



FOR LEASE

Chanhassen East I

18640 Lake Drive East
Chanhassen, MN 55317



[HOME](#)

[HIGHLIGHTS](#)

[AERIALS](#)

[SITE PLAN](#)

[FLOOR PLANS](#)

For more information, please contact:

Jason Meyer
Executive Director
+1 952 820 8735
jason.meyer@cushwakenm.com

Kris Smeltzer
Executive Director
+1 952 837 8575
kris.smeltzer@cushwakenm.com

Cushman & Wakefield/NorthMarq
3500 American Blvd. W. Suite 200
Minneapolis, MN 55431
cushwakenm.com

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SITE PLAN

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Property Highlights

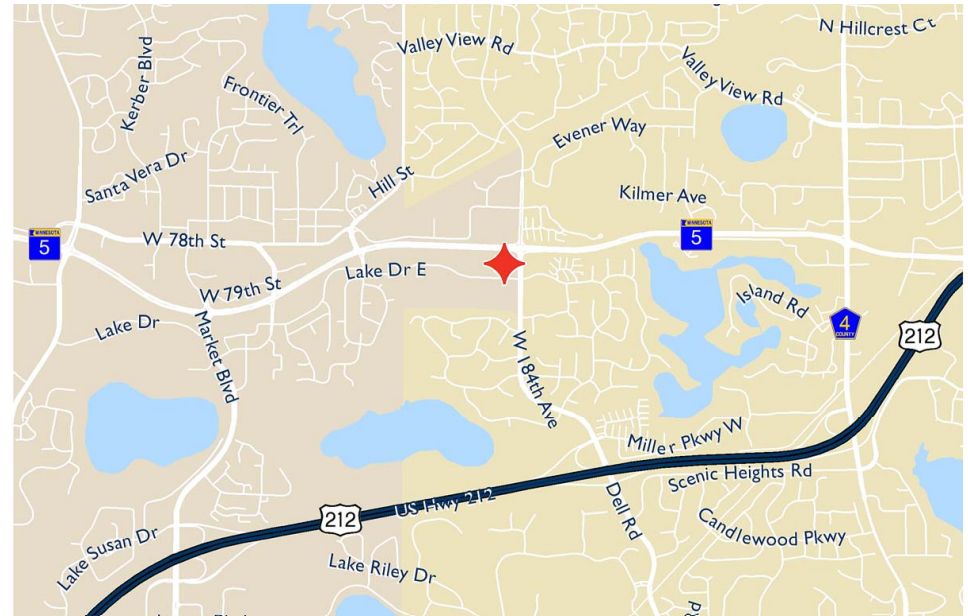
- Owned and managed by CSM Corporation
- Chanhassen East Business Park comprises of 464,204 total square feet in 9 buildings
- Multiple suites currently available immediately
- Easy access to I- 494
- Endcap with good glassline
- 18' clear height
- Dock and grade level loading
- Excellent Hwy 5 visibility

Building Features

Total Square Feet	128,526 SF
Year Built	1996
Clear Height	18'
Lease Rates	\$9.75 PSF Office \$4.75 PSF Warehouse
2016 Operating Expenses	\$3.46
Utilities	Utility services to be separately metered and the responsibility of tenant, along with janitorial, trash removal, etc.

Vacancies

Building	Suite	Total SF	Office SF	Warehouse SF	Loading
Building A	18640	15,688	11,149	4,539	2 docks
Building A	18684	21,000	11,873	9,127	1 dock
Building A	18640-18684	36,688	23,022	13,666	3 docks
Building B	18750	32,541	17,120	15,421	2 docks



