

CARLSON
CENTER
EAST II



Premium Office Space for Lease | Minnetonka, MN



Property Highlights



62,113 square foot multi-tenant office building exceptionally located in Minnetonka



Conveniently located at the intersection of I-394 & I-494, with close proximity to Ridgedale Center, Downtown Wayzata and more



Abundant on-site amenities including fitness center, patio, tenant lounge, and conference rooms



Serene nature setting with great access to area amenities



Attentive, engaged ownership



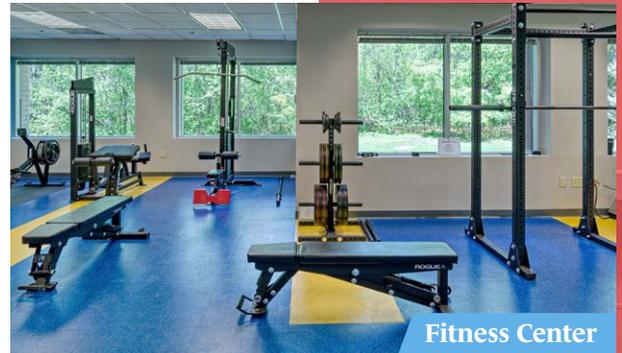
Building and monument signage available

Address: 130 North Cheshire Ln
Minnetonka, MN

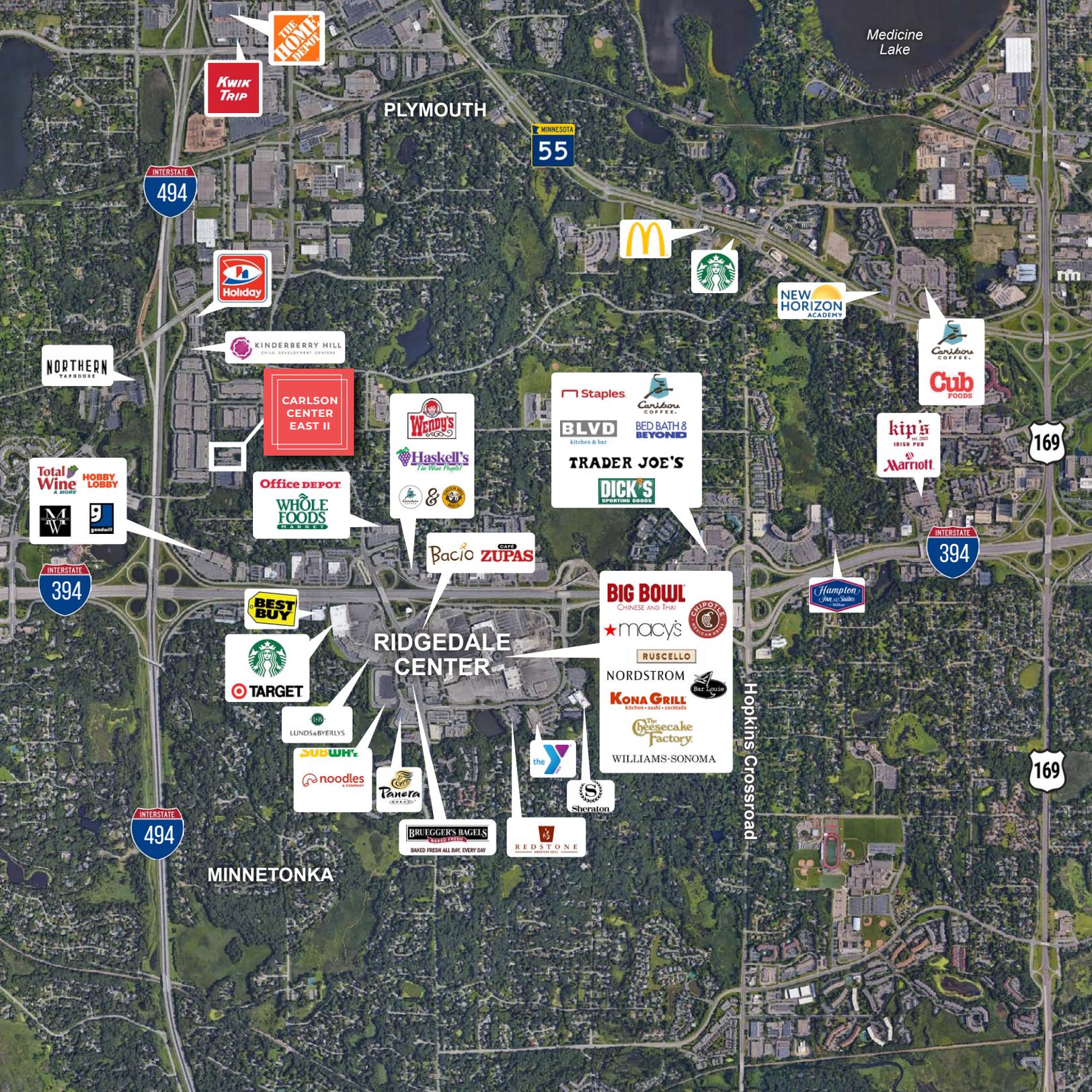
Vacancies: Suite 135 - 1,972 sf
Suite 175 - 2,685 sf

