PROFESSIONAL OFFICE SPACE

17685 JUNIPER PATH, LAKEVILLE, MN 55044

FOR LEASE | OFFICE

CERRON
PROPERTIES
buy / sell / lease

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

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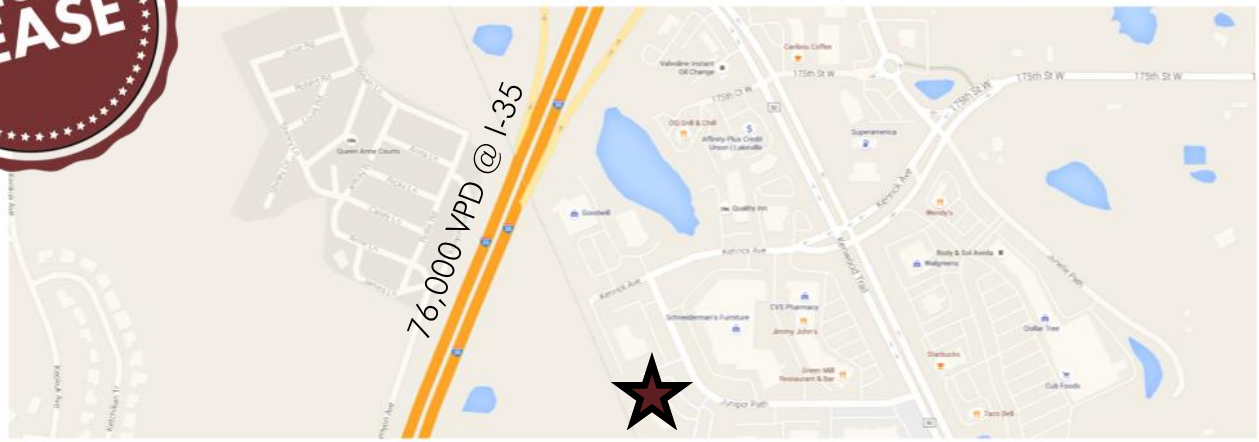
PROPERTY HIGHLIGHTS

- Multiple space options available on main & lower levels, ranging from 3,047 RSF—13,379 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

FOR LEASE



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For more information, please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

LEASE RATES

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

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, 6,370 RSF or 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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INTERIOR PHOTOS

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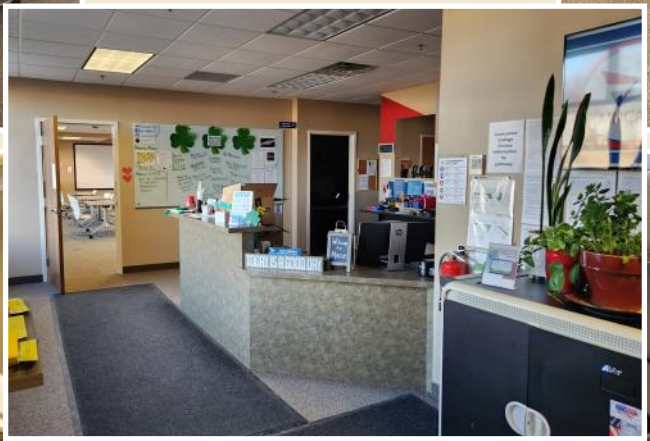

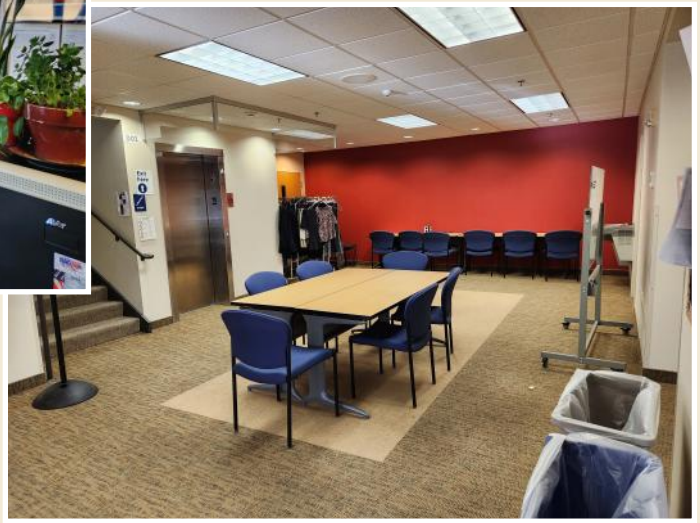

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DEMOGRAPHICS

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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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FLOOR PLANS

