



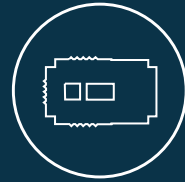
WELCOME



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.





The background image shows the interior of a modern cafe. The walls are covered in dark, three-dimensional geometric panels that create a complex, crystalline pattern. Several black, cone-shaped pendant lights hang from the ceiling. In the foreground, a wooden bar counter with a black top and a yellow stripe is visible, with several light-colored wooden stools with orange seats. Large windows in the background let in natural light.

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.

LAKESIDE CAFE



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



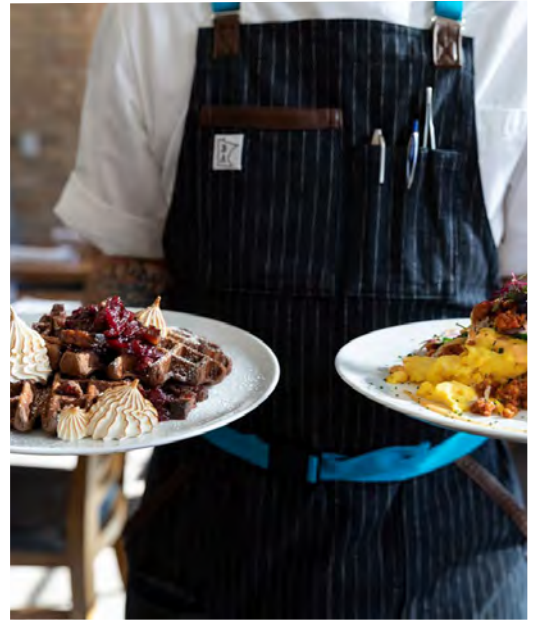
Not your average work perks

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





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