Tax/Opex: \$11.97/ft

Listed Rent: \$16.00/sf NNN



Planned renovations include **updated entry way** and **lighting**



Medicine Lake

PLYMOUTH

MINNESOTA
55

INTERSTATE
494

Kwik
TRIP

THE HOME
DEPOT

Holiday

McDonald's

Starbucks

NEW
HORIZON
ACADEMY

Caribou
COFFEE.
Cub
FOODS

NORTHERN
TAFFRODIE

KINDERBERRY HILL
GROUP DEVELOPMENT CENTER

CARLSON CENTER
EAST II

Wendy's
Haskell's
The Wine People

Staples
Caribou
COFFEE.
BLVD
kitchen & bar
BED BATH &
BEYOND
TRADER JOE'S
DICK'S
SPORTING GOODS

kin's
IRISH PUB
Marriott

169

Total Wine
& MORE
HOBBY
LOBBY
M
9
goodwill

Office DEPOT
WHOLE
FOODS
MARKET

INTERSTATE
394

Bacio
ZUPAS

INTERSTATE
394

BEST
BUY

RIDGEDALE
CENTER

BIG BOWL
CHINESE AND THAI
★ macy's
RUSCELLO
NORDSTROM
KONA GRILL
kitchen • sushi • cocktails
Cheesecake
Factory
WILLIAMS-SONOMA

Hampton
Suites
Hotel

Starbucks
TARGET

LUNDS & BYERLYS

SUBWAY
noodles
& COMPANY

Tanera

the
Y

S
Sheraton

BRUEGGER'S BAGELS
BAKED FRESH ALL DAY EVERY DAY

RED STONE
HOTEL

Hopkins Crossroad

169

INTERSTATE
494

MINNETONKA



CARLSON CENTER EAST II | MINNETONKA



Convenient access via
Highways 394 & 494



140+ Restaurants &
Coffee Shops within 3
miles

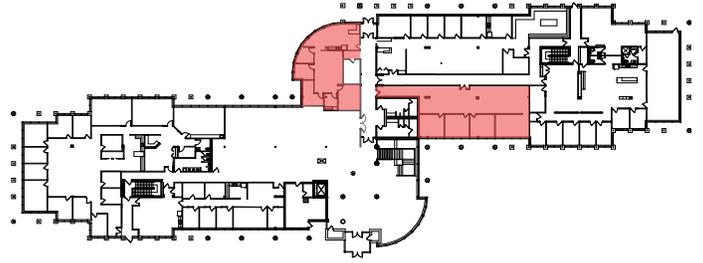


5 Minutes to
Ridgedale Center

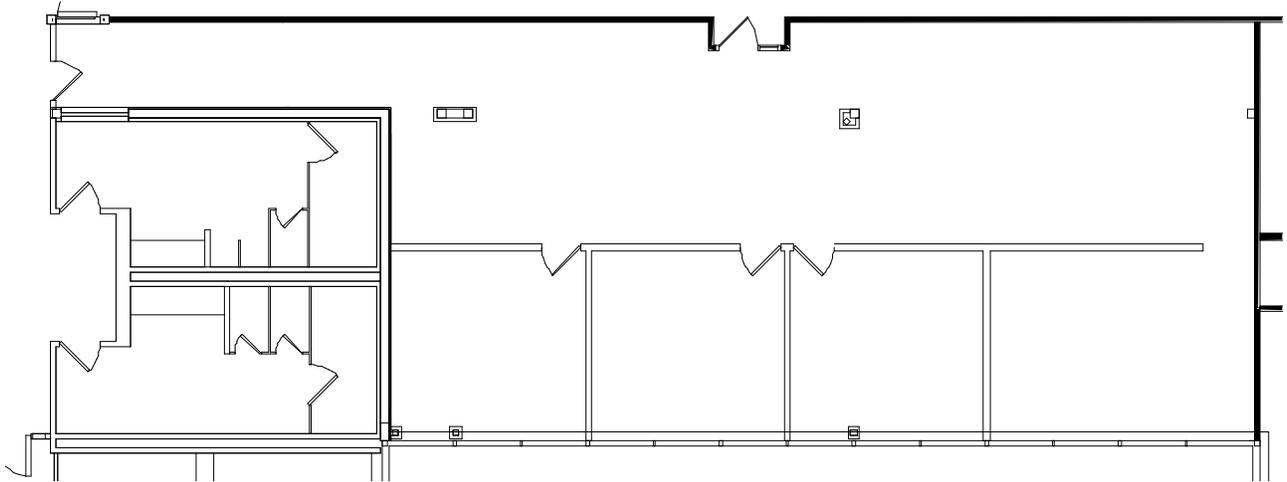


8 minutes to
Downtown Wayzata

Prime Location



SUITE 175 - 2,685 SF





For more information, contact:

STEVE SHEPHERD SIOR
Senior Managing Director
T 612 430 9973
steve.shepherd@nrmk.com

MATT ELDER CCIM, SIOR
Managing Director
T 612 430 9974
matt.elder@nrmk.com

100 SOUTH 5TH STREET #2100, MINNEAPOLIS, MN 55402

NEWMARK

DAHL
REAL ESTATE

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.