

SOUTH METRO OFFICE LEASE SPACE

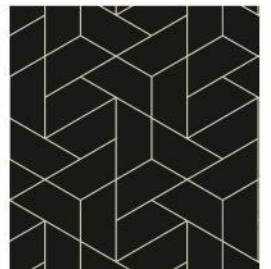
21370 HEYWOOD AVENUE, LAKEVILLE, MN 55044

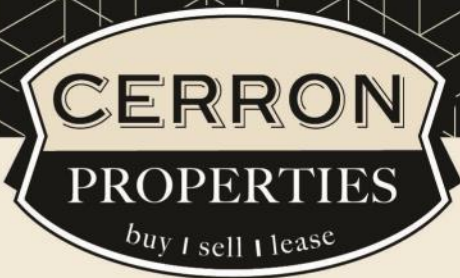


FOR LEASE | OFFICE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





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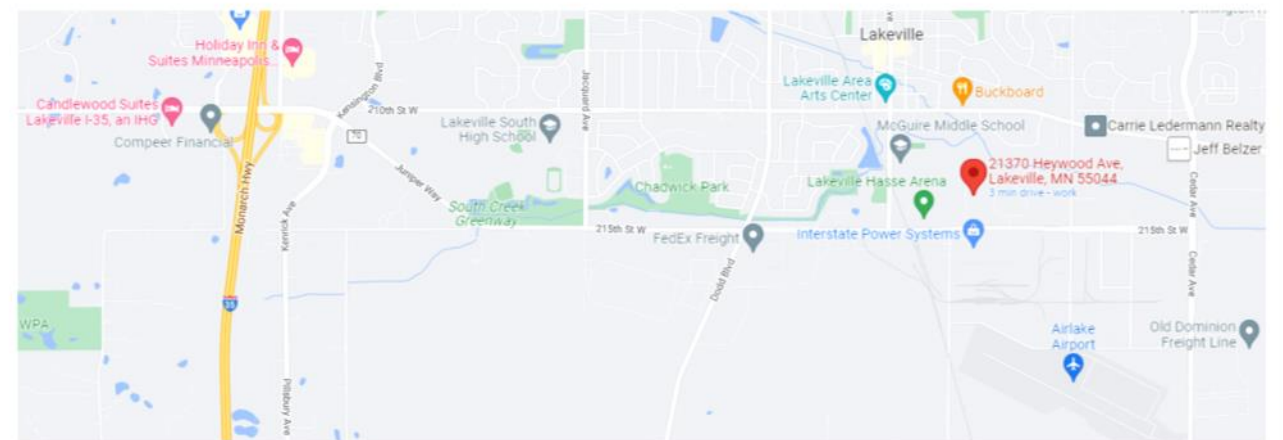
■ PROPERTY HIGHLIGHTS

- Approx. 3,122 SF Office Space
- (2) Two large private offices
- Large shared workspace
- Conference Room
- Men's & Women's Restrooms
- Reception & Waiting Area
- Lease Rate: \$4,165/month
gross rate—includes utilities
- Excludes Phone and Data

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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:
Bruce Rydeen
952.469.9444
brucer@cerron.com

SUMMARY

SOUTH METRO OFFICE LEASE SPACE

21370 HEYWOOD AVENUE, LAKEVILLE, MN 55044



■ TRAFFIC COUNTS:

- 9,100 vpd @ 215th St W & Hamburg Avenue
- 13,000 vpd @ 215th St W & Holyoke Avenue
- 12,600 vpd @ 125th St W & Cedar Avenue

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	2,150	11,488	26,402
Median HH Income	\$72,836	\$90,845	\$102,531
Avg HH Income	\$79,379	\$98,321	\$107,245

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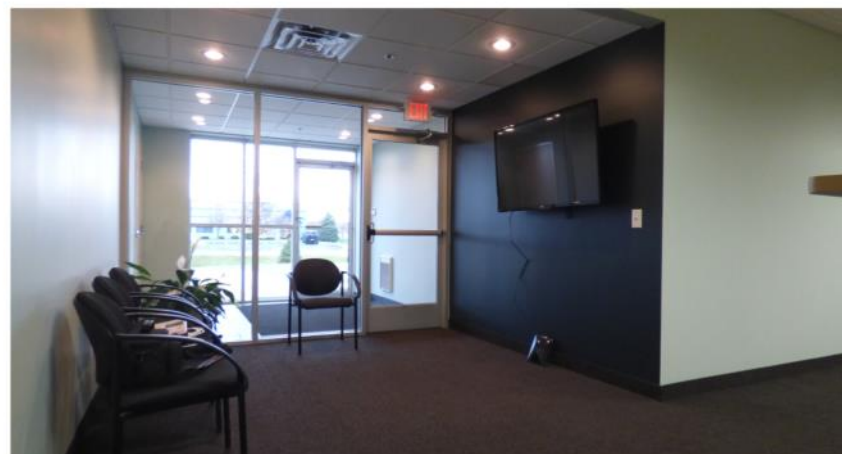