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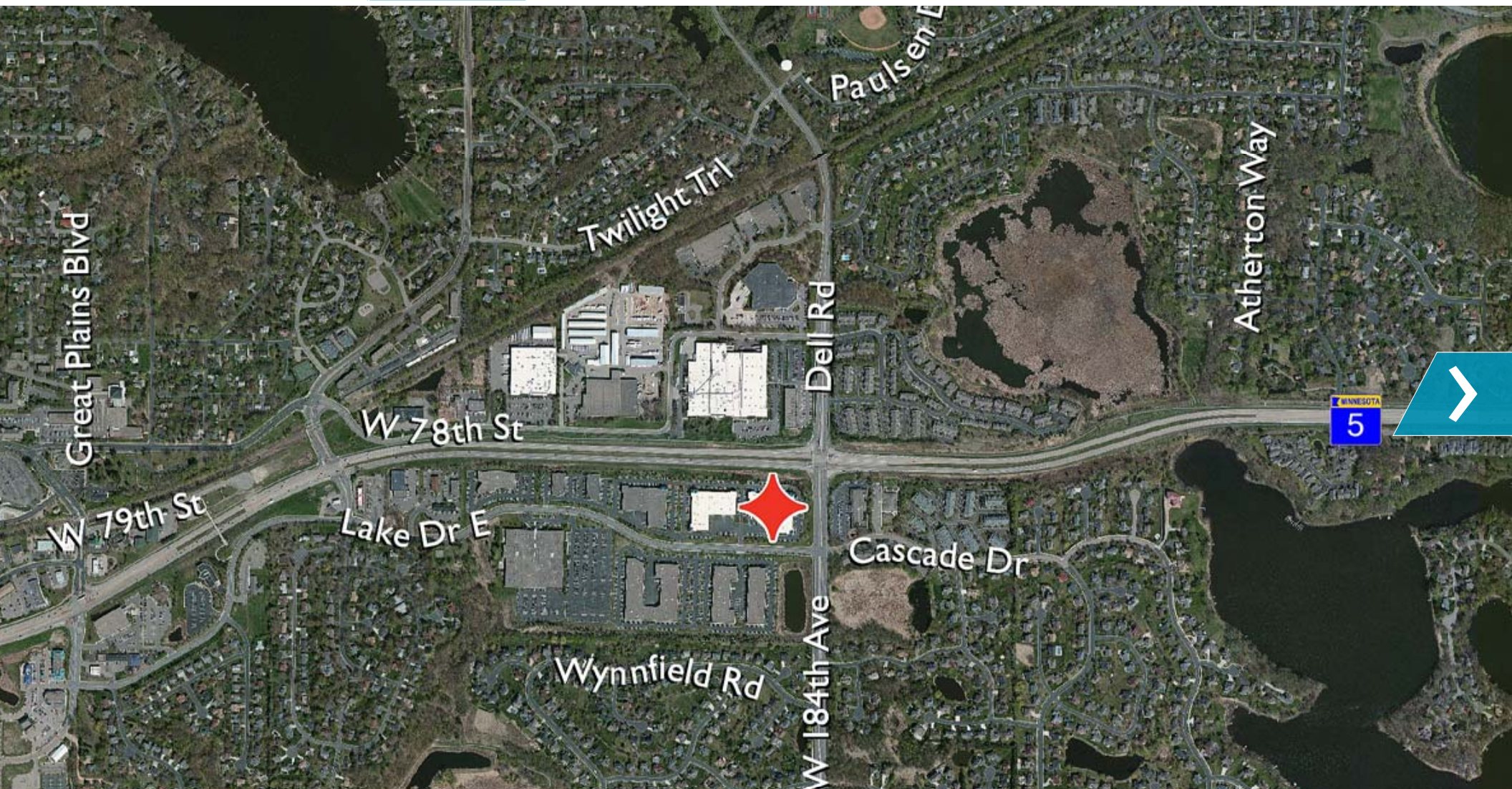
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