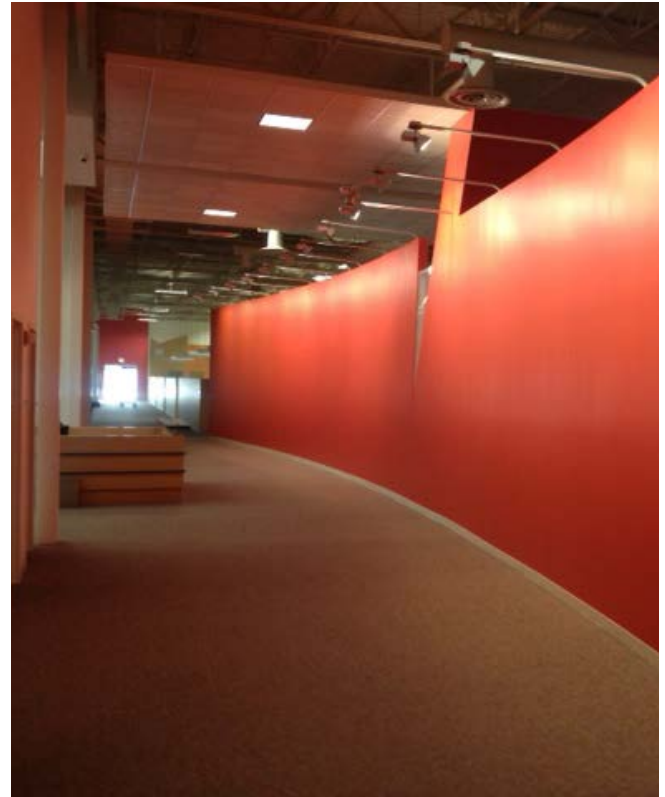
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BUILDING FEATURES

BUILDING SIZE	156,333 square feet
CLEAR HEIGHT	18 feet
LOADING	5 docks, more can be added
POWER	3,000 amp - 480-volt - 3 phase electrical service
LEASE RATE	\$10.00 psf Office Warehouse/manufacturing psf TBD on improvements
SALE PRICE	Negotiable
2015 EST OP EX	\$6.50 psf Full-Service Users \$3.29 psf Traditional Users \$2.50 psf Self-Managed Users
PARKING	4.94/1,000 sf (771 stalls)
FIBER CONNECTIVITY	Century Link Geo Max Ring, with 1 GB network node, more providers along Lake Drive.
COLUMN WIDTH	30' x 30'
HVAC	62 Units, 443 ½ tons total. Average size unit is 7 tons. Majority of the units are 1996
ROOF	1999 EDPM Ballasted
POWER	3,000 Amps



