

SOUTH METRO OFFICE/WAREHOUSE SPACE

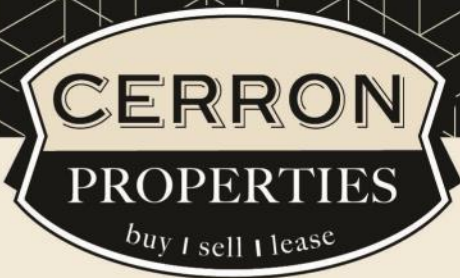
21034 HERON WAY, SUITES 103/104, LAKEVILLE, MN 55044



FOR LEASE | OFFICE / WAREHOUSE



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
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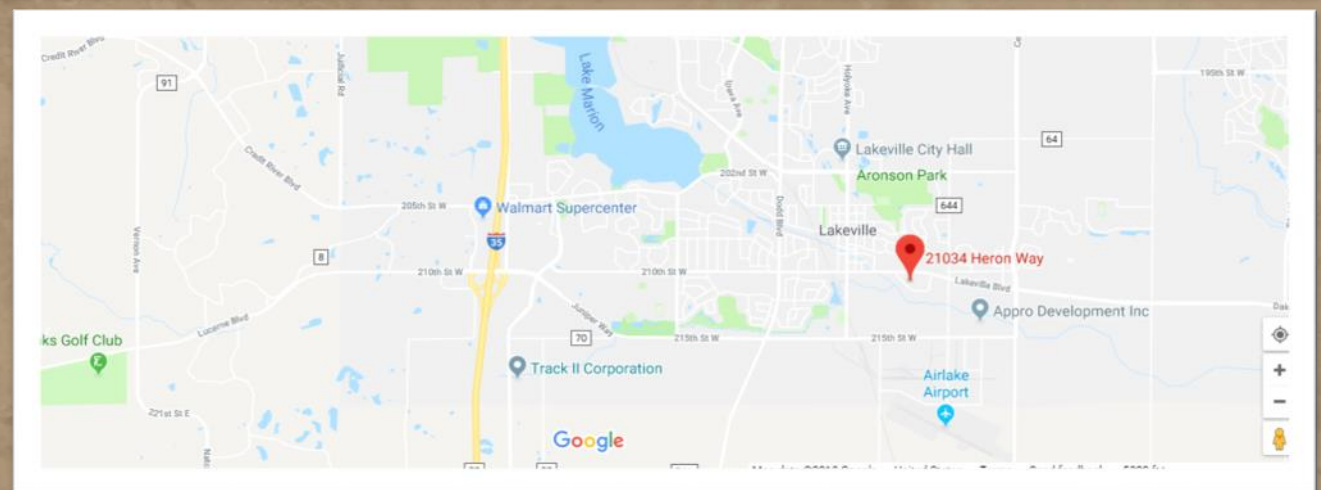
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■ PROPERTY HIGHLIGHTS

- 6,000 SF Available (approx. 1,400 SF Office & approx. 4,600 SF Warehouse)
- Approved for athletic/recreational use
- Excellent Lakeville location
- (2) Drive-in doors
- Office area with reception and restroom
- Ample parking
- \$3,700/month Net Lease
- \$2,030/month operating expense (see attached)
- Total Rent: \$5,730/month



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.

