



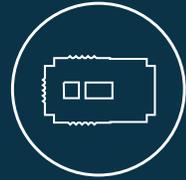
WELCOME



UNMATCHED  
AMENITIES  
AND RESOURCES



LUXURY AND  
ELEGANCE  
AT IT'S FINEST



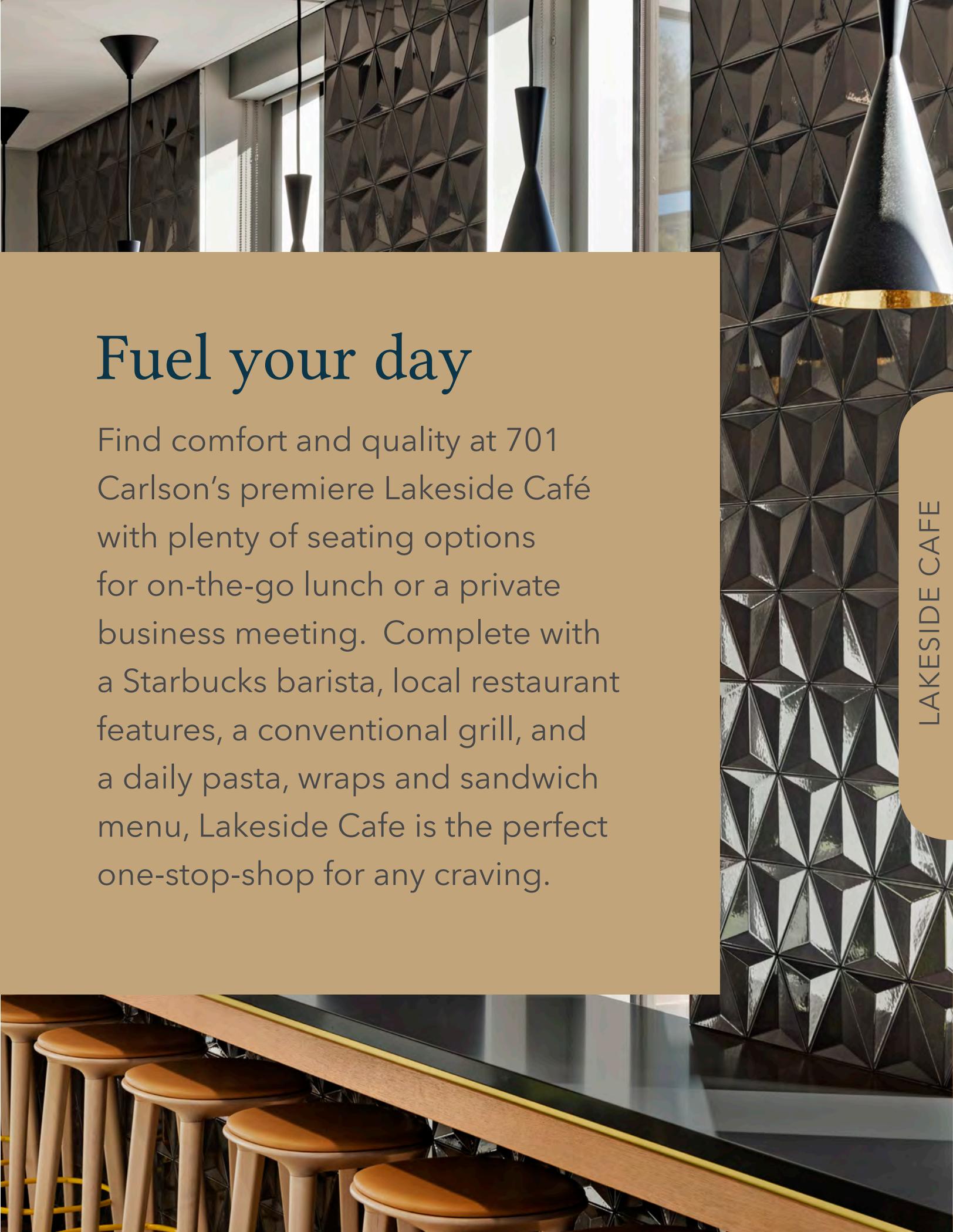
FULL FLOOR  
AVAILABILITIES  
TO EXPAND  
YOUR VISION

# Welcome to 701 Carlson

Located within the natural beauty of the West Twin Cities suburbs, this sophisticated space elevates the standard of work and living with its full-floor opportunities, \$11 million in renovations, and breathtaking views. Complete with state-of-the-art, artistically styled amenities, 701 Carlson has the unmatched design to inspire business growth and prosperity.