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EXTERIOR RENDERING UPGRADE



BREAKOUT AREA RENDERING



WORK AREA RENDERING

RENDERINGS



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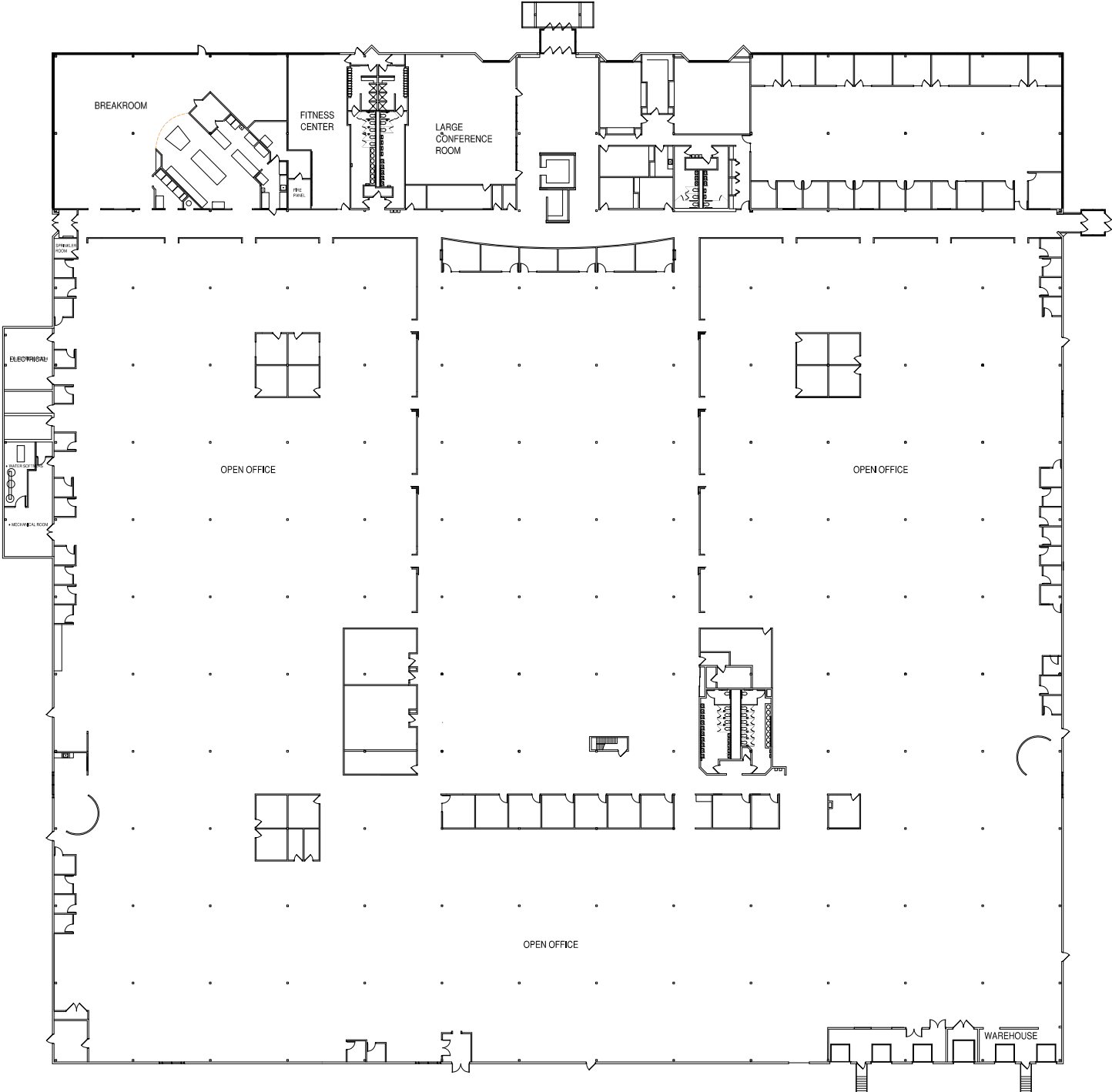
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EXISTING FLOORPLAN

