

# Carlson Real Estate Company Office Leasing Opportunities at Carlson Center

## 301 Carlson Parkway



- ▶ 213,000 SF - 5 Floors
- ▶ Completed June 2000
- ▶ Net Rent - \$19.50
- ▶ 2008 Real Estate Taxes & Operating Expenses: \$14.72
- ▶ Underground parking, exercise facility, on-site food service, and access to extensive trail system

### Available Suite Options:

Suite 275	7,380 RSF	Suite 105	8,253 RSF
Suite 120	3,689 RSF	Suite 100	9,954 RSF

- ▶ 130,000 SF - 4 Floors
- ▶ Completed April 1998
- ▶ Available Space Options
- ▶ Net Rent - \$17.50
- ▶ 2008 Real Estate Taxes & Operating Expenses: \$13.28
- ▶ Underground parking, exercise facility, access to trails

### Available Suite Options:

Suite 250	1,784 RSF	Suite 155	2,798 RSF
Suite 225	3,504 RSF	eSuites*(4)	1,400 RSF
Suite 205	3,301 RSF		*Furnished suites for month-to-month

## Two Carlson Parkway



## One Carlson Parkway



- ▶ NRA - 82,000 SF - 2 Floors
- ▶ Completed 1988
- ▶ Net Rent - \$17.00
- ▶ 2008 Real Estate Taxes & Operating Expenses: \$13.80
- ▶ Shower facility, access to trails

### Available Suite Option:

Suite 220	2,153 RSF
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## 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
- ▶ Net Rent: \$16.50
- ▶ 2008 Real Estate Taxes and Operating Expenses: \$13.30
- ▶ Underground parking, exercise facility, access to trails

### Available Suite Options:

Suite 105A	3,106 RSF	Suite 100	6,811 RSF
Suite 105B*	2,221 RSF	*Spec Suite	



*Properties Owned & Managed by Carlson Real Estate Company*

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

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