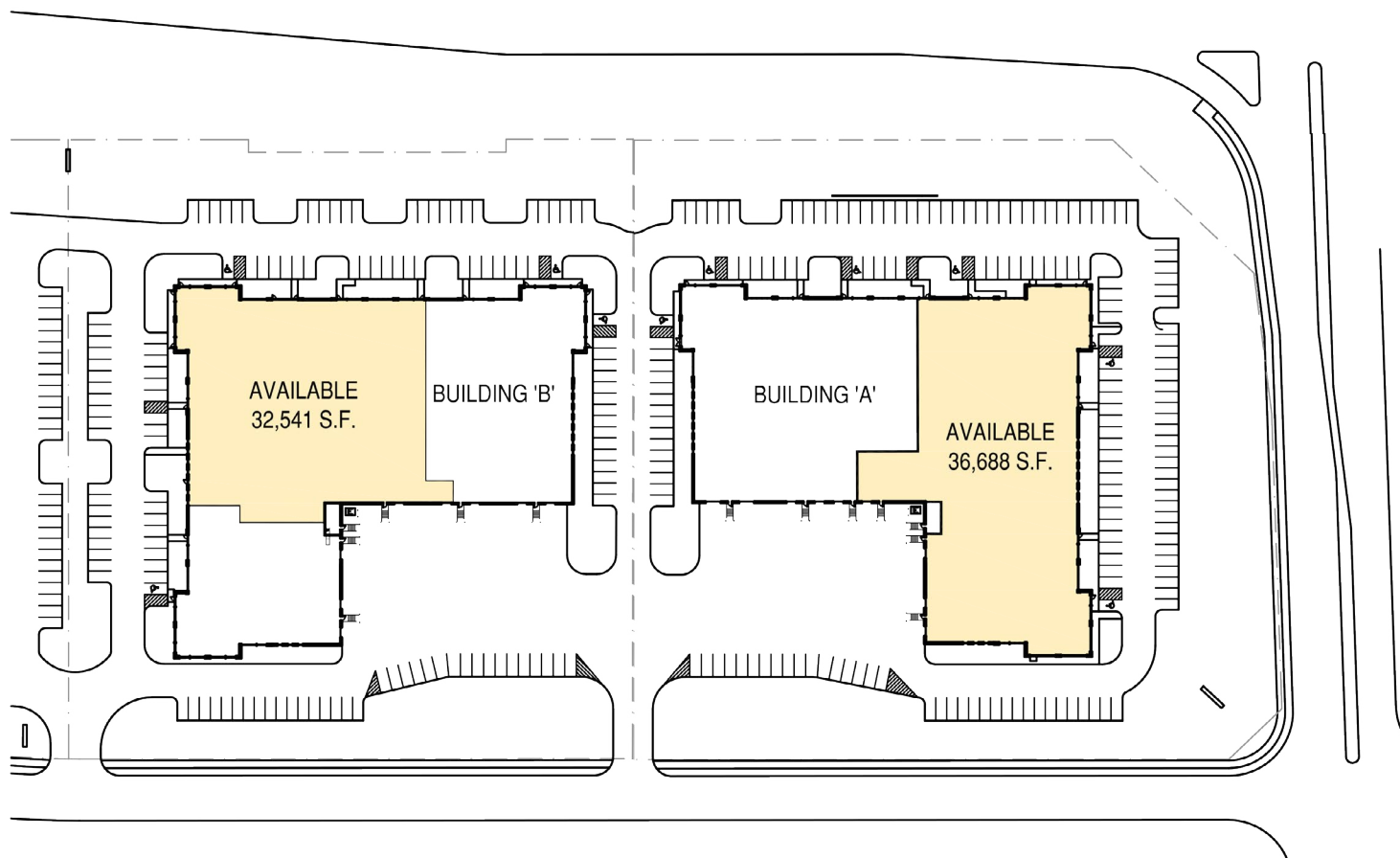
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Site Plan

