

Carlson Real Estate Company Office Leasing Opportunities at Carlson Center

301 Carlson Parkway



- ▶ 213,000 SF - 5 Floors
- ▶ Completed June 2000
- ▶ Available Space Option
 - 3,853 RSF Second Floor
- ▶ Net Rent - \$19.50
- ▶ 2007 Real Estate Taxes & Operating Expenses: \$13.92
- ▶ Underground parking, exercise facility, on-site food service, and access to extensive trail system

- ▶ 130,000 SF - 4 Floors
- ▶ Completed April 1998
- ▶ Available Space Options

| | |
|-----------|-----------|
| 5,981 RSF | Suite 425 |
| 1,784 RSF | Suite 250 |
| 1,405 RSF | Suite 230 |
| 2,669 RSF | Suite 225 |

- ▶ Net Rent - \$17.50
- ▶ 2007 Real Estate Taxes & Operating Expenses: \$12.78
- ▶ Underground parking, exercise facility, access to trails

Two Carlson Parkway



One Carlson Parkway



- ▶ NRA - 82,000 SF - 2 Floors
- ▶ Completed 1988
- ▶ Available Space Option
 - 2,153 RSF Suite 220
- ▶ Net Rent - \$17.00
- ▶ 2007 Real Estate Taxes & Operating Expenses: \$12.86
- ▶ Shower facility, access to trails

401 Carlson Parkway

- ▶ 213,000 SF Building - 5 Floors
- ▶ Completed May 2002
- ▶ Fully leased
- ▶ Underground parking, exercise facility, access to trails, food service



Carlson Center East

- ▶ 82,000 SF Building - 3 floors
- ▶ Completed 1999
- ▶ Available Space Options
 - 5,321 RSF Suite 105 - Divisible
 - 6,811 RSF Suite 100
- ▶ Net Rent: \$16.50
- ▶ 2007 Real Estate Taxes and Operating Expenses: \$12.24
- ▶ Underground parking, exercise facility, access to trails

Properties Owned & Managed by Carlson Real Estate Company

For additional information or to schedule a tour of any of these opportunities, contact:

Jim Freytag
952.924.4616
jim.freytag@cbre.com

David Marschinke
952.924.4664
david.marschinke@cbre.com

CB Richard Ellis, Inc.
7760 France Avenue So., Suite 770
Minneapolis, MN 55435-5852
952.924.4600
www.cbre.com/minneapolis