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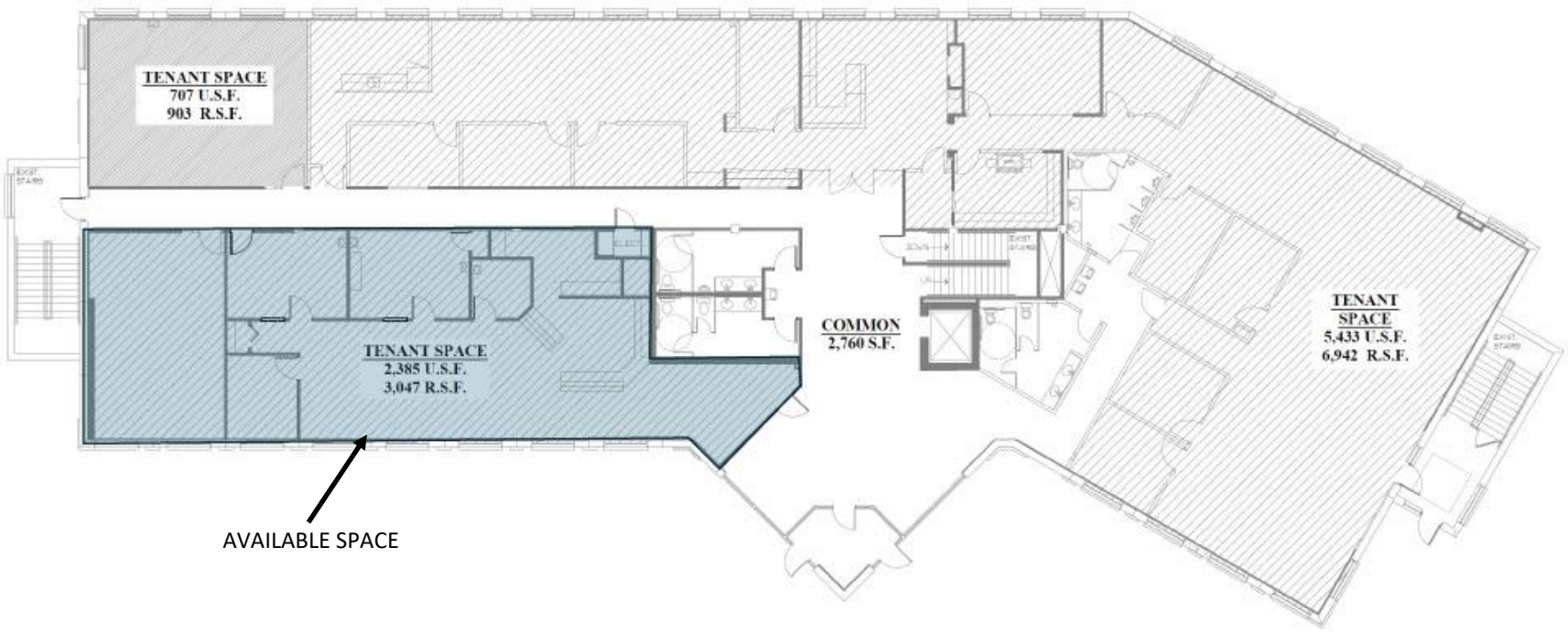
Main Level Available Space



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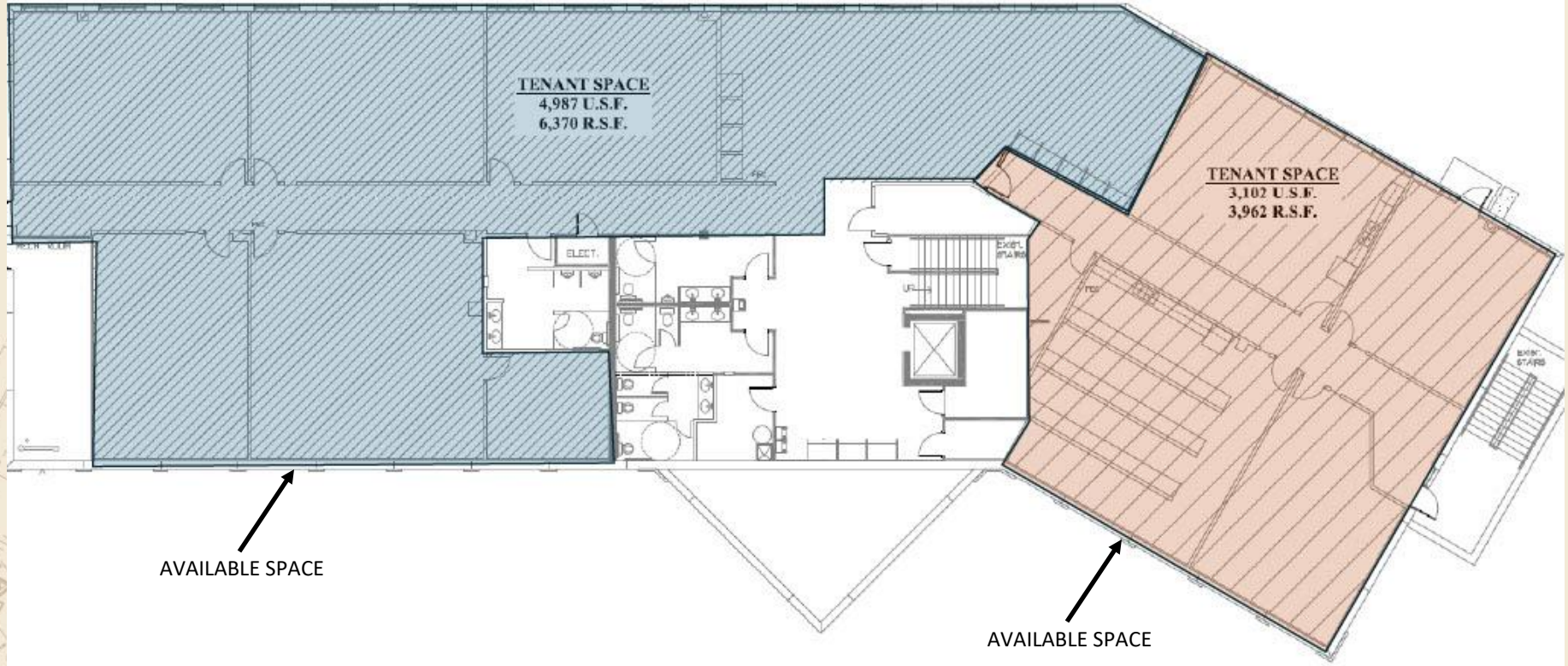
Lower Level with Two Tenants



