

PROFESSIONAL OFFICE SPACE

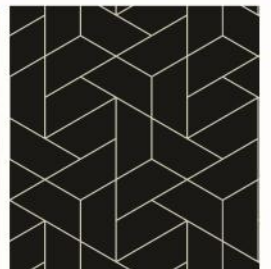
17685 JUNIPER PATH, LAKEVILLE, MN 55044



FOR LEASE | OFFICE



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





PROFESSIONAL OFFICE SPACE

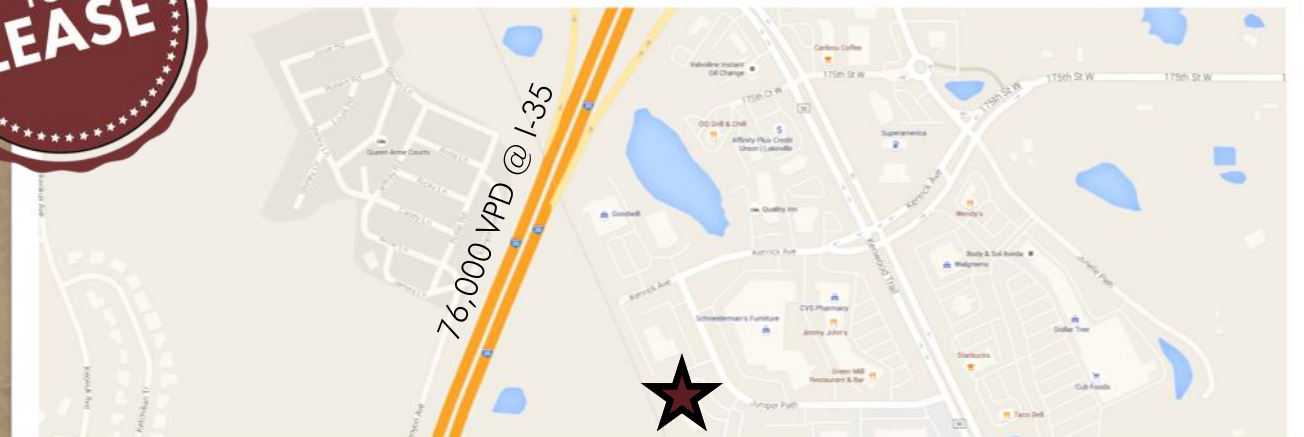
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■ PROPERTY HIGHLIGHTS

- Multiple space options available on 3 levels, ranging from 696 RSF—10,332 RSF
- This professional office building offers a large open two story foyer with skylights, creating a bright and welcoming access to this building
- Elevator access to all three levels
- Plenty of Parking
- Easy access off I-35 & Kenwood Trail (CR-50)
- Near shopping and dining
- Lease Rate: \$15.00/SF Net + \$10.71/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:
Rocky Ranch
952.583.6135
rockyr@cerron.com

LEASE RATES

PROFESSIONAL OFFICE SPACE

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- Lease Rate: \$15.00/SF Net + \$10.71/SF CAM/Op Exp

Suite 307/Upper Level Space: Approx. 696 RSF

\$870/month NNN + \$621/month Op Exp = \$1,491/month Total Rent

Main Level Space: Approx. 3,047 RSF

\$3,809/month NNN + \$2,720/month Op Exp = \$6,529/month Total Rent

Lower Level Spaces: Approx. 3,962 RSF — a total of 10,332 RSF

Approx. 3,962 RSF = \$4,953/month NNN + \$3,536/month Op Exp = \$8,489/month Total Rent

Approx. 6,370 RSF = \$7,963/month NNN + \$5,685/month Op Exp = \$13,648/month Total Rent

Approx. 10,332 RSF = \$12,916/month NNN + \$9,221/month Op Exp = \$22,137/month Total Rent



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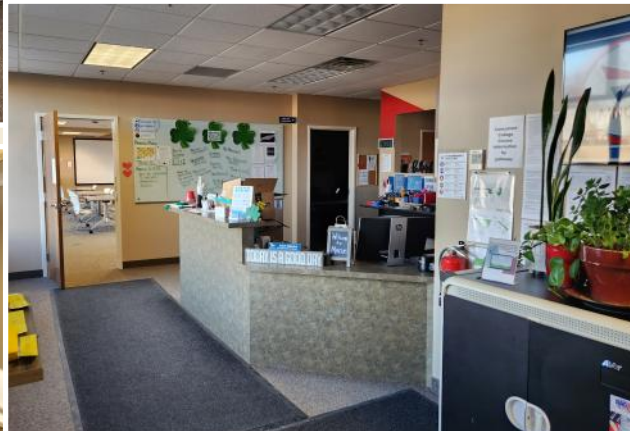
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INTERIOR PHOTOS



