

LAKEVILLE TOWN OFFICES II

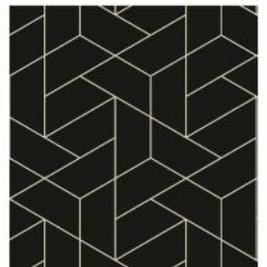
10523-27 165TH STREET WEST, LAKEVILLE, MN 55044

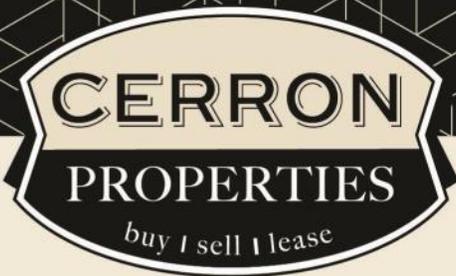


FOR LEASE | OFFICE



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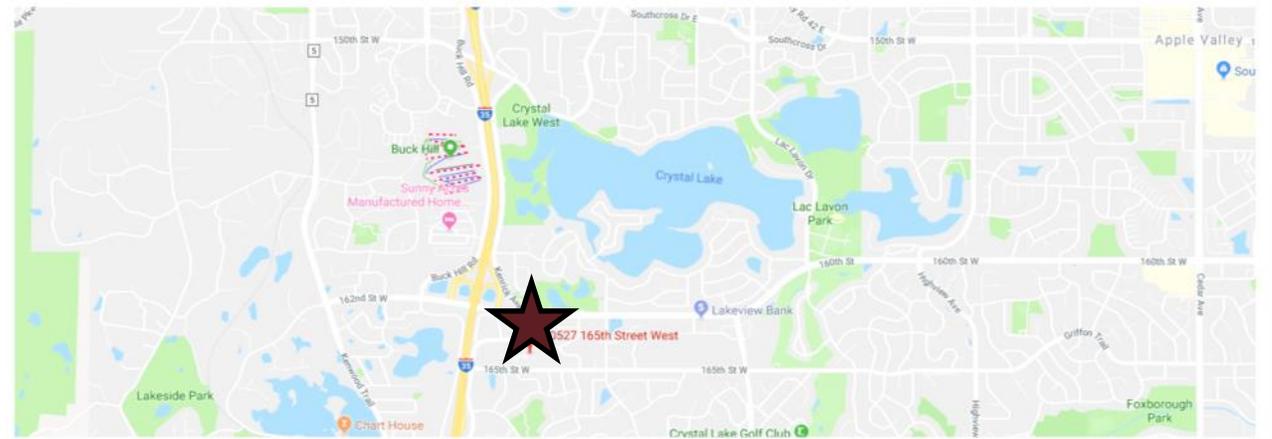
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■ PROPERTY HIGHLIGHTS

- 1,168—2,861 SF lower level space available
- Multiple options available
- Large windows and lower level outdoor access, as well as main level access
- Excellent location with quick access to I-35 & near many restaurant, hotel and shopping options
- Ample Parking
- Competitive Lease Rates—see summary on page 3 (utility charge of \$1.05/sf)



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



RENT SUMMARY

LAKEVILLE TOWN OFFICES II
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	OPTION A	OPTION B	OPTION C
SUITE	10527	10523	10527 & 10523
SIZE & FLOOR	LOWER LEVEL SINGLE SIDE—1,168 SF	LOWER LEVEL SINGLE SIDE—1,693 SF	LOWER LEVEL BOTH SIDES—2,861 SF
LEASE AMOUNT	\$1,655/Month (plus \$1.05/sf utility charge)	\$2,400/Month (plus \$1.05/sf utility charge)	\$4,055/Month (plus \$1.05/sf utility charge)

