

FOR LEASE:

# 401 CARLSON PARKWAY

401 CARLSON PARKWAY, MINNETONKA, MN



## PROPERTY OVERVIEW

401 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, 401 Carlson Parkway is located in the heart of Carlson Center, surrounded by lakes, wetlands, mature trees and wildlife.

401 Carlson Parkway is linked together with 301 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

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## FEATURES & AMENITIES

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

## FOR LEASING INFORMATION:

**Jim Freytag**

CB Richard Ellis

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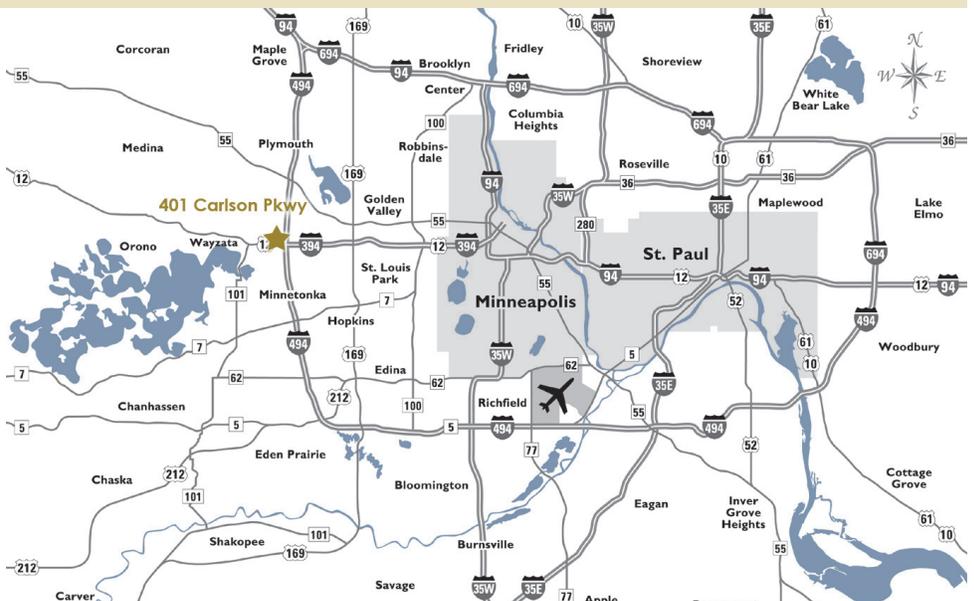
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