

# CEDAR AVENUE PROFESSIONAL BUILDING

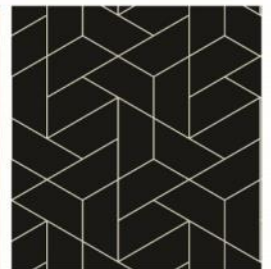
17305 CEDAR AVENUE, LAKEVILLE, MN 55044



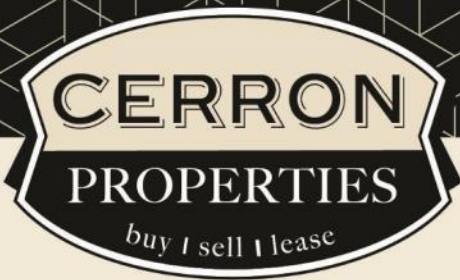
FOR LEASE | OFFICE / MEDICAL



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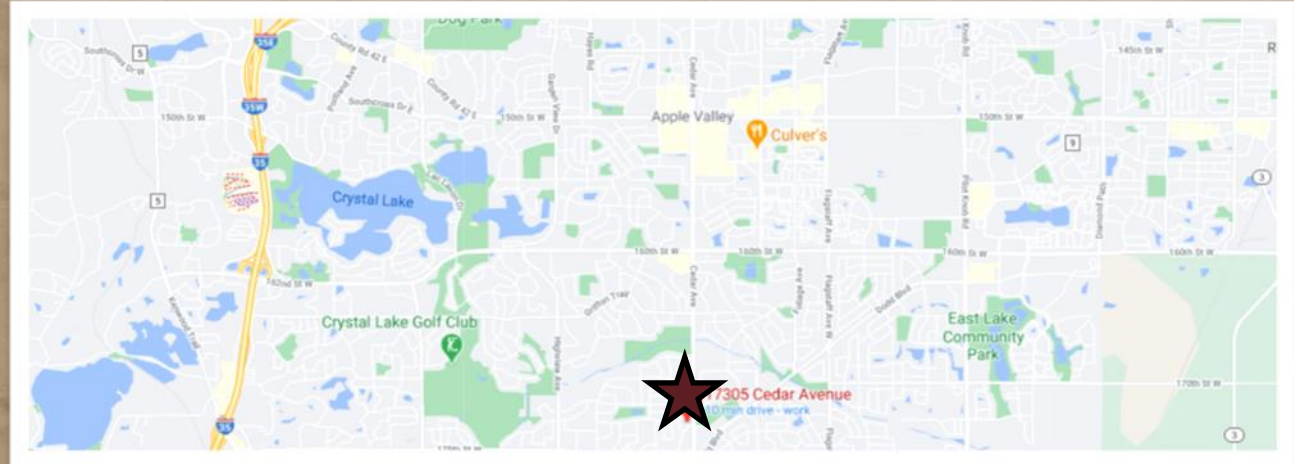
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## ■ PROPERTY HIGHLIGHTS

- Availability: Suite 230—approx. 2,550 SF useable (2,933 SF rentable)
- 2nd Floor
- 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.



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For more information,  
please contact:  
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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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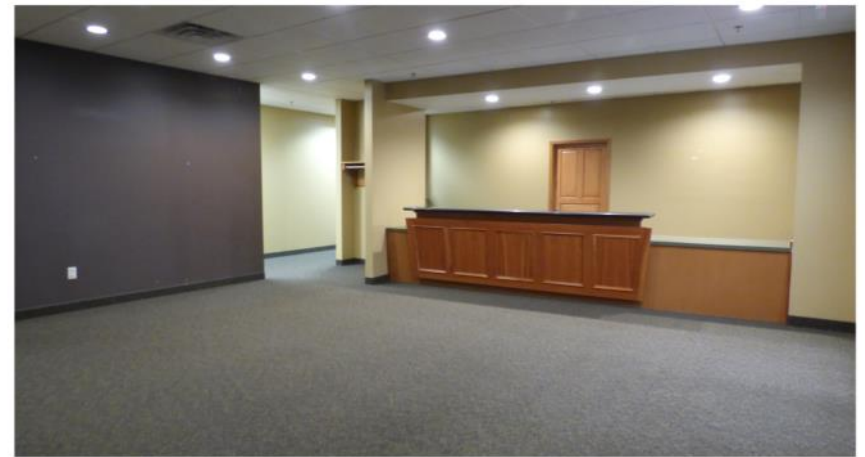
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#230 INTERIOR PICS



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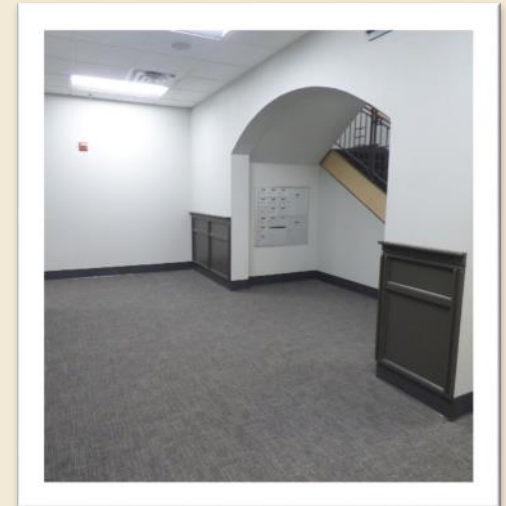
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## ADDITIONAL PICS



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## #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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