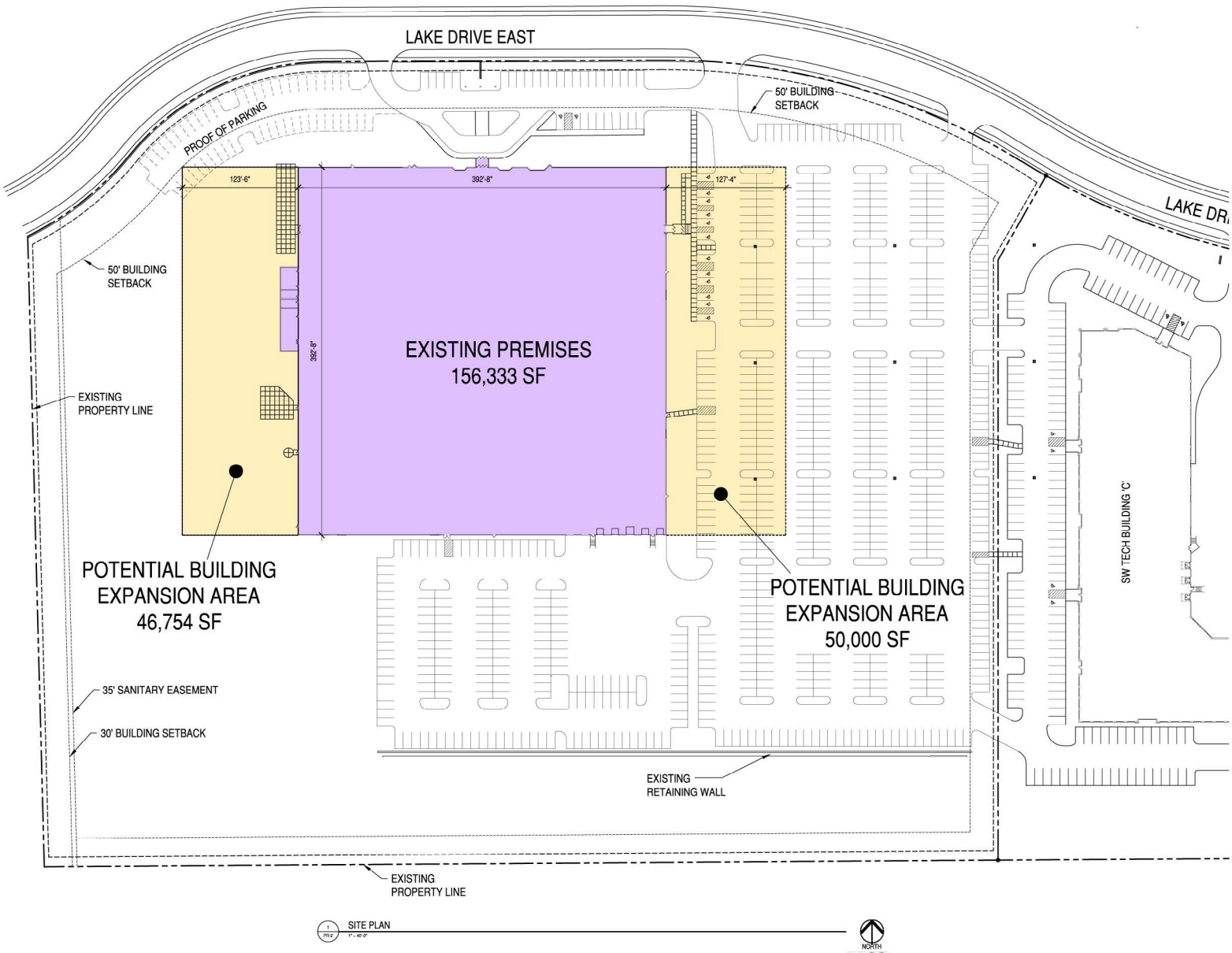
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EXPANSION POSSIBILITIES



