

PROFESSIONAL OFFICE SPACE

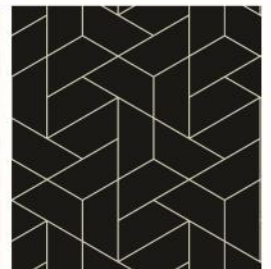
17685 JUNIPER PATH, SUITE 301 & 307, LAKEVILLE, MN 55044

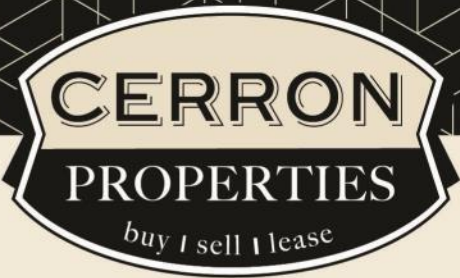


FOR LEASE | OFFICE



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





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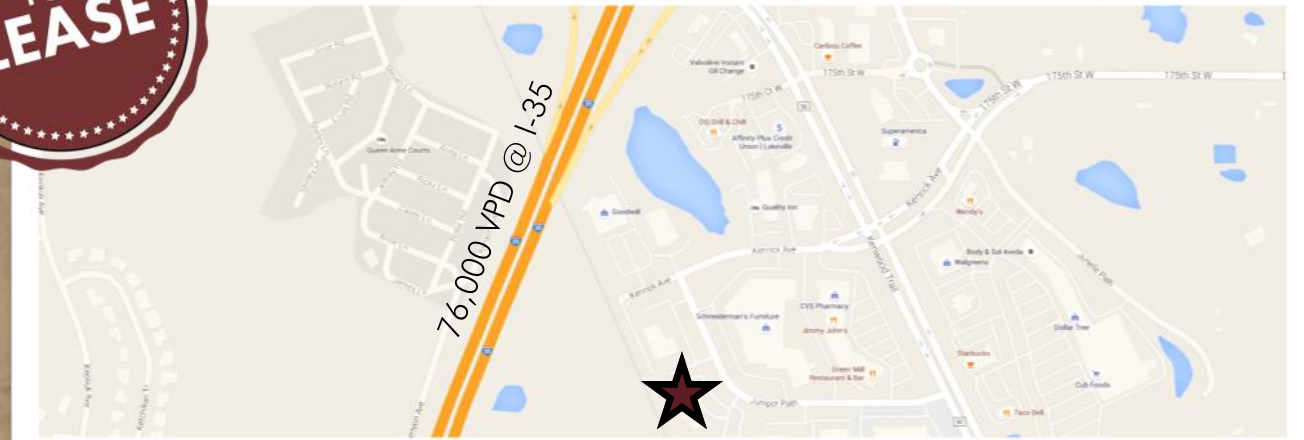
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PROPERTY HIGHLIGHTS

- Two (2) suites available on the upper level of this 3-level building
- Suite 301: Approx. 749 RSF
Lease Rate: \$940/mo. NNN + \$667/mo. Op Exp. = \$1,607/month Total Rent (open space)
- Suite 307: Approx. 696 RSF
Lease Rate: \$870/mo. NNN + \$620/mo. Op Ex. = \$1,490/month Total Rent
- Large two-story foyer w/skylights
- Elevator access to all three levels
- Plenty of Parking
- Easy access off I-35 & Kenwood Trail (CR-50)
- Near shopping and dining



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.



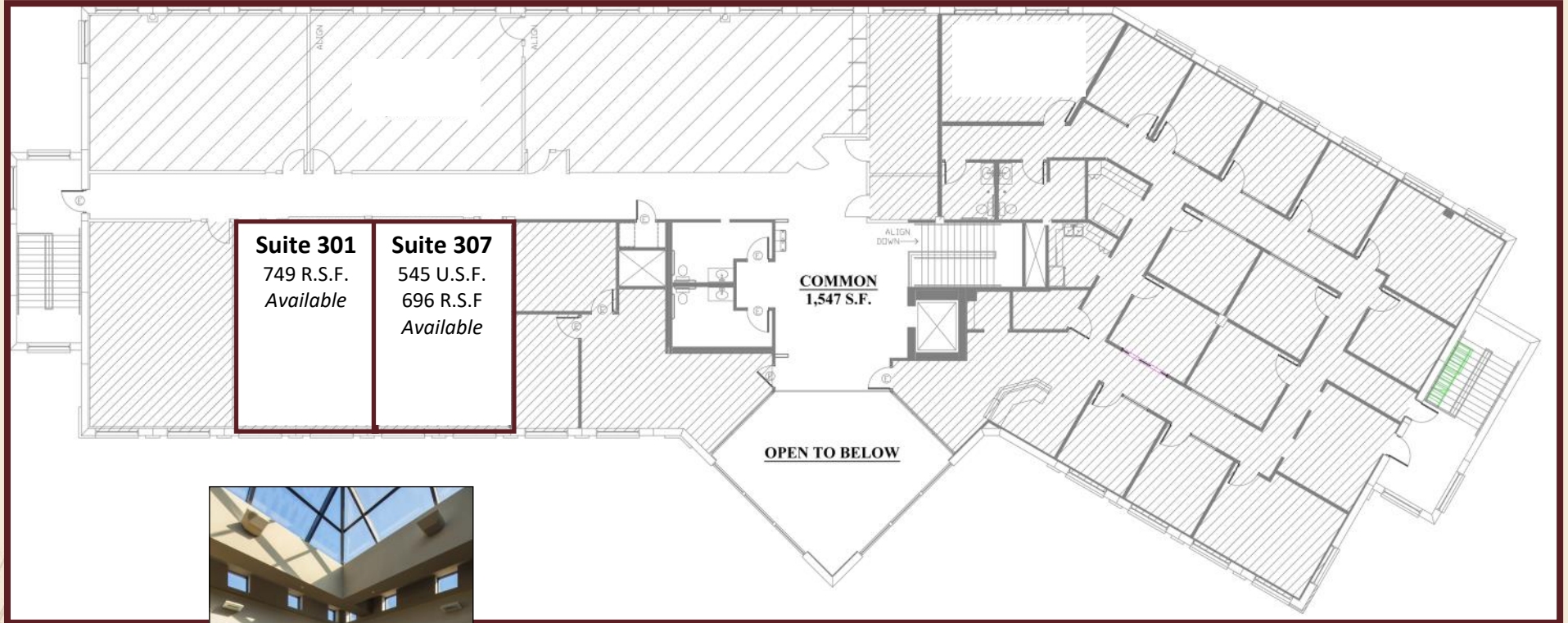
For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com



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SUMMARY



Suite 301 749 R.S.F. Available	Suite 307 545 U.S.F. 696 R.S.F. Available
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■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	6,155	37,539	121,111
Med HH Inc.	\$107,239	\$100,991	\$85,669
Avg. HH Inc.	\$135,706	\$125,198	\$104,445

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PHOTOS—301

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let's get started!

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