

CEDAR AVENUE PROFESSIONAL BUILDING

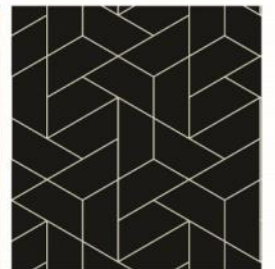
17305 CEDAR AVENUE, LAKEVILLE, MN 55044

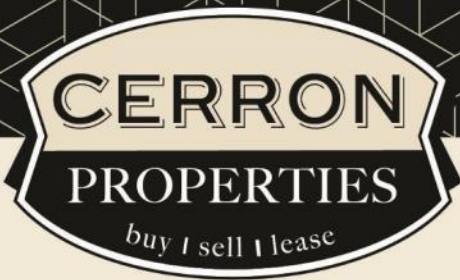


FOR LEASE | OFFICE / MEDICAL



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
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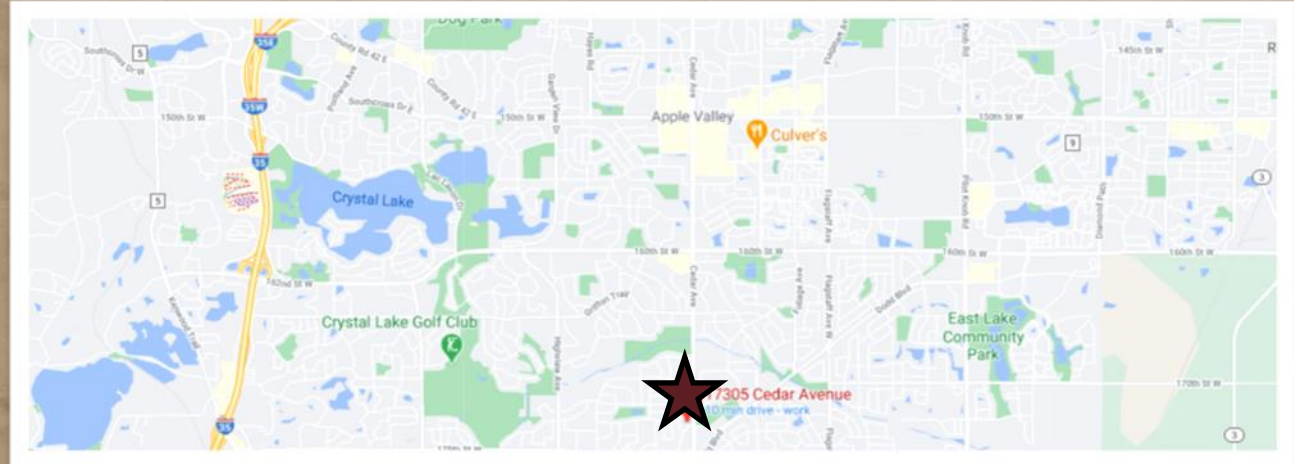
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■ PROPERTY HIGHLIGHTS

- Availability: Suite 230—approx. 3,500 SF (2nd Floor)
- Divisible to Tenant's requirements
- Great demographics
- Ample parking
- Near retail and restaurants
- The building went through a full interior remodel in 2019—gorgeous finishes throughout
- Net Lease Rate: Negotiable + \$11.70/SF CAM/Op. Exp.



DISCLAIMER: The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information,
please contact:
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952.469.9444
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SUMMARY



■ TRAFFIC COUNTS:

- 22,600 vpd @ Cedar Ave & Glacier Way
- 15,600 vpd @ Dodd Blvd & Cedar Ave

■ BUILDING:

- Approx. 25,000 SF Professional Office Building
- Nicely finished building interior and office build-out
- Year Built: 2004 / Complete Remodel: 2019
- Ideal Office / Medical Space
- Two Story Building just off of Cedar Avenue
- Near dining, retail
- On transit lines (Red Line—MVTA)
- Ample Parking
- Elevator
- Building tenants include: Summergate, Burnet Realty, Burnet Title, American Family Insurance, Edward Jones & more

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	5,094	41,175	97,580
Median HH Income	\$89,061.75	\$100,266.13	\$94,203.31
Avg HH Income	\$91,045.50	\$102,010.79	\$97,795.67

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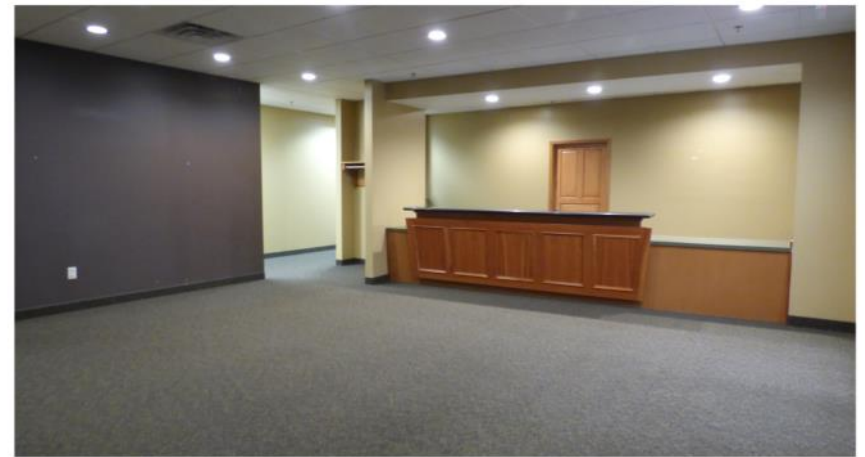


