

# LAKEVILLE TOWN OFFICES II

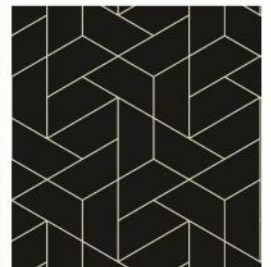
10523-27 165TH STREET WEST, LAKEVILLE, MN 55044

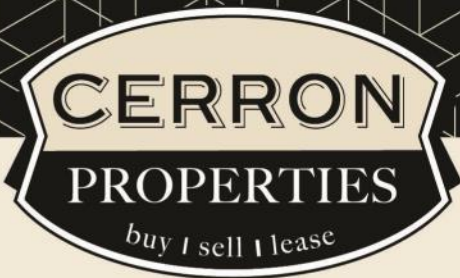


FOR LEASE | OFFICE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
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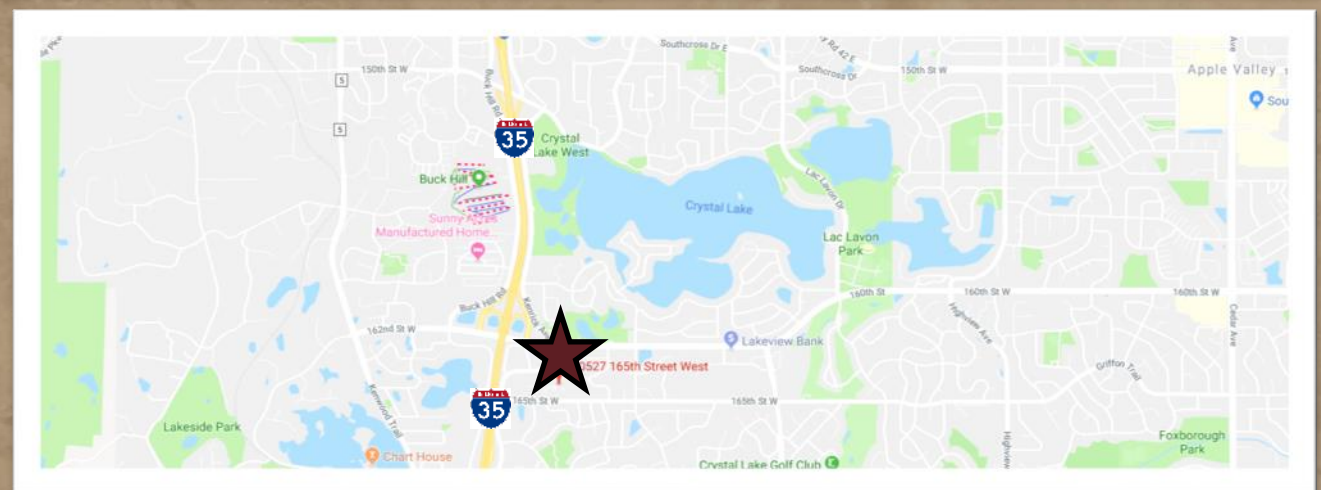
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FOR LEASE | PROFESSIONAL OFFICE

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Lakeville, MN 55044  
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## ■ PROPERTY HIGHLIGHTS

- 1,168—3,768 SF of beautiful office 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



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



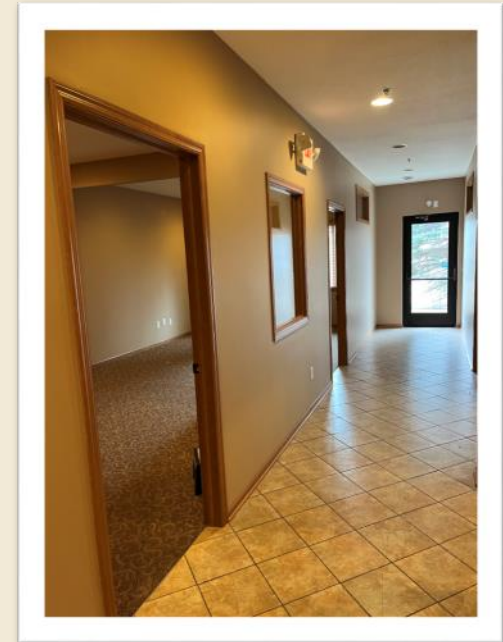
For more information,  
please contact:  
**Bruce Rydeen**  
952.469.9444  
brucer@cerron.com