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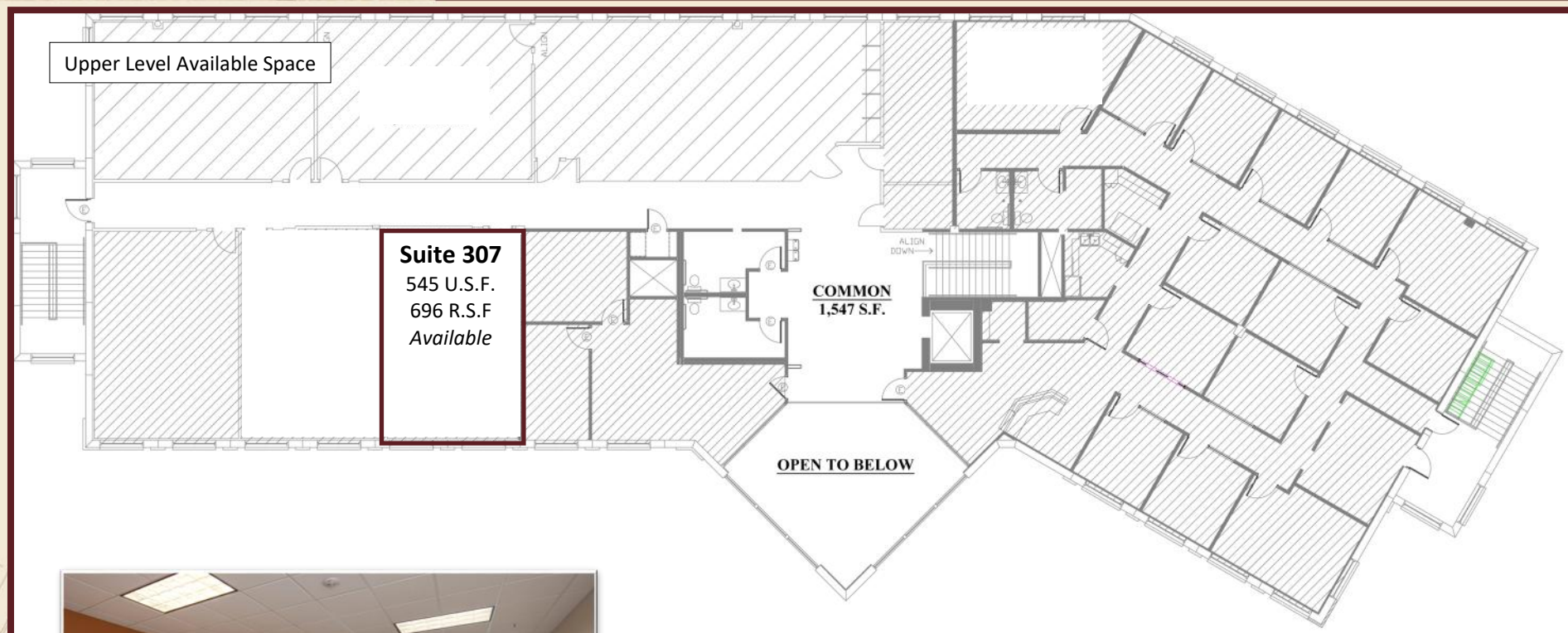


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SUITE 307

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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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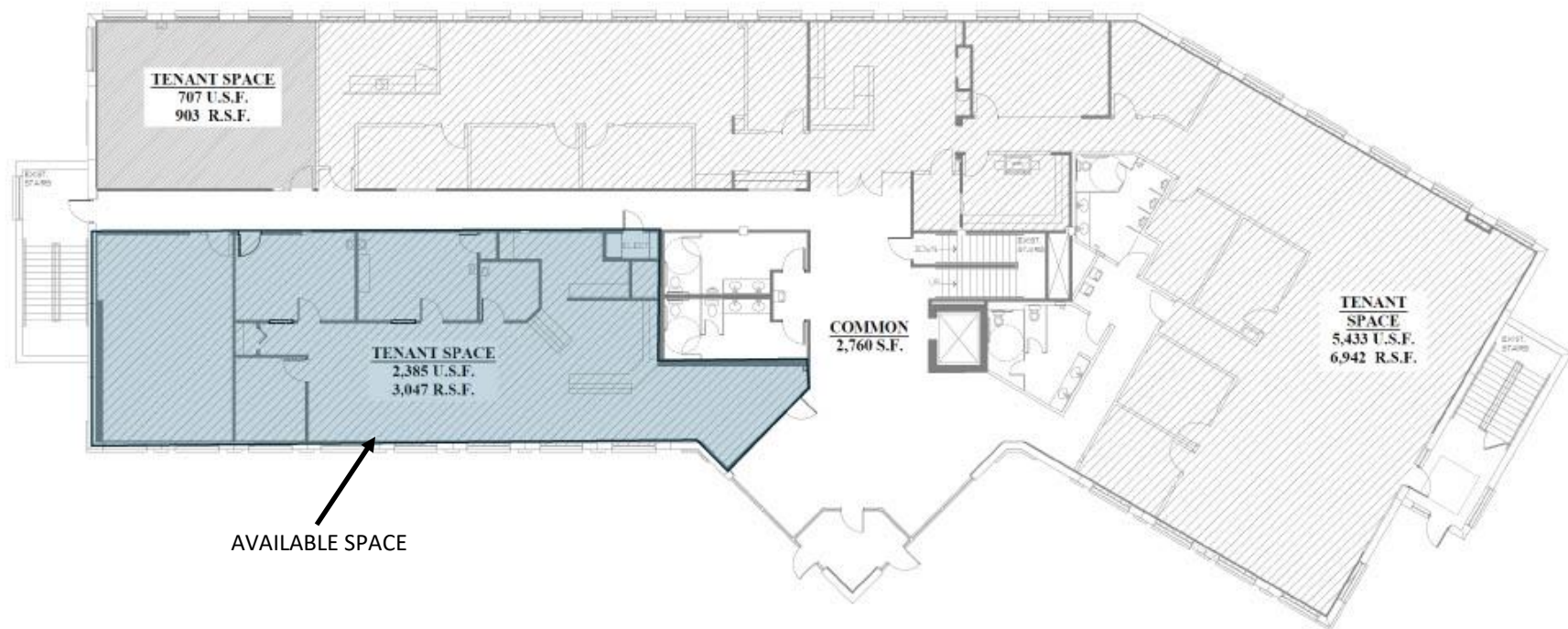
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FLOOR PLANS

