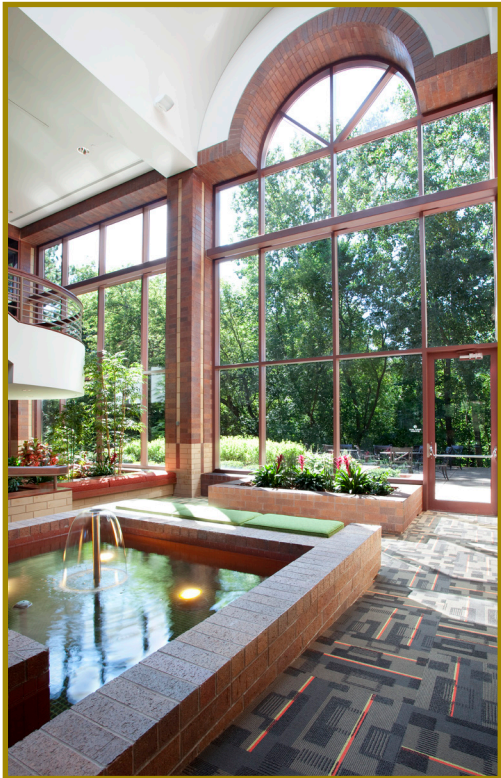


FOR LEASE:

# ONE CARLSON PARKWAY

ONE CARLSON PARKWAY, PLYMOUTH MN



## PROPERTY OVERVIEW

One Carlson Parkway is a two-story office building containing 81,558 square feet. The property is easily accessible by two main interchanges at I-394 and I-494.

One Carlson Parkway is located in the heart of Carlson Center, a master-planned, mixed-used development set on 250 acres in Minnetonka and Plymouth. It is surrounded by lakes, wetlands, scenic trails, mature trees and wildlife.

One Carlson Parkway features a two-story brick atrium with skylights, fountain and a grand staircase.

**CARLSON**  
**REAL ESTATE**  
COMPANY

FOR LEASE:

# ONE CARLSON PARKWAY

ONE CARLSON PARKWAY, PLYMOUTH MN



## FEATURES & AMENITIES

- Convenient access to I-494 and I-394
- Located within Carlson Center
- Close to area dining and retail amenities
- Abundant on-site parking
- Fitness center with locker rooms and showers
- Access to scenic trail system
- Large two-story atrium lobby
- Security card access
- Security cameras
- Energy-efficient building automation
- Professionally maintained landscaping
- On-site maintenance staff
- Locally owned and managed

## FOR LEASING INFORMATION:

**Jim Freytag**

CB Richard Ellis

952.924.4616

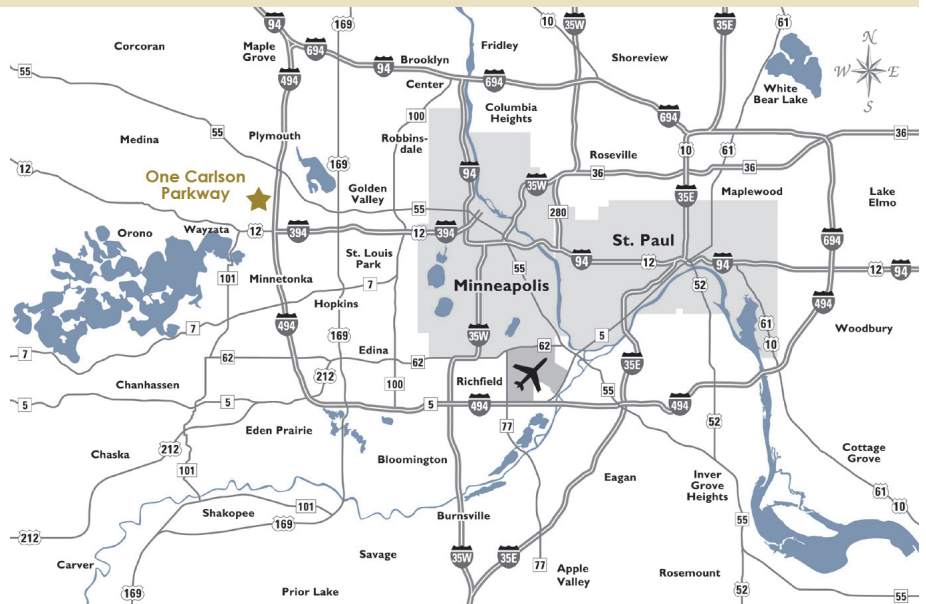
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