# RENT SUMMARY

**LAKEVILLE TOWN OFFICES II**  
10523-27 165TH STREET WEST, LAKEVILLE, MN 55044

	OPTION A	OPTION B
<b>SUITE</b>	10527	10527
<b>SIZE &amp; FLOOR</b>	MAIN—1,600 SF MEZZ—1,000 SF TOTAL: 2,600 SF	LOWER LEVEL SINGLE SIDE—1,168 SF
<b>LEASE AMOUNT</b>	\$3,995/Month (plus \$1.05/sf utility charge)	\$1,655/Month (plus \$1.05/sf utility charge)



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## MAIN & MEZZ PHOTOS



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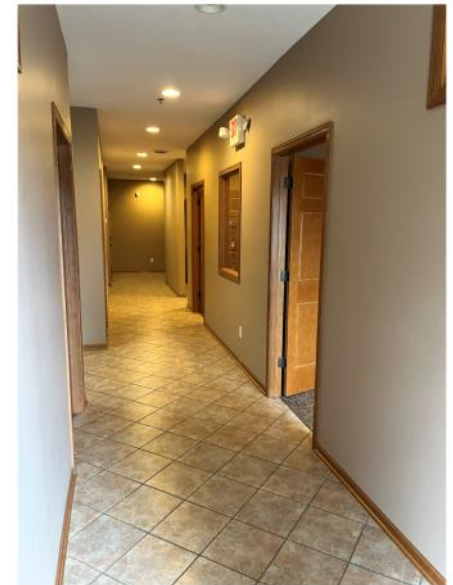