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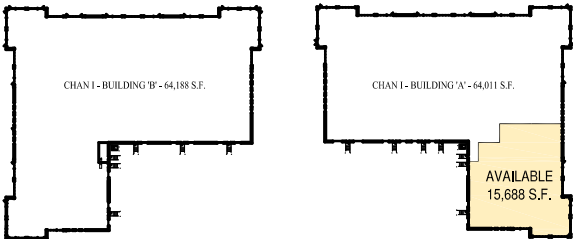
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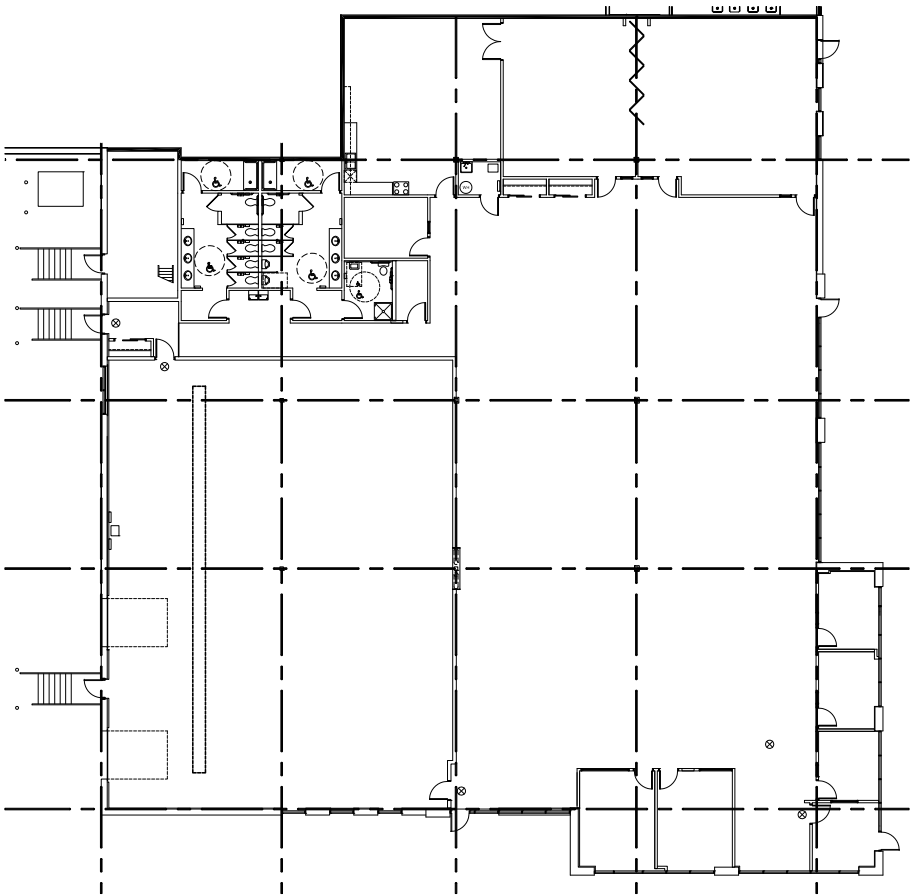
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Floor Plan Suite 18640



BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	11,149 SF
WAREHOUSE	4,539 SF
TOTAL	15,688 SF



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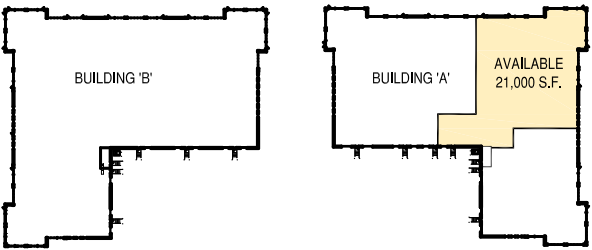
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AERIALS

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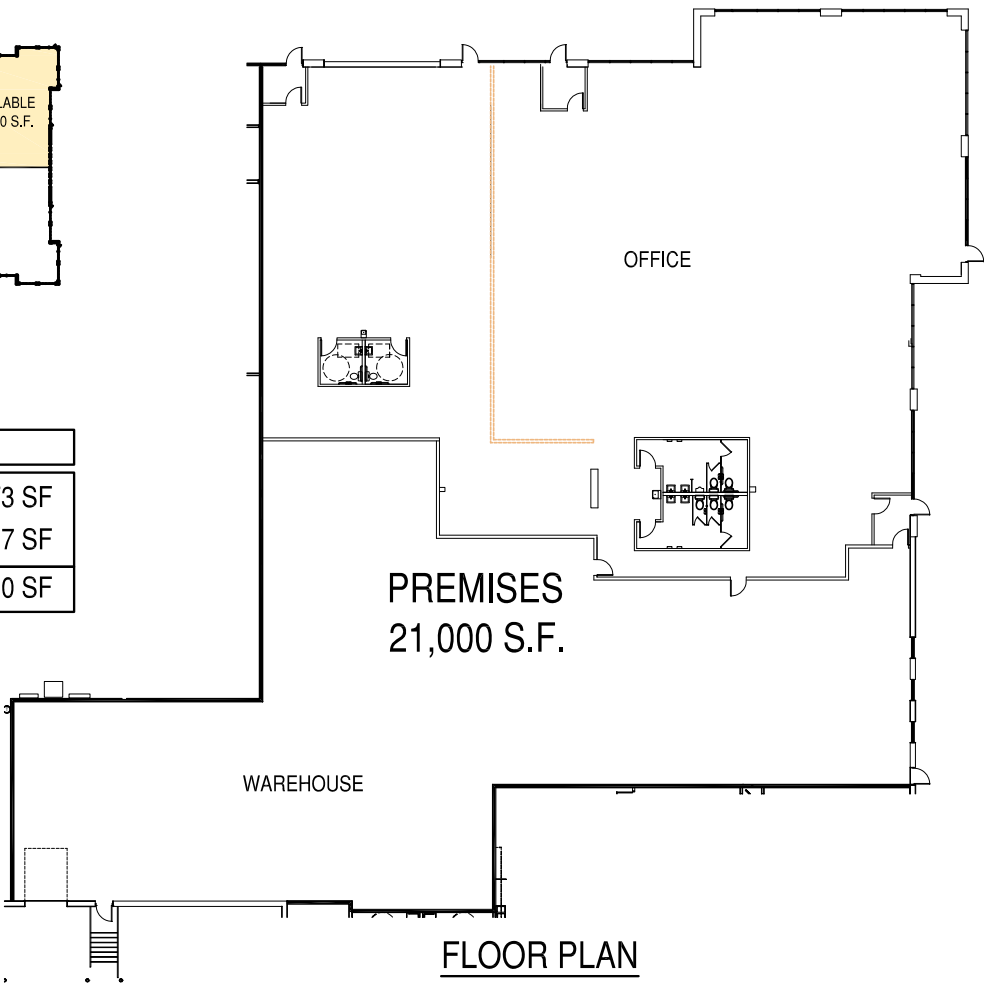
FLOOR PLANS

Floor Plan Suite 18684



BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE	11,873 SF
WAREHOUSE	9,127 SF
TOTAL	21,000 SF



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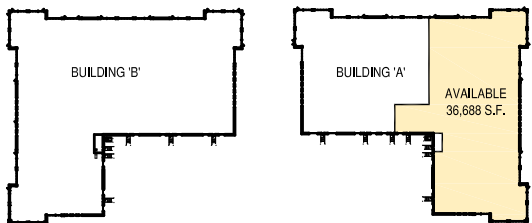
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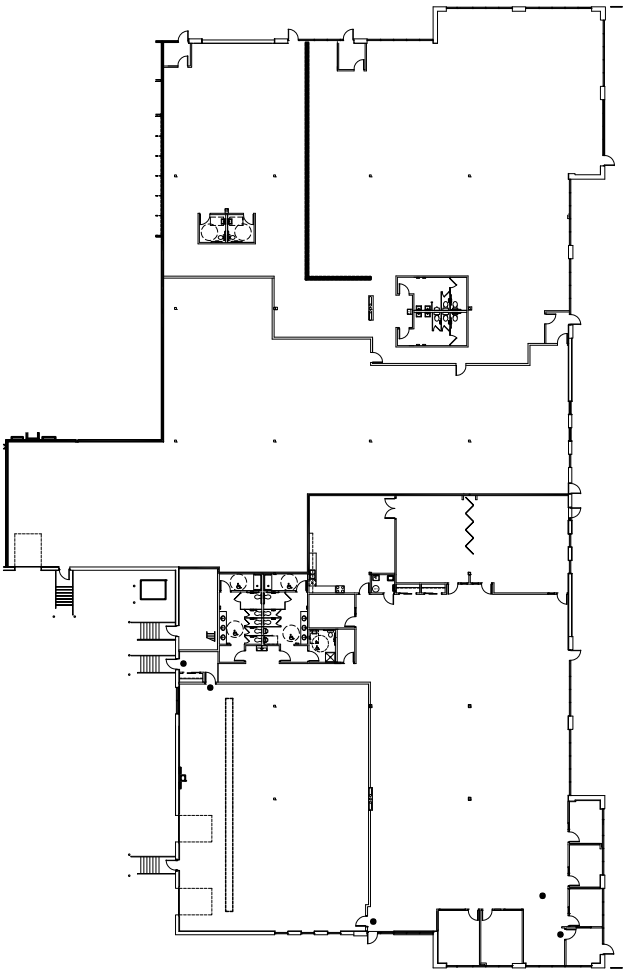
FLOOR PLANS