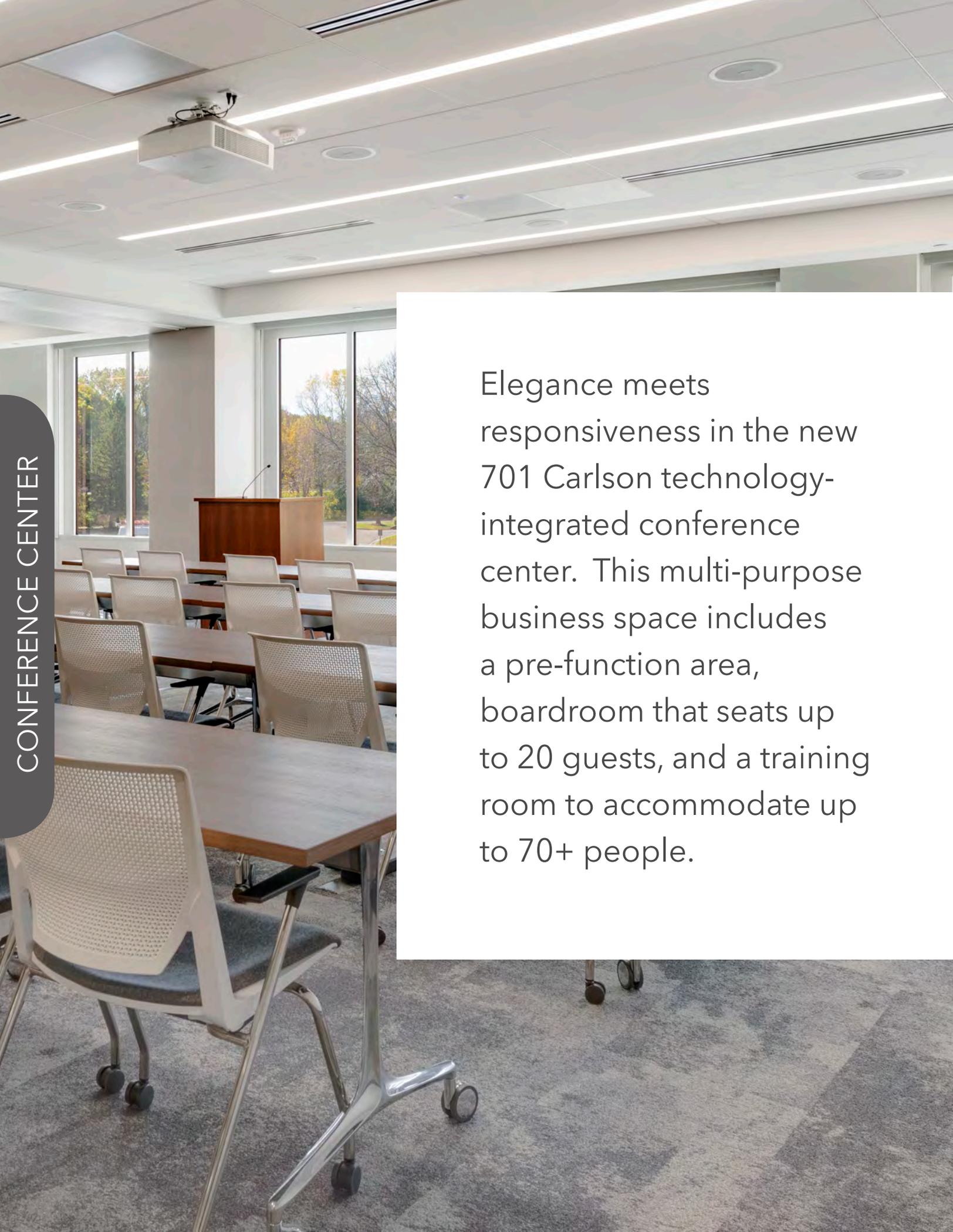






# Fuel your day

Find comfort and quality at 701 Carlson's premiere Lakeside Café with plenty of seating options for on-the-go lunch or a private business meeting. Complete with a Starbucks barista, local restaurant features, a conventional grill, and a daily pasta, wraps and sandwich menu, Lakeside Cafe is the perfect one-stop-shop for any craving.



Elegance meets responsiveness in the new 701 Carlson technology-integrated conference center. This multi-purpose business space includes a pre-function area, boardroom that seats up to 20 guests, and a training room to accommodate up to 70+ people.

# Where business thrives



MULTIPLE SPACES



TECH-CAPABLE PRESENTATIONS



MULTI-USE EDUCATION CENTER



ELEGANT BOARDROOM



FULL HOSTING AREA



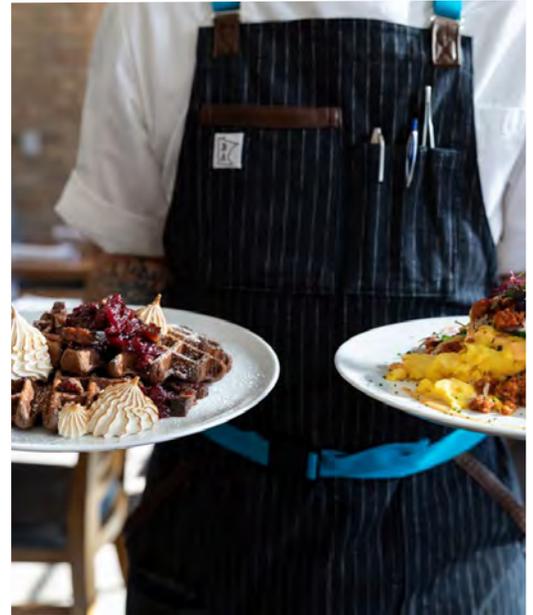
# Not your average work perks

This exclusive amenity is a fully managed fitness center with on-site trainers and group fitness classes. Come check out the most well-appointed locker room in town, reach your health goals with top-notch fitness machines, lifestyle consultation and technology support for scheduling and tracking.



# Surround yourself with convenience

Located within the beautiful Carlson Parkway business community at the intersections of Highways 394 and 494 in the western suburbs of Minneapolis-St. Paul, 701 Carlson is surrounded in scenery with nearby walking and biking trails, shopping at Ridgedale Mall or dining out in the distinctive lakeside community of Wayzata.



CONVENIENT  
LOCATION



WALKING AND  
BIKE TRAILS



LOCAL  
DINING



UPSCALE  
RETAIL



LAKESIDE  
LIFESTYLE

LOCATION AMENITIES





For leasing opportunities, contact:



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