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## LOWER LEVEL PHOTOS



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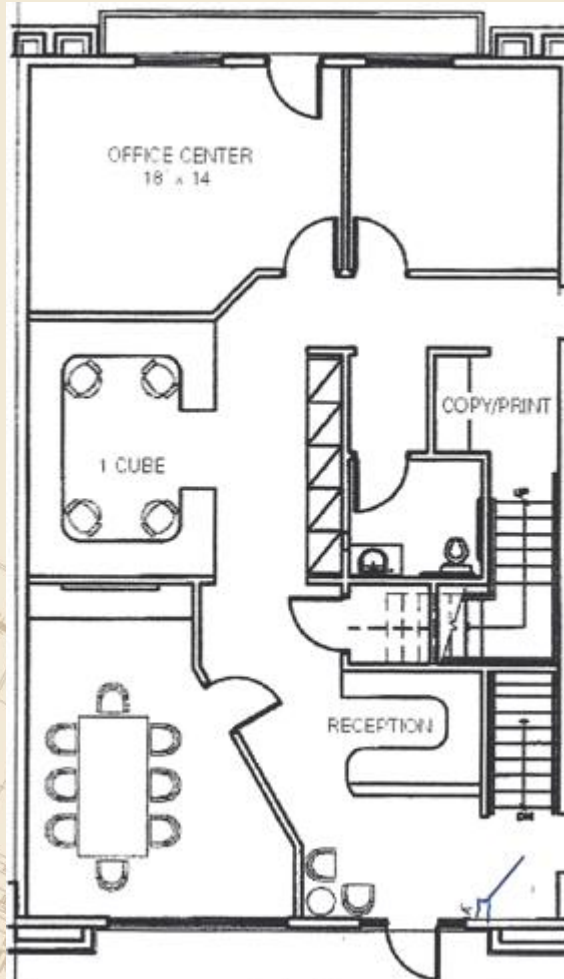
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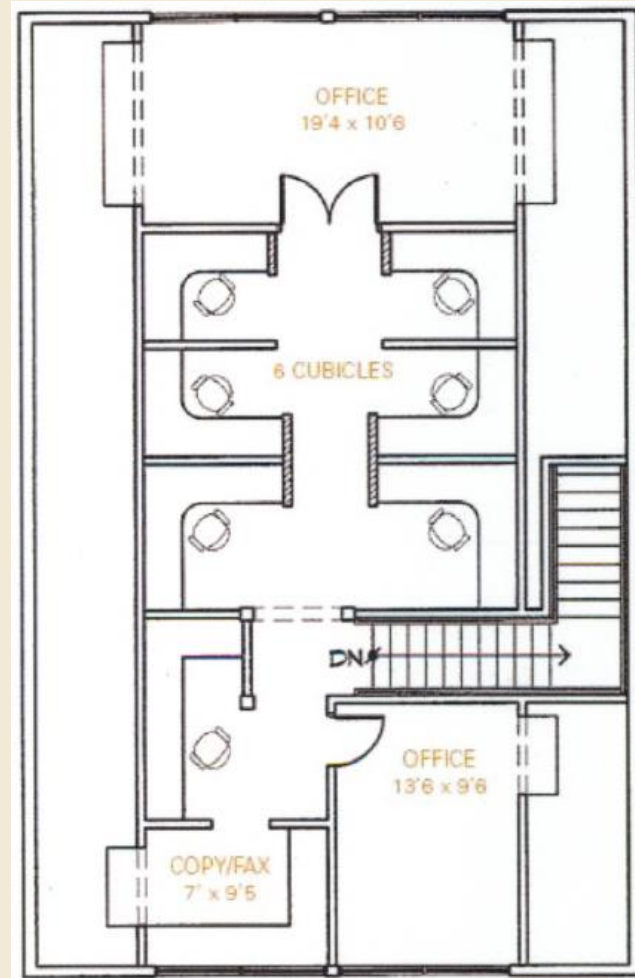
## MAIN/MEZZ FLOOR PLANS