Floor Plan Suites 18640 - 18684



BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	23,022 SF
WAREHOUSE	13,666 SF
TOTAL	36,688 SF



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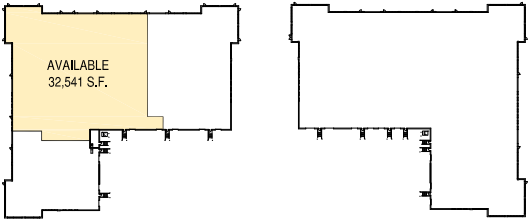
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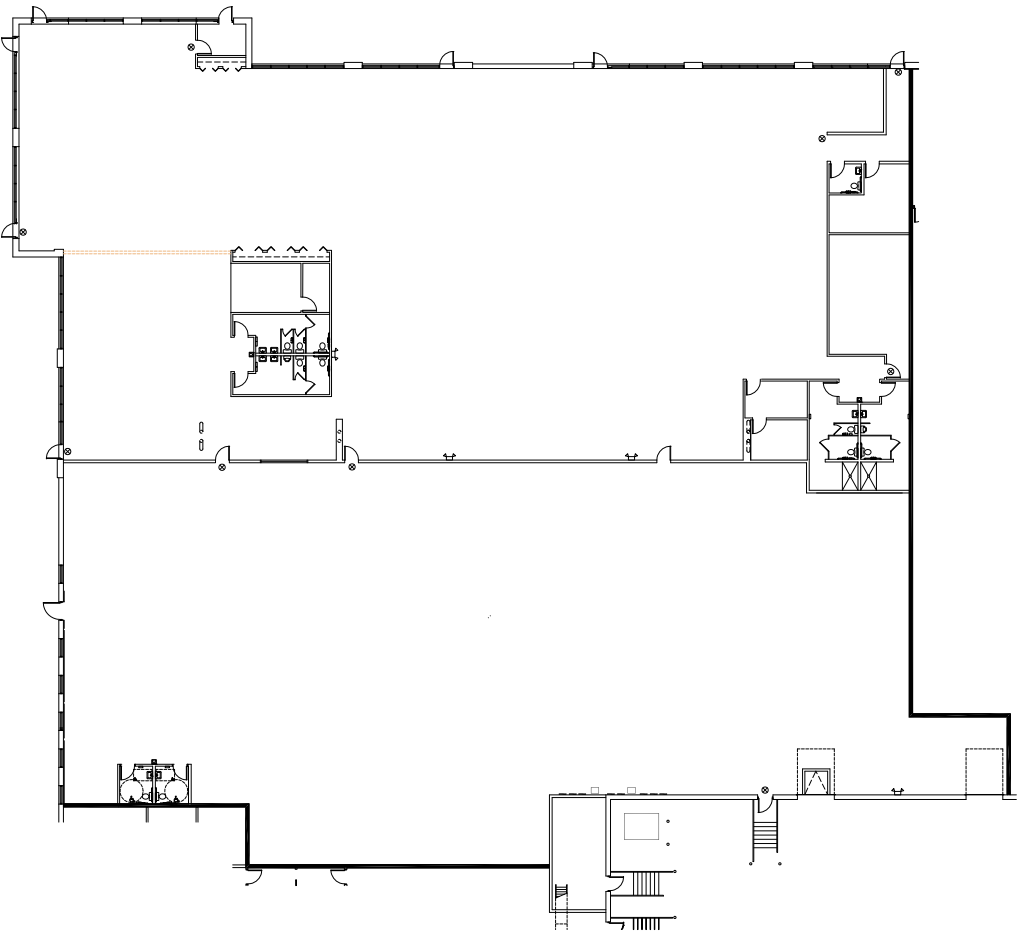
FLOOR PLANS

Floor Plan Suite 18750



BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	17,120 SF
WAREHOUSE	15,421 SF
TOTAL	32,541 SF



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