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17685 JUNIPER PATH, SUITE 301, LAKEVILLE, MN 55044

Main Level Available Space



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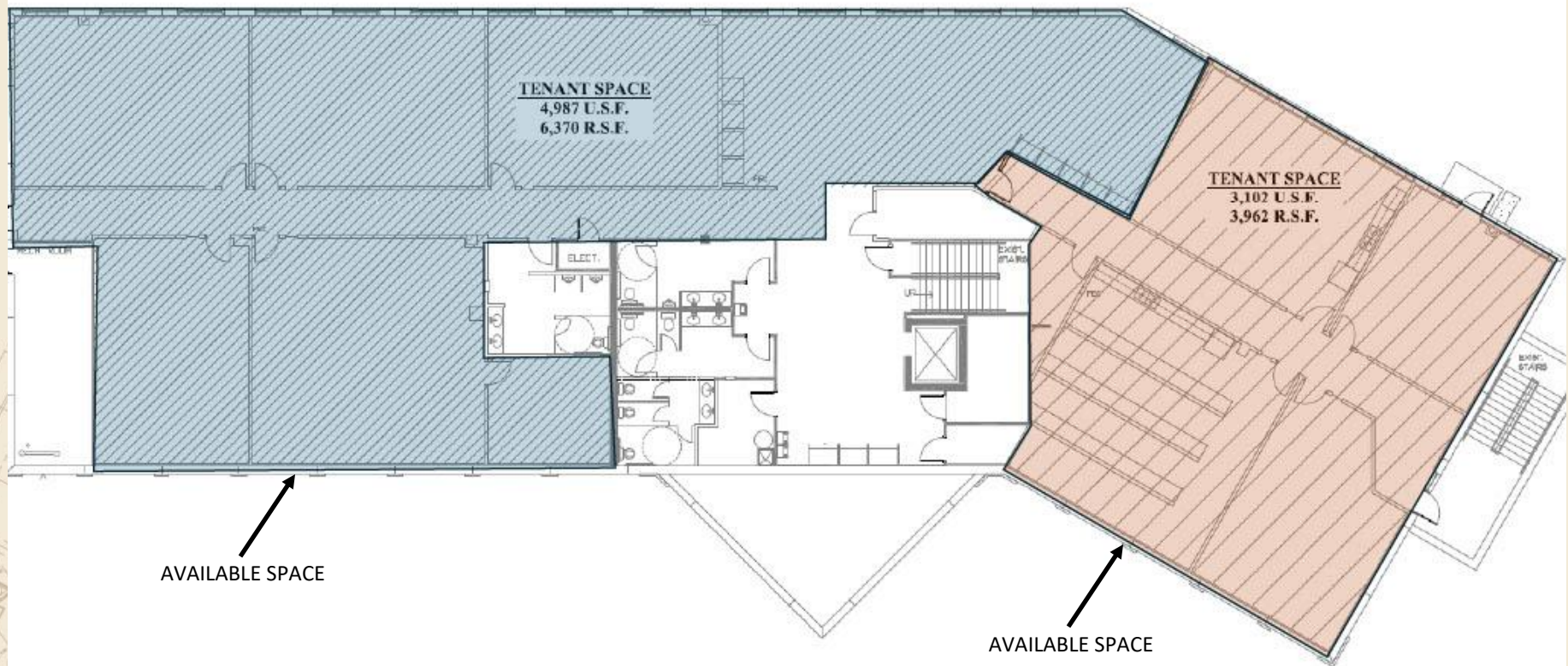
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FLOOR PLANS

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Lower Level with Two Tenants



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FLOOR PLANS

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Lower Level One Tenant



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let's get started!

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