

CARLSON BUSINESS CENTER I

MINNEAPOLIS-ST. PAUL
NORTHWEST INDUSTRIAL

111 Cheshire Lane
Minnetonka, MN 55305



FOR LEASE

UNIT 700

5,576 SF AVAILABLE



LEASED BY



ODNEYGROUP



CARLSON BUSINESS CENTER I

BUILDING SIZE	56,865 SF
YEAR BUILT	1996
CLEAR HEIGHT	18'
COLUMN SPACING	40' x 40'
POWER	200 Amps of 480/277 Volt
2026 CAM & TAX	\$2.74/SF CAM + \$3.74/SF Tax = \$6.48/ SF Total

5,576 SF Total
 4,258 SF Office
 1,318 SF Warehouse

UNIT 700
 Available 7/1/26

- One (1) set of Double-Doors*
 *can be converted to a Drive-in Door

Carlson Business Center is an eight building campus that can accommodate a wide range of square footages enabling its tenants to grow within the portfolio.

FOR LEASE

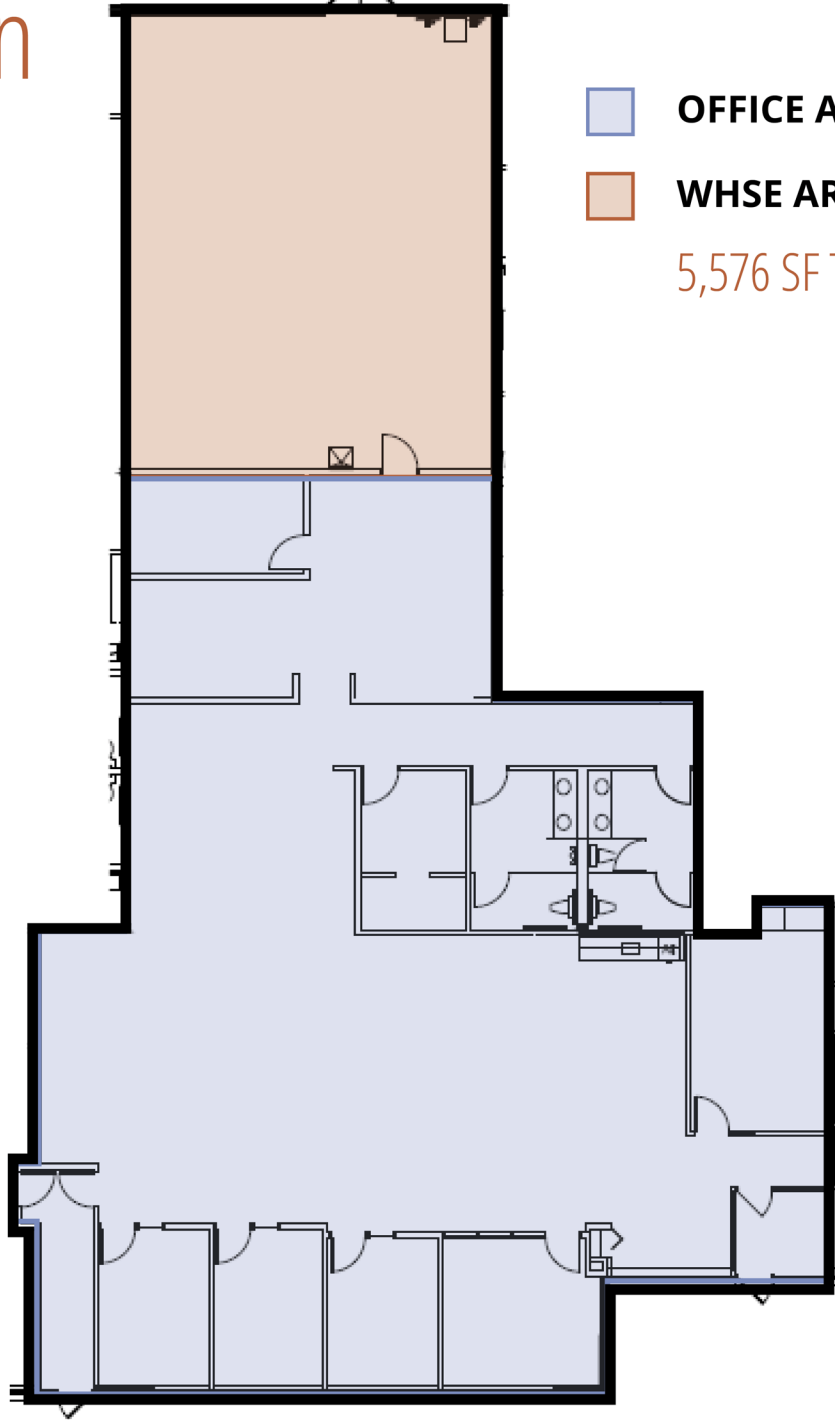
5,576 SF

- Freeway visibility
- Class A flex/light industrial/showroom space
- ESFR sprinkler system
- Truck-high docks and drive-ins
- Abundant parking for employees and guests
- Outdoor seating areas
- Convenient access to I-494, Hwy 55 & I-394
- Access to running and walking paths and trails

UNIT 700

Floor Plan

One (1) Double Door
**Can be Converted to a Drive-in Door*



OFFICE AREA 4,258 SF
WHSE AREA 1,318 SF
5,576 SF Total

Building Key Plan





CONTACT INFORMATION

111 Cheshire Lane
Minnetonka, MN 55305

Ryan Krzmarzick

ryan.k@colliers.com

952 897 7746

Andrew Odney

andrew@odneygroup.com

612 614 0053

This document is for informational purposes only and does not constitute an offer or acceptance of a lease. Any lease agreement must be in writing and signed by the landlord. No representations or warranties are made except as expressly stated in a signed lease. Information is provided "as is" and may be subject to errors or change without notice.



LEASED BY



 ODNEYGROUP