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LOWER LEVEL PHOTOS



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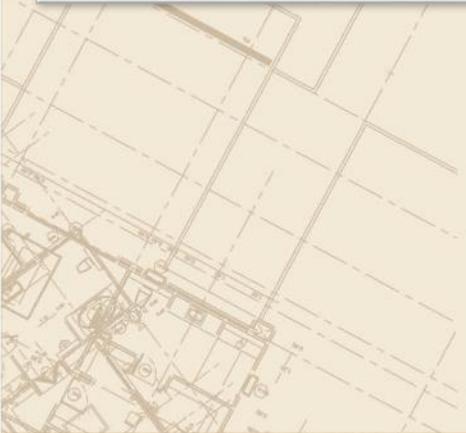
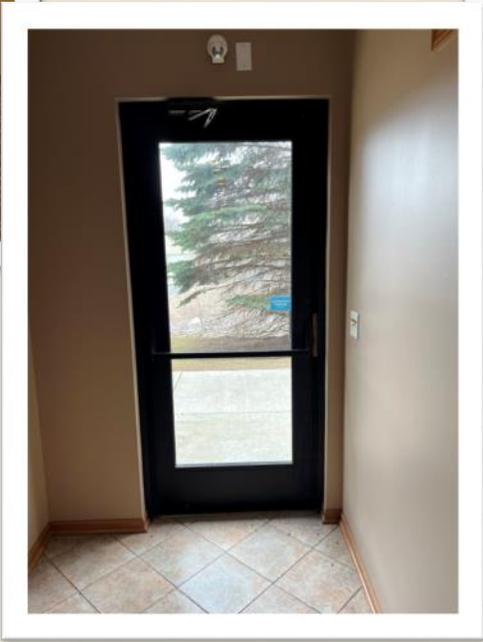
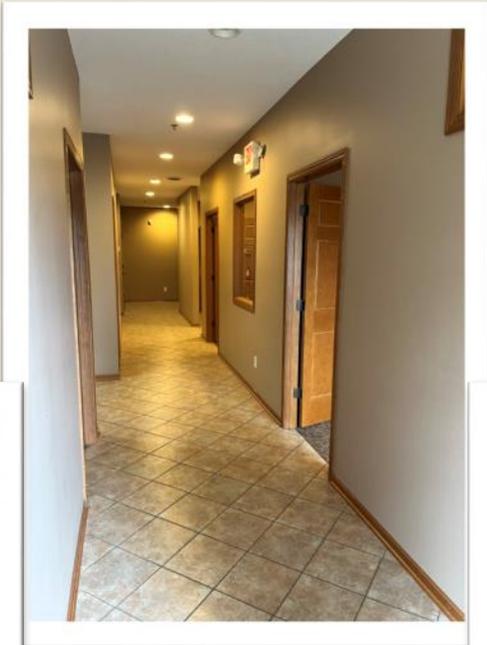
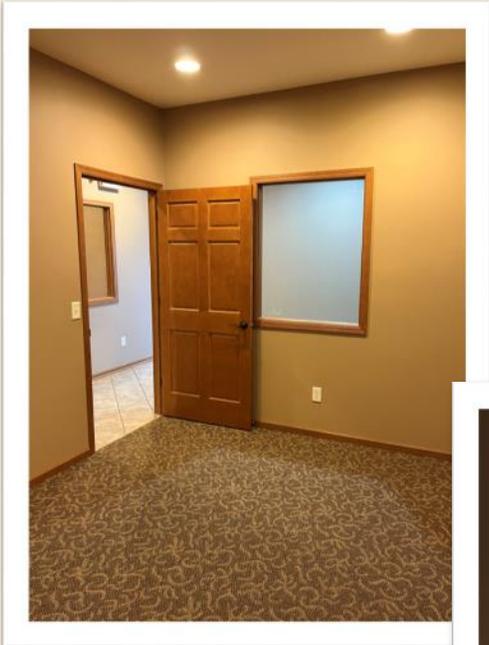


