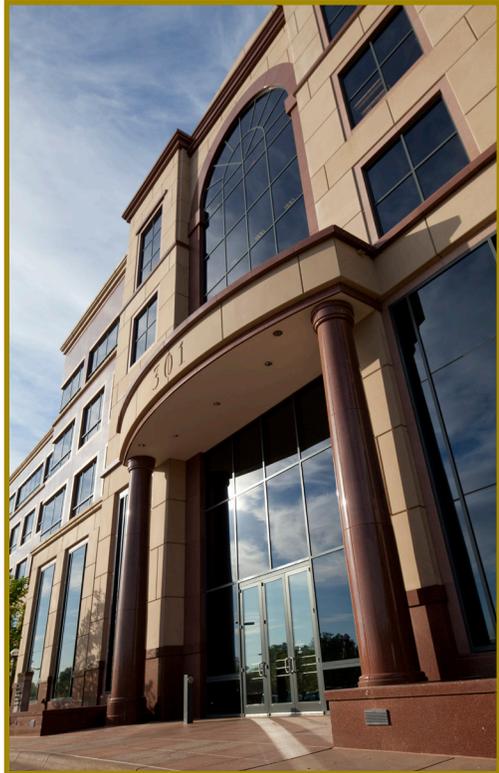


FOR LEASE:

301 CARLSON PARKWAY

301 CARLSON PARKWAY, MINNETONKA, MN



PROPERTY OVERVIEW

301 Carlson Parkway is a five-story Class A office property containing approximately 215,000 square feet.

Set on the north shore of The Lake at Carlson Center, 301 Carlson Parkway is located in the heart of Carlson Center, surrounded by lakes, wetlands, mature trees and wildlife.

301 Carlson Parkway is linked together with 401 Carlson Parkway by way of the Conservatory, which houses a café and convenience store. Employees may enjoy a workout over lunch in the fitness room, take a stroll along the scenic trails or play a game of basketball or volleyball at neighboring Cheshire Park.

CARLSON
REAL ESTATE
COMPANY

FOR LEASE:

301 CARLSON PARKWAY

301 CARLSON PARKWAY, MINNETONKA, MN



FEATURES & AMENITIES

- Formal entry drive with granite fountains
- Covered and underground parking stalls available
- Two-story atrium lobby with seating and fireplace
- Informal seating areas with fireplace in main lobby
- Rear patio overlooking scenic lake and island
- Full-service cafeteria
- Fitness center with locker rooms and showers
- Sundry shop
- Wi-Fi access in lobby
- On-site ATM
- Access to the scenic trail system
- Energy-star rated
- Card access and camera security systems
- On-site ownership, management & maintenance

FOR LEASING INFORMATION:

Jim Freytag

CB Richard Ellis

952.924.4616

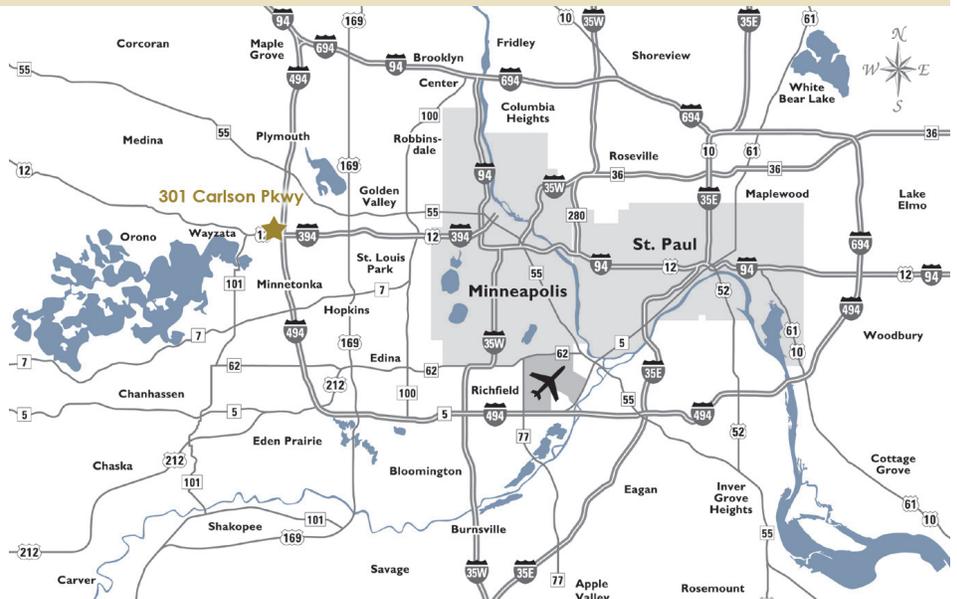
jim.freytag@cbre.com

Dave Marschinke

CB Richard Ellis

952.924.4664

dave.marschinke@cbre.com



CARLSON
REAL ESTATE
COMPANY