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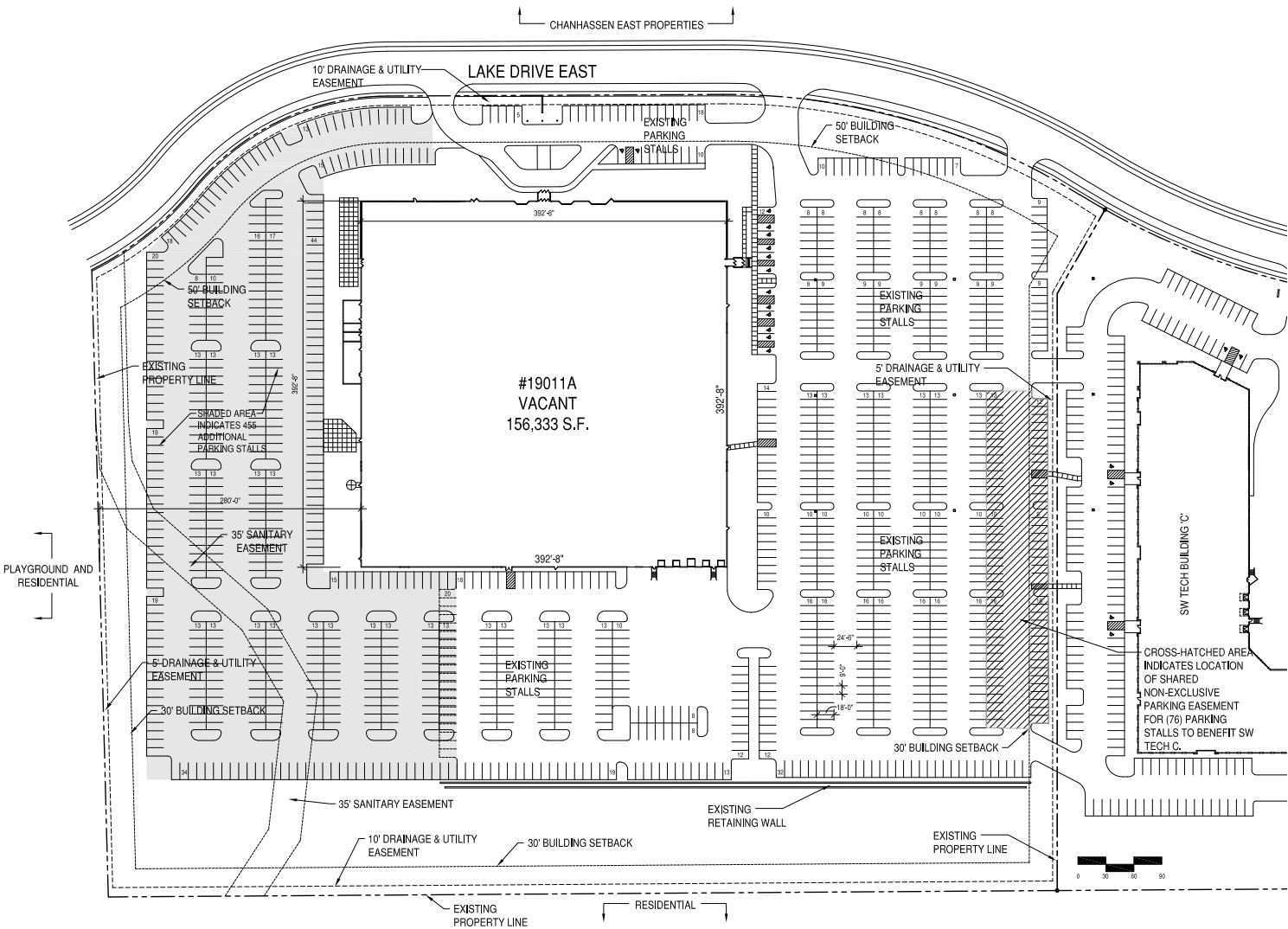
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SITE SUMMARY	
LOT SIZE	849,495 SQ. FT. (19.5 ACRES)
BUILDING SQ. FT.	156,333 SQ. FT.
BUILDING COVERAGE	18% (156,333/849,495)
EXISTING PARKING	806 STALLS** RATIO 5.16 STALLS / 1,000 SF
**NOTE: -76 STALLS FOR CROSS PARKING EASEMENT - 730 STALLS EXCLUSIVE TO SW CORP (4,671/1000 SF)	
PARKING EXPANSION	455 STALLS
TOTAL POTENTIAL PARKING	1,261 STALLS** RATIO 8.07 STALLS / 1,000 SF

NOTE: PARKING EXPANSION REQUIRES APPROVAL BY CITY OF CHANHASSEN AND MAY REQUIRE UPGRADES TO THE STORMWATER MANAGEMENT SYSTEM.

PARKING EXPANSION



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