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#230 INTERIOR PICS



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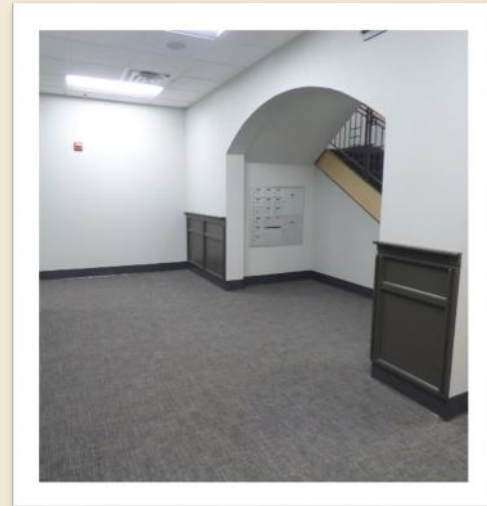


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ADDITIONAL PICS



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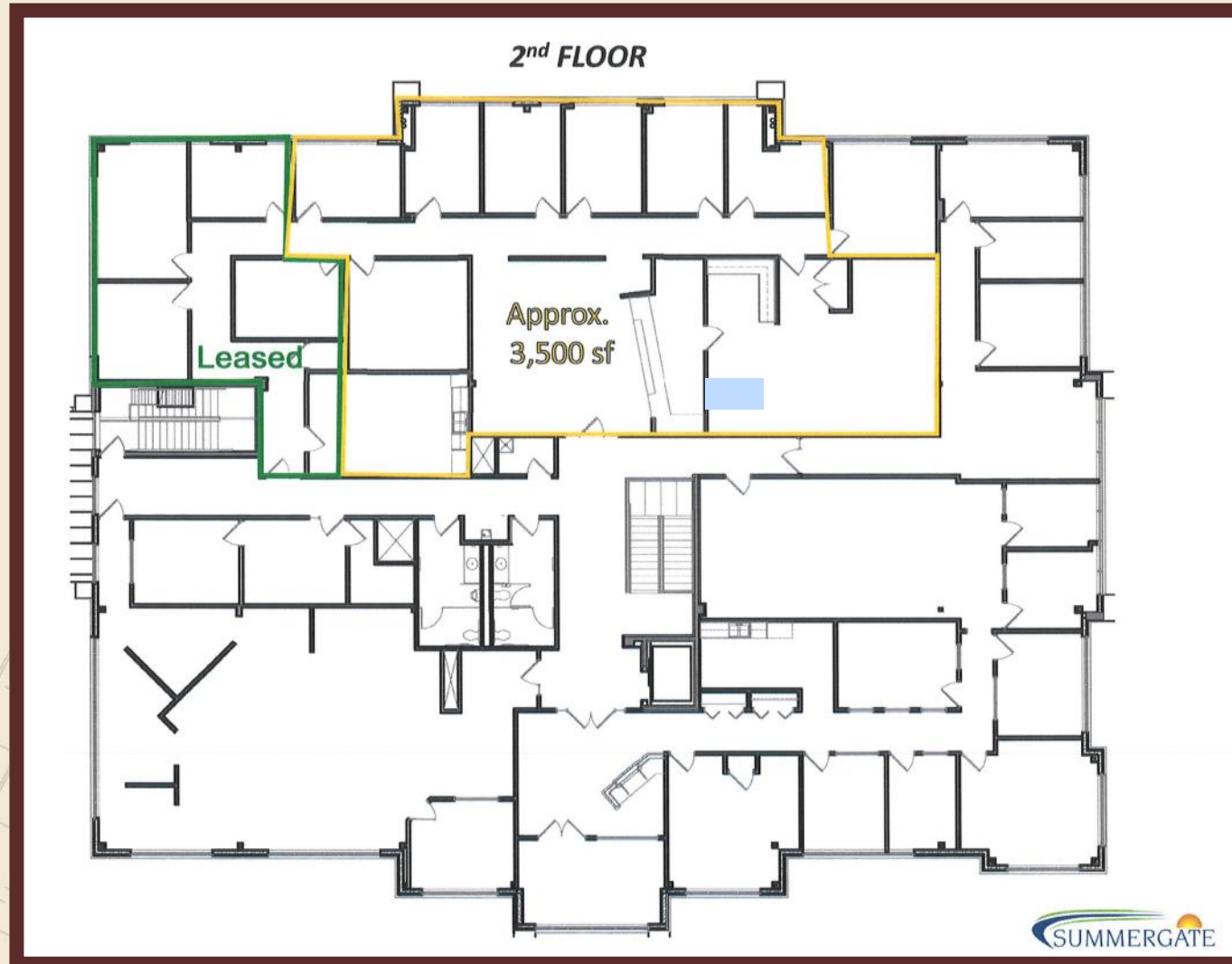


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#230 FLOOR PLAN



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ARIAL MAP



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AREA BUSINESS MAP



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let's get started!

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