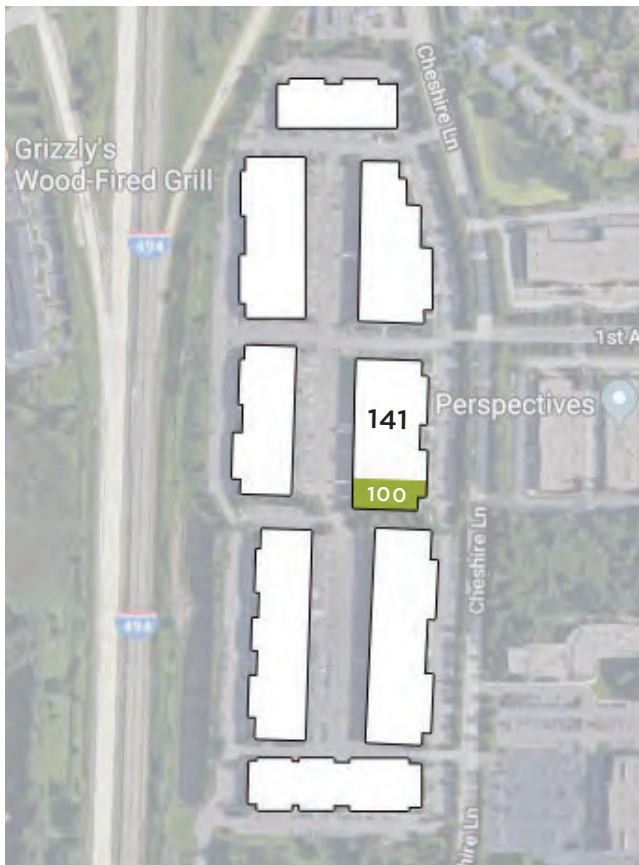




# OFFICE SPACE FOR SUBLEASE Carlson Business Center

141 Cheshire Lane #100, Minnetonka, MN 55305



## Property Description

Carlson Business Center is an 8-building development with multiple tenants and 560,378 square feet of office/industrial space.

## Current Availability

Building 141 | Suite 100 | 6,073 SF Office  
\$6.01 Net Blended Rate per SF per year

## Features

- Convenient access to 494, Hwy 55 and 394
- Freeway visibility
- Close proximity to various amenities (dining, retail, walking path and trails)
- 15 minutes from Downtown Minneapolis
- Abundant Parking
- 2 minutes north of Ridgedale Center
- Lobby/Reception area
- Conference room, break room
- Private offices as well as communal work area



**ACKERBERG**

**Ron Scholder**

612.924.6425 | [RScholder@Ackerberg.com](mailto:RScholder@Ackerberg.com) | [Ackerberg.com](http://Ackerberg.com)

The Ackerberg Group, 3033 Excelsior Blvd. Ste 10, Minneapolis, MN 55416

## Interior Photos



lobby/reception



conference room



break room



private offices



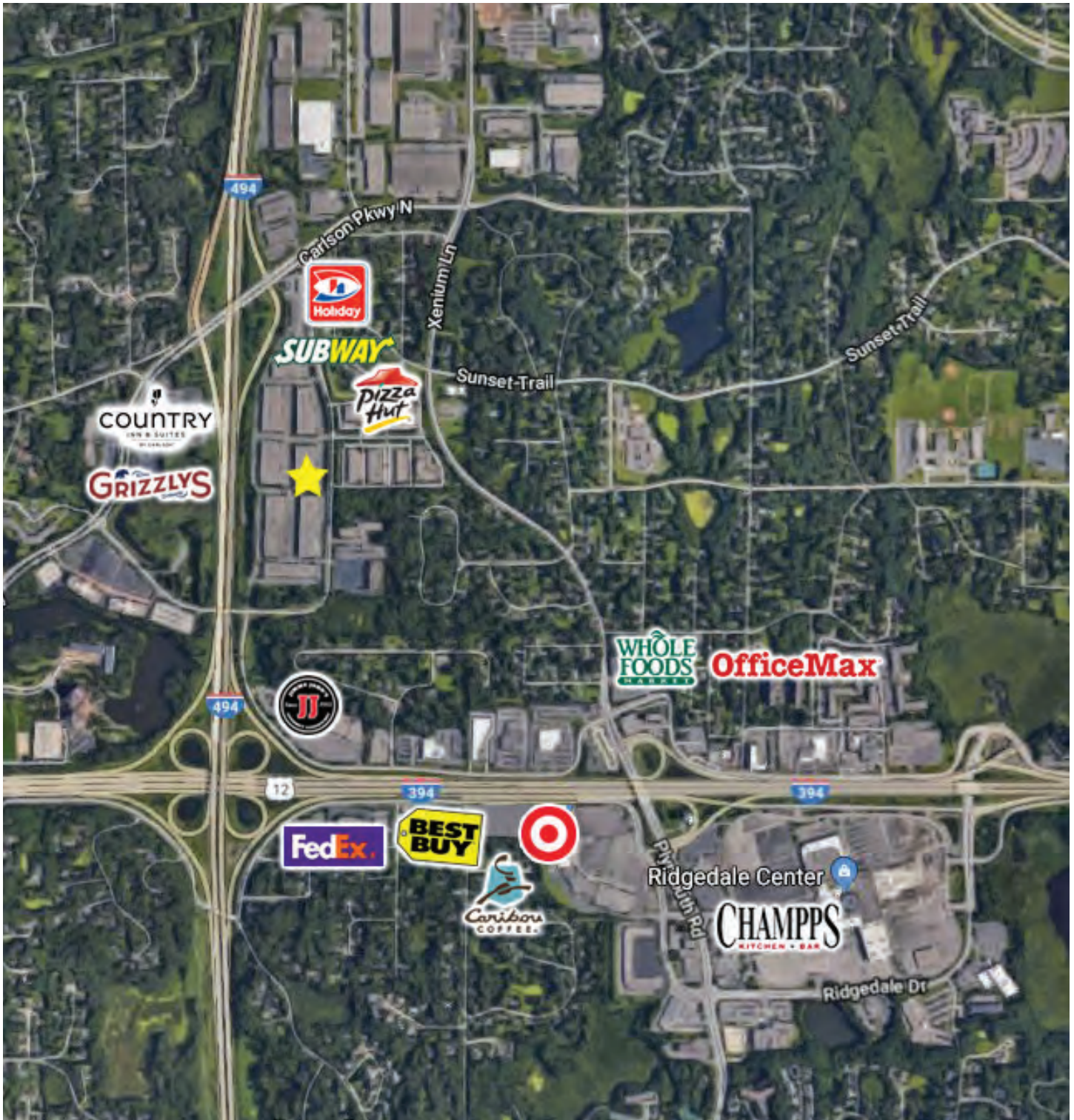
communal work areas



finished office areas



## TRADE AREA MAP



**ACKERBERG**

**Ron Scholder**

612.924.6425 | [RScholder@Ackerberg.com](mailto:RScholder@Ackerberg.com) | [Ackerberg.com](http://Ackerberg.com)

The Ackerberg Group, 3033 Excelsior Blvd. Ste 10, Minneapolis, MN 55416