



FOR LEASE

18705
LAKE
DRIVE
EAST

DELL
FIVE H

Chanhassen, MN 55317





PROPERTY HIGHLIGHTS

- Owned by Nicola Wealth
- 620,537 total SF in 10 buildings
- Easy access to Hwy 5 and Highway 212
- Many area amenities available
- Excellent Hwy 5 visibility

Dell Five H: FEATURES

| | |
|-------------------------------------|--|
| ADDRESS | 18705 Lake Dr. E, Chanhassen |
| BUILDING TOTAL SF | 53,838 SF |
| CLEAR HEIGHT | 12' drop ceiling, 18' drop joist |
| YEAR BUILT | 1999 |
| LEASE RATES | \$13.00 |
| 2025 ESTIMATED TAX & CAM | \$3.85 psf Tax \$2.76 psf CAM \$6.61 psf Total |

VACANCIES

| | |
|---------------------|--|
| SUITE | 11,370 SF |
| AVAILABILITY | <u>11,370 SF Office</u> 11,370 SF Total |

SUITE 18705

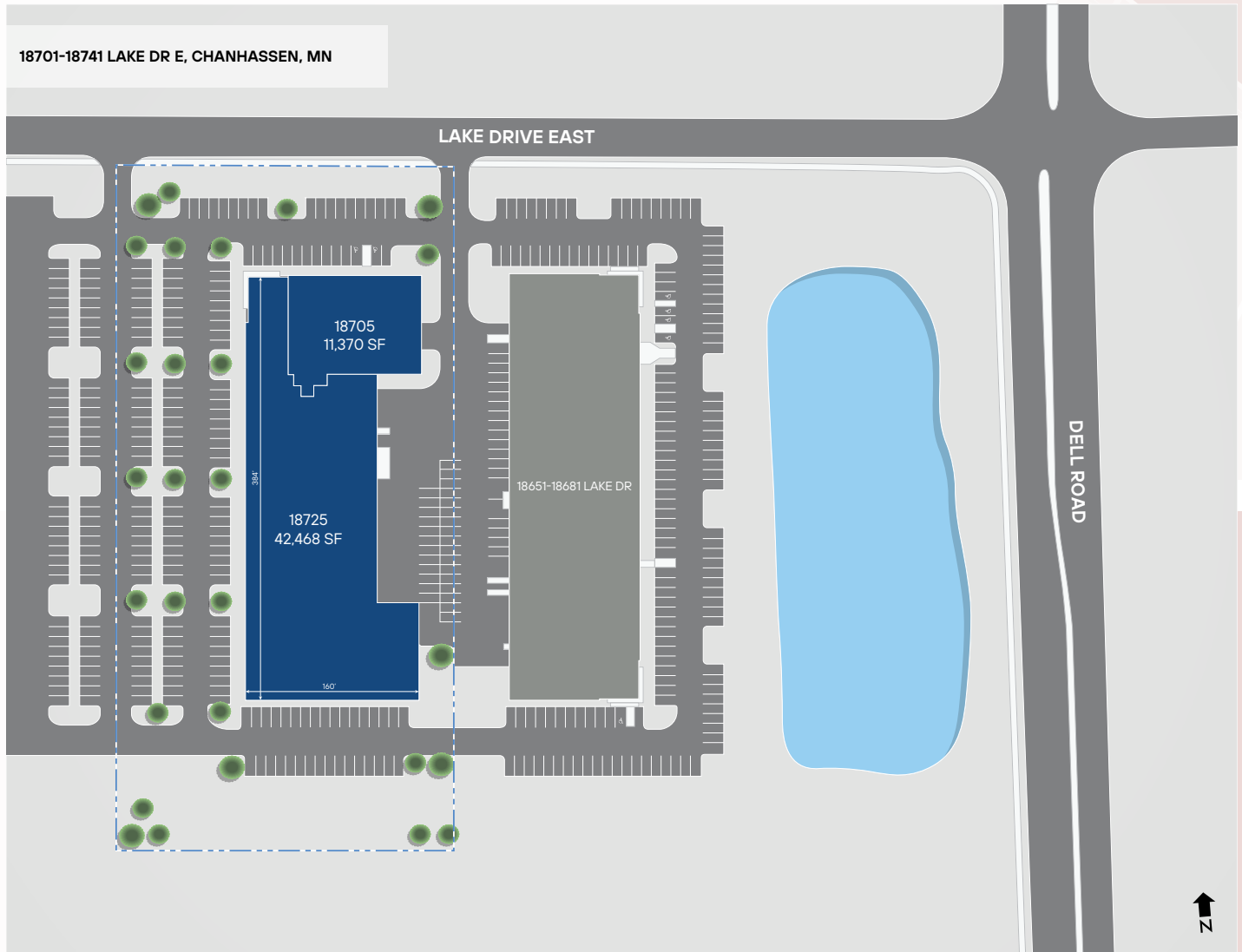
11,370 SF OFFICE

11,370 SF TOTAL

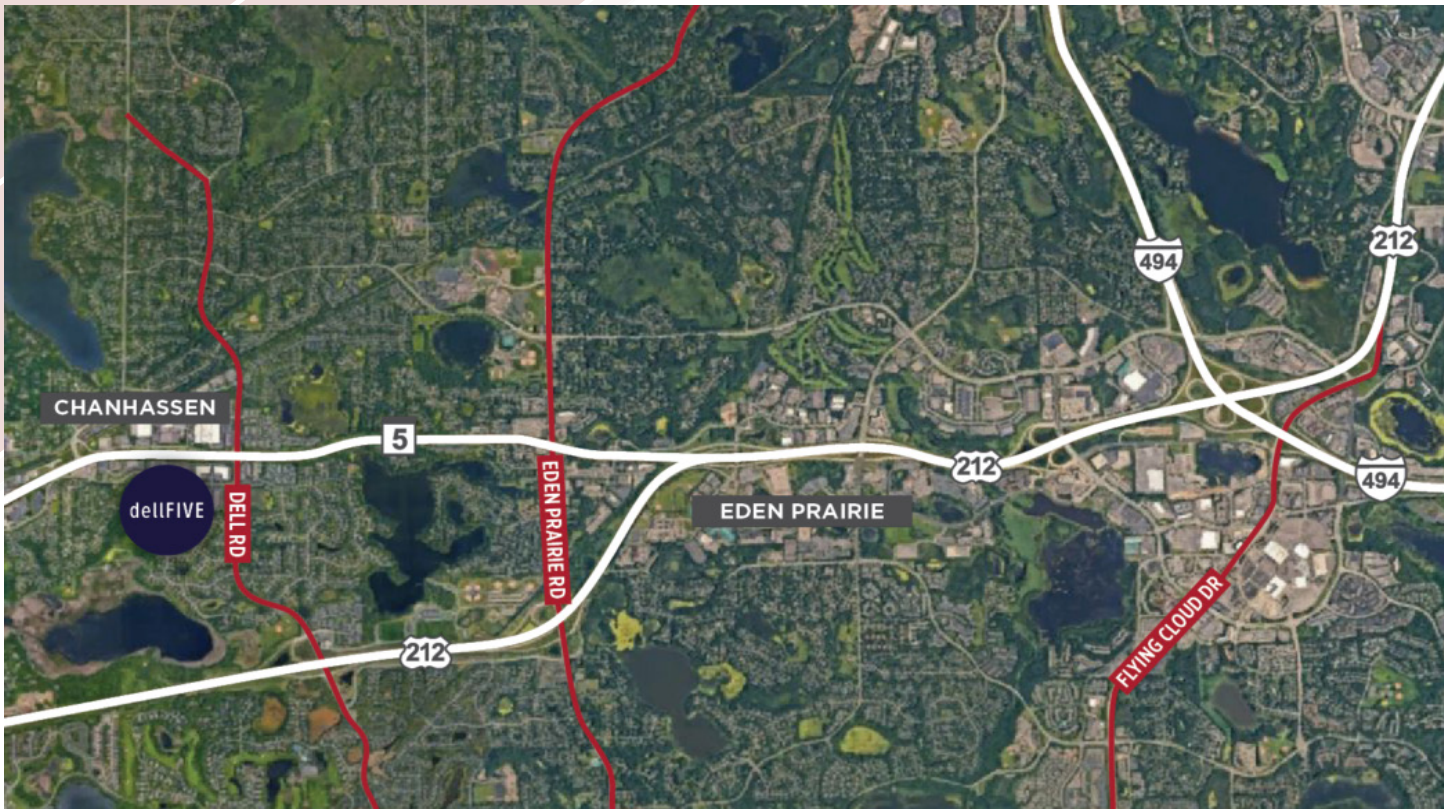


SITE PLAN

18701-18741 LAKE DR E, CHANHASSEN, MN



AERIAL MAP



SITE MAP



PHOTOS





FOR MORE INFORMATION, PLEASE CONTACT:

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