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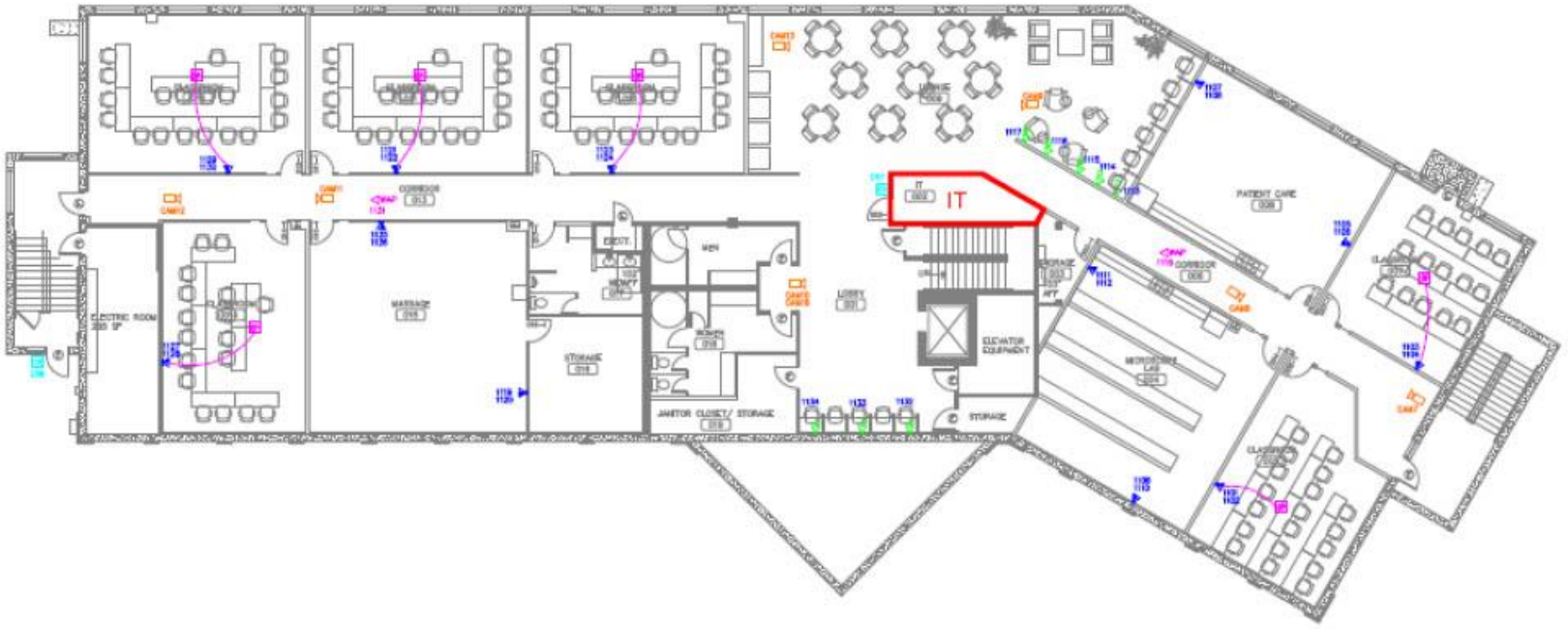
Lower Level One Tenant



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let's get started!

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