10527—MAIN LEVEL



MAIN LEVEL—  
APPROX. 1,600 SF  
MEZZANINE—  
APPROX. 1,000 SF  
TOTAL—  
APPROX. 2,600 SF

10527—MEZZANINE



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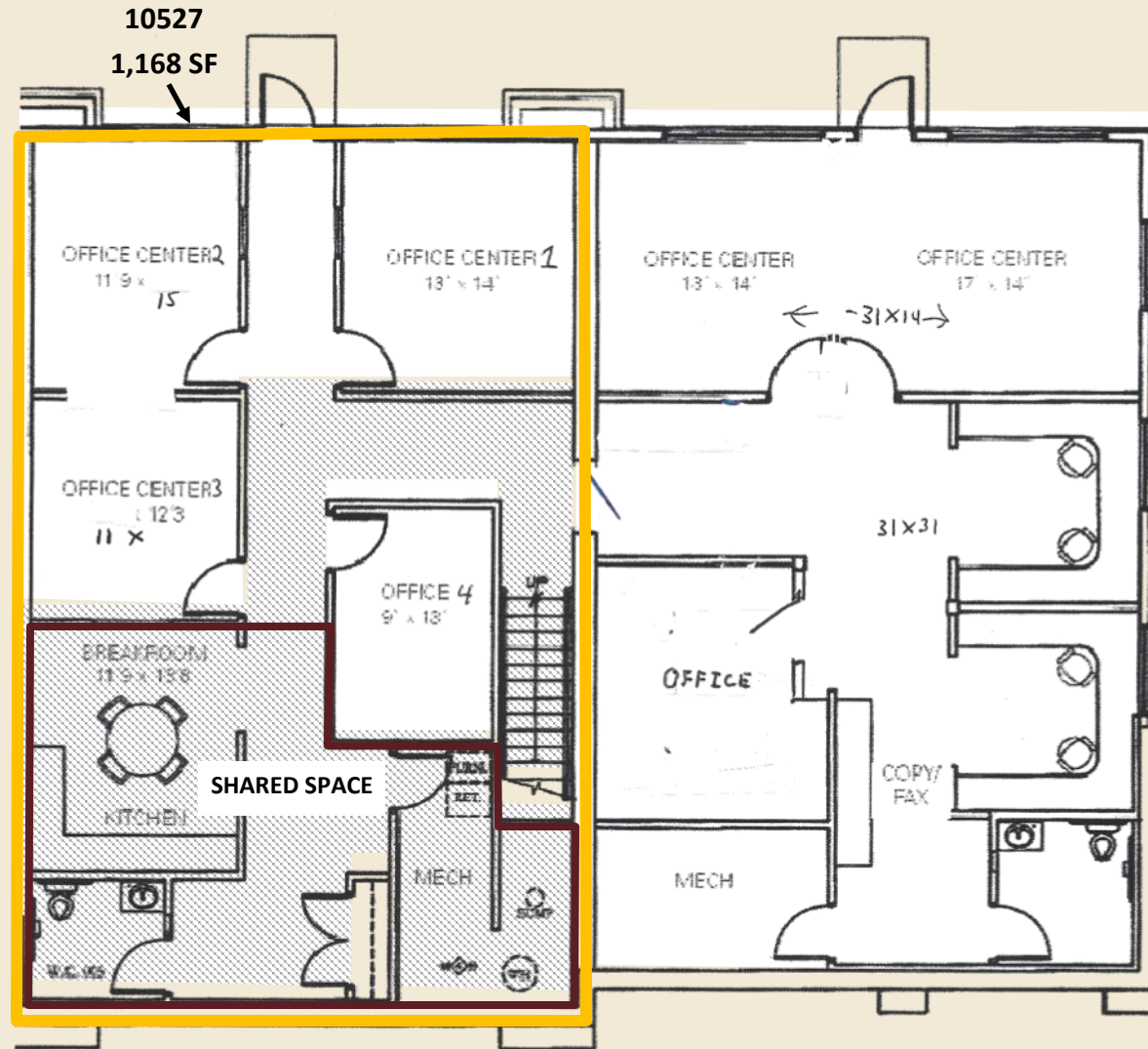
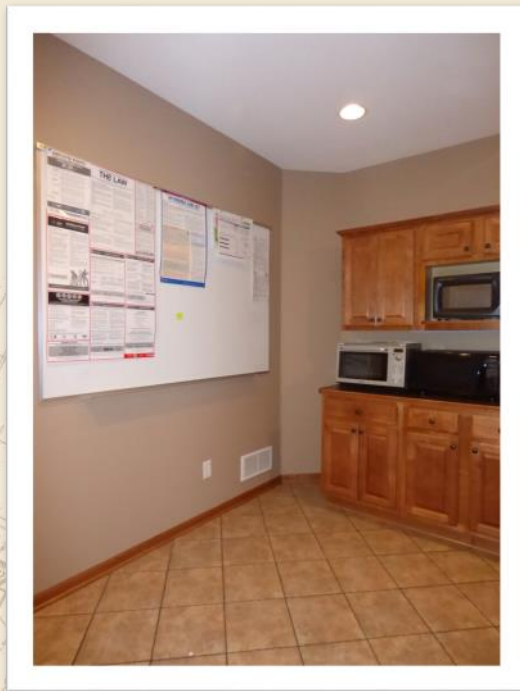
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## LOWER LEVEL FLOOR PLAN

The lower level has approx. 1,168 SF available with access to a shared kitchenette, restroom, and utility room access.



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*let's get started!*

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