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INTERIOR PICS

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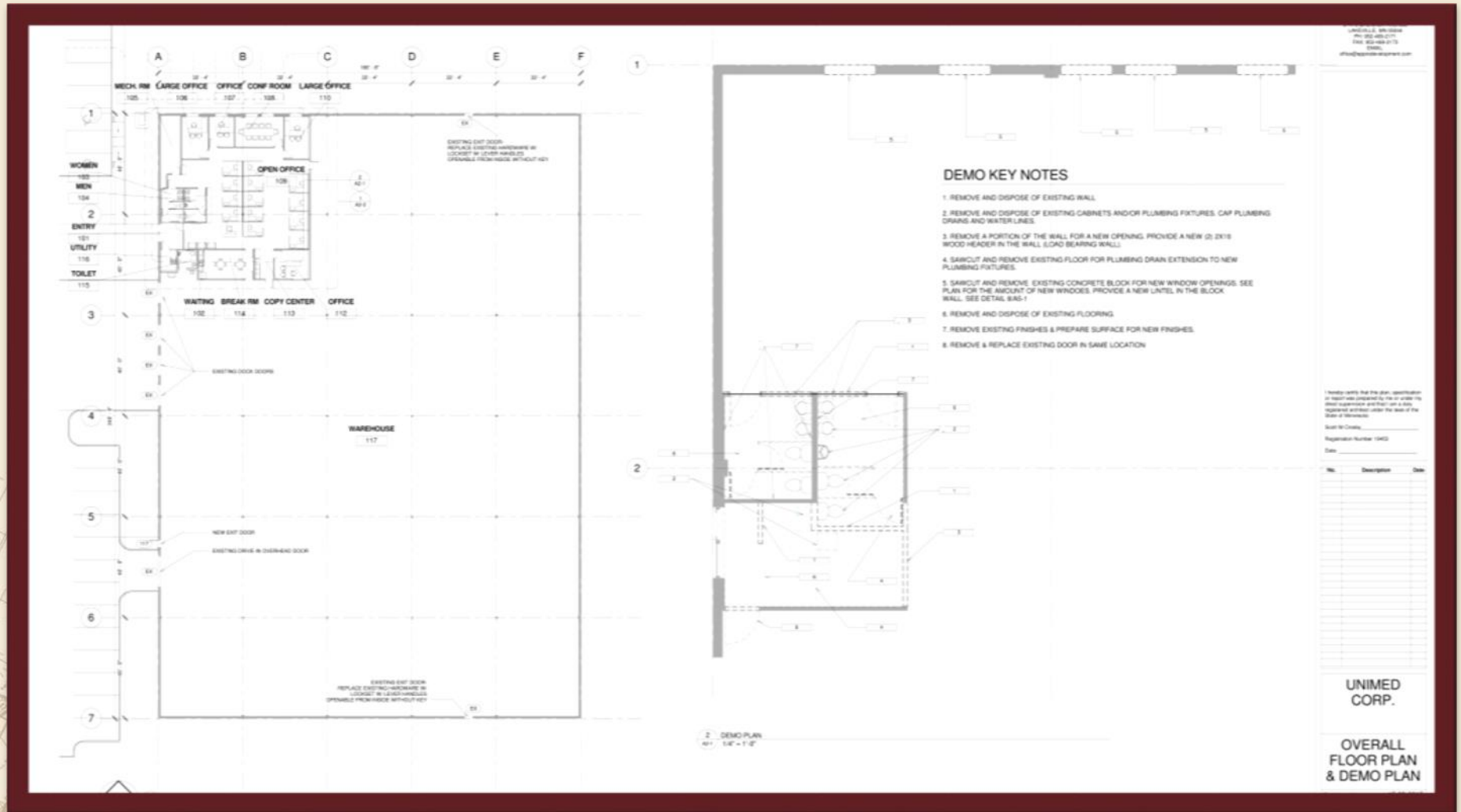


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OVERALL FLOOR PLAN

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let's get started!

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