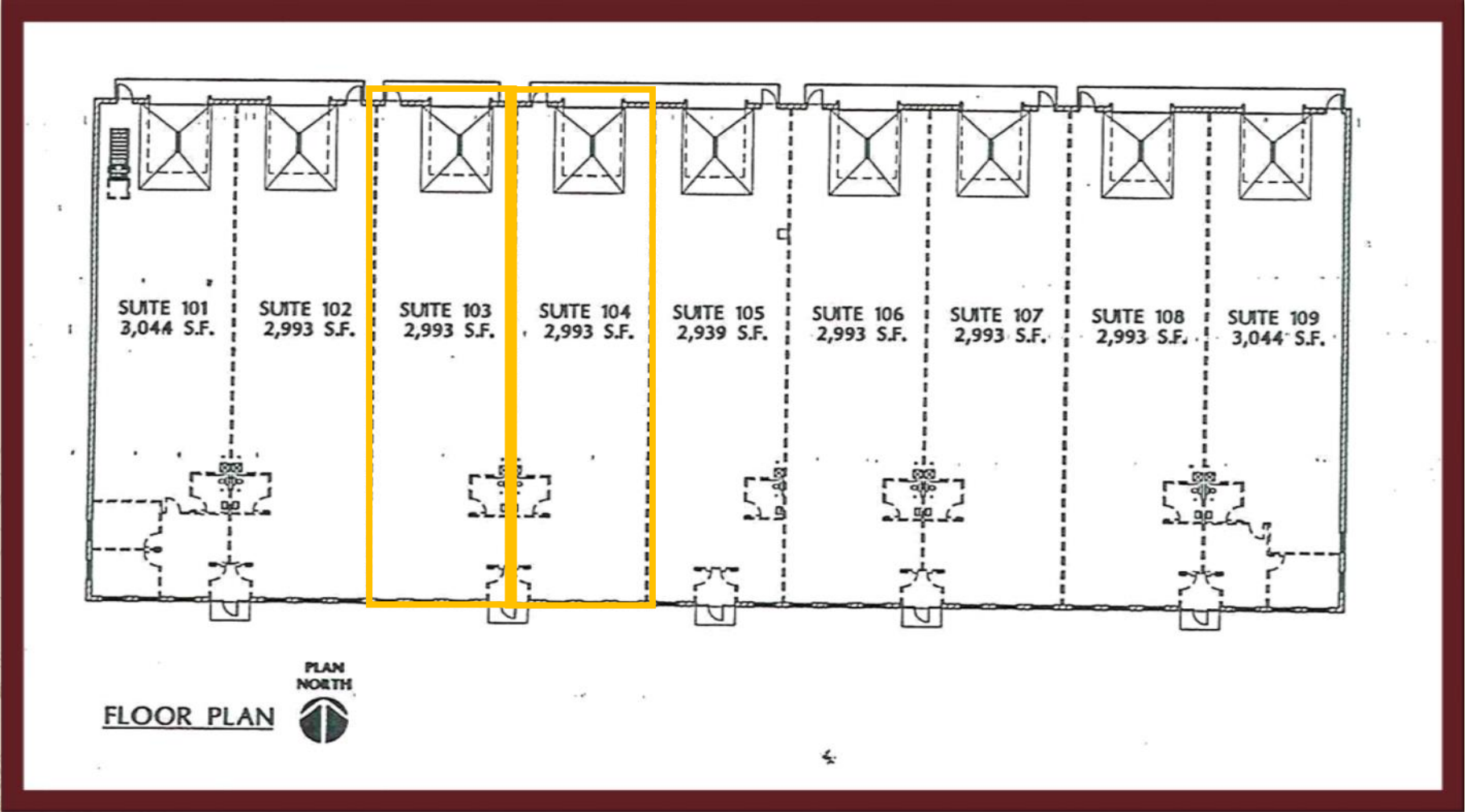


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

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FLOOR PLAN



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let's get started!

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COMMERCIAL PLAN REVIEW FOR CODE COMPLIANCE

GENERAL INFORMATION

A. PROJECT NAME: Suite 101-104
 B. PROJECT LOCATION: Airpark II in Lakeville, Minnesota

APPLICABLE CODES:
 A. INTERNATIONAL BUILDING CODE 2000 Edition
 B. LAKEVILLE ZONING ORDINANCE Current Edition
 C. MINNESOTA STATE BUILDING CODE 2003 Edition
 D. MHD PLUMBING CODE 2003 Edition
 E. MINNESOTA ELECTRICAL CODE (NEC) 2001 Edition
 F. INTERNATIONAL ENERGY CONSERVATION CODE 2000 Edition
 G. INTERNATIONAL FIRE CODE 2000 Edition
 H. UNIFORM MECHANICAL CODE 1997 Edition
 I. M.S.B.C. CHAPTER 1307 - ELEVATORS 2003 Edition
 K. M.S.B.C. CHAPTER 1341 - ACCESSIBILITY 2003 Edition

BUILDING CLASSIFICATION

A. OCCUPANCY GROUPS/ TYPE OF CONST (IBC Chpt 3 & IBC Chpt 6)
 (Note: For the Purpose of This Section, Areas Are Taken To The Interior Face Of Exterior Walls And Includes Areas Below Open Canopies, Floor Canopies, Or Similar Overhangs Without Walls.)
 1. Group B And S-1
 - Type of Construction - 3-B
 - Area - Suite 101 = 3,045 s.f.
 Suite 102 = 2,993 s.f.
 Suite 103 = 2,857 s.f.
 Suite 104 = 3,257 s.f. Total = 12,152 s.f.
 - Accessory Uses (IBC 302.2) Include:
 - None
 2. Mixed Occupancy (IBC 302.3)
 - Group B is a non-measured use from S-1
 3. Incidental Uses (IBC 302.1.1)
 - None
 B. FIRE-RESISTANCE-RATED CONSTRUCTION
 1. Fire Walls (IBC 705)
 - Not Required
 2. Fire Barriers (IBC 706)
 - Not Required
 3. Fire Partitions (IBC 708) - Not Required
 - Not Required

C. ROOF AND INTERIOR FINISH REQUIREMENTS
 1. Minimum Wall And Ceiling Finish Requirement (IBC Table 603.4)

Building Component	Finish Class
Vertical Exits/ Exit Passageways	Class C (Group S-1) Class B (Group B)
Exit Access Corridors/ Other Exit Ways	Class C
Rooms and Enclosed Spaces	Class C

AUTOMATIC SPRINKLER REQUIREMENTS
 A. AN EXISTING NFPA 13 AUTOMATIC SPRINKLER SYSTEM IS PROVIDED THROUGHOUT THE BUILDING (IBC 903.3.1.1)

EXITING

- A. DESIGN OCCUPANT LOAD (IBC 1003.2.2)
 1. Total Occupants = 45
 B. EXITS
 1. Number Required (IBC 1004.2.1) = 2
 2. Number Accessible Required (IBC 1003.1.3) = 2
 3. Arrangement (IBC 1004.2.2)
 - Not Less Than 1/3 Overall Diagonal (Sprinklered Building)
 4. Travel Distance Maximums
 - Exit Access (IBC 1004.2.4) = 300'
 - Common Path of Egress (IBC 1004.2.5) = 100'
 - Single Exit Buildings (IBC 1005.2.2) = 75'
 5. Width
 - Corridors (IBC 1004.3.2.2) = 36"
 - Exit Passageways (IBC 1005.3.3) = 36"
 - Exit Doors (IBC 1005.3.3) = 32" Min Clear
 48" Max Nom

6. Doors
 - Swing (IBC 1003.3.1.2)
 - Side Hung Swinging Out At Occupant Load Greater Than 49
 - Landings (IBC 1003.3.1.5)
 - Width Not Less Than Width of Door
 - Length in Direction of Travel Not Less Than 44"
 - Thresholds (IBC 1003.3.1.6)
 - Max Height = 1/2" - 1/2 Beveled Edge If 1/4"-1/2"
 - Consecutive Doors (IBC 1003.3.1.7) 48" + Door Width Apart
 - Lock or Latch (IBC 1003.3.1.8)
 - Operable From Inside Without Use of Knowledge or Keys.
 - Manually Operated Flush Bolts or Surface Bolts Are Prohibited
 - Fire Exit Hardware (IBC 1003.3.1.9)
 - Not Required At Exit/Exit Access Doors

PLUMBING FIXTURES

A. NUMBER FIXTURES REQUIRED (IBC 2902.1)
 1. Based On Less Than 15 Occupants Per Tenant - Business Occupancy