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ADD'L LOWER LEVEL PHOTOS

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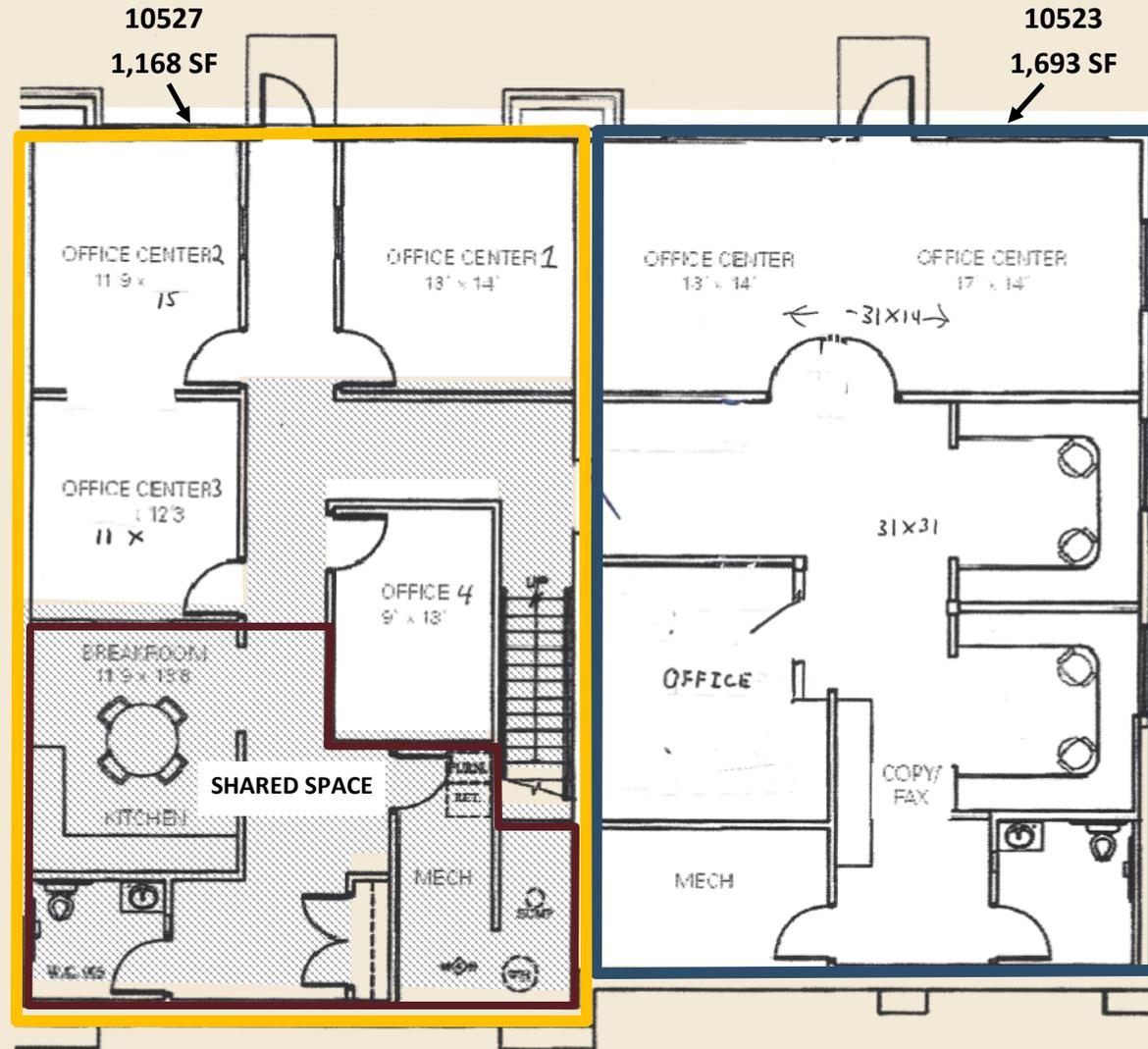
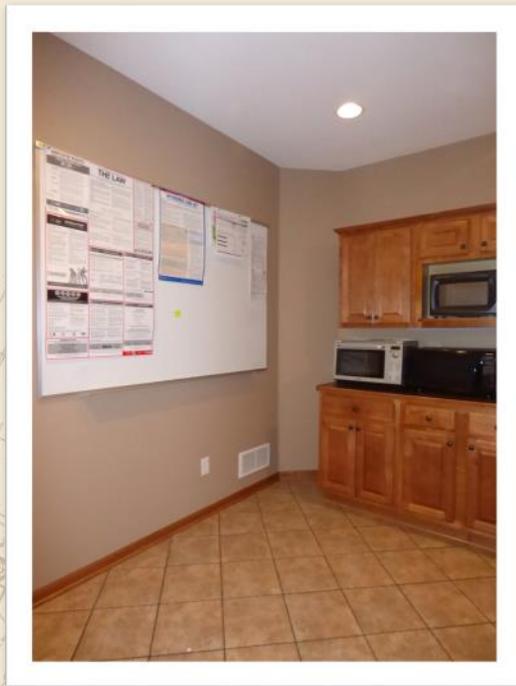
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LOWER LEVEL FLOOR PLAN

The lower level offers two separate suite options or the entire space, with access to a shared kitchenette, restroom, and utility room access.



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let's get started!

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