



FOR LEASE

18888
**LAKE
DRIVE
EAST**

Chanhassen, MN 55317

**DELL
FIVED**





PROPERTY HIGHLIGHTS

- Owned by Nicola Wealth
- 464,204 total SF in 9 buildings
- Available immediately
- Easy access to Hwy 5 and Highway 212
- Many area amenities available
- Class A Landlord
- Excellent Hwy 5 visibility
- Endcap with good glassline

Dell Five D : FEATURES

ADDRESS	18888 Lake Dr. E, Chanhassen
BUILDING TOTAL SF	15,154 SF
CLEAR HEIGHT	18'
YEAR BUILT	1998
LEASE RATES	Negotiable
2025 ESTIMATED TAX & CAM	\$3.42 PSF Tax \$0.58 PSF Insurance \$5.96 PSF Opex \$9.96 PSF Total
POWER	480/277 volt, 3000amp, 3-phase
COLUMN SPACING	30' x 40'

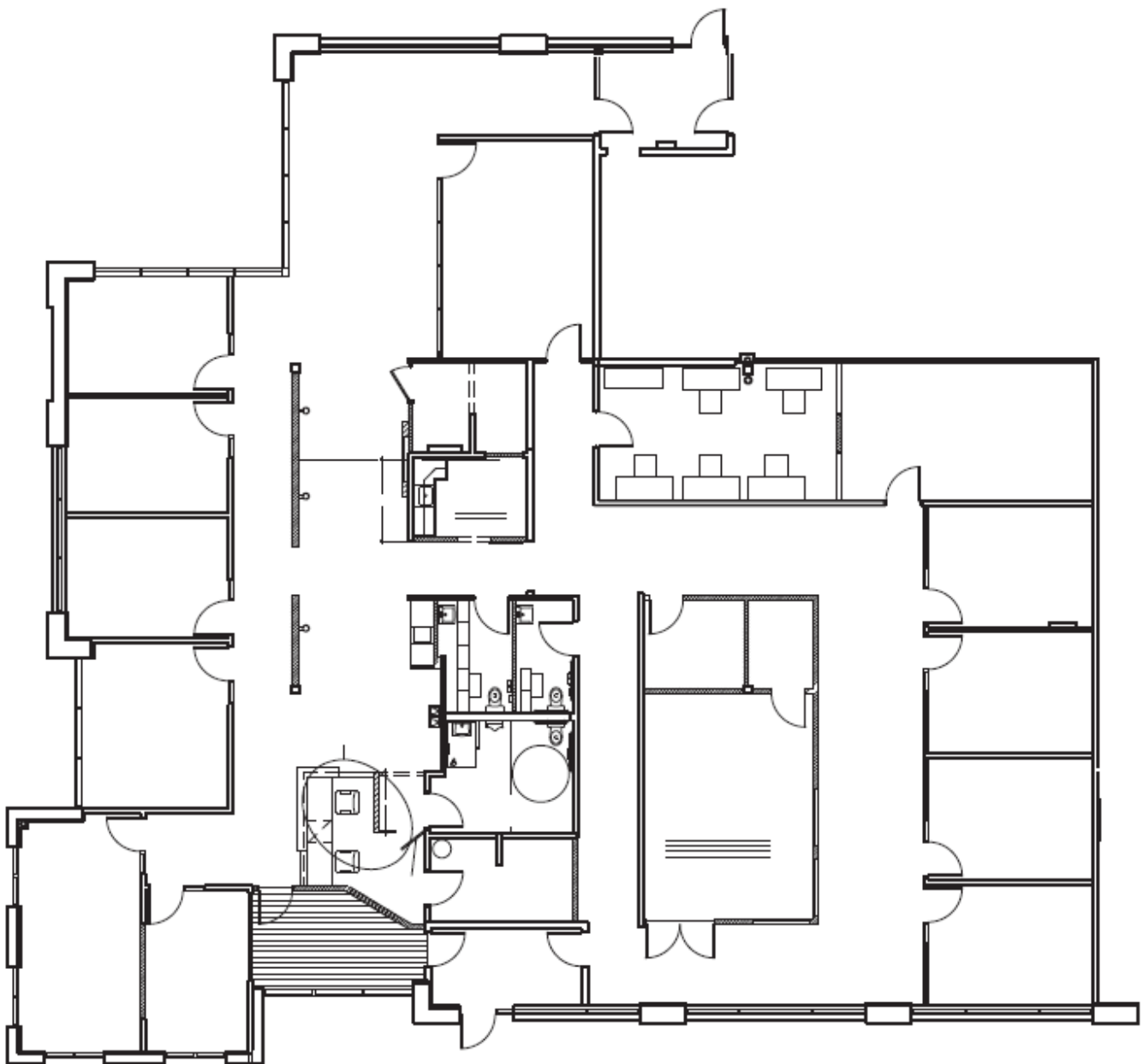
VACANCIES

SUITE	18888
AVAILABILITY	6,648 SF Office
PARKING	18 Stalls

SUITE 18888

6,648 SF OFFICE

6,648 SF TOTAL



AERIAL MAP



SITE MAP



PHOTOS





FOR MORE INFORMATION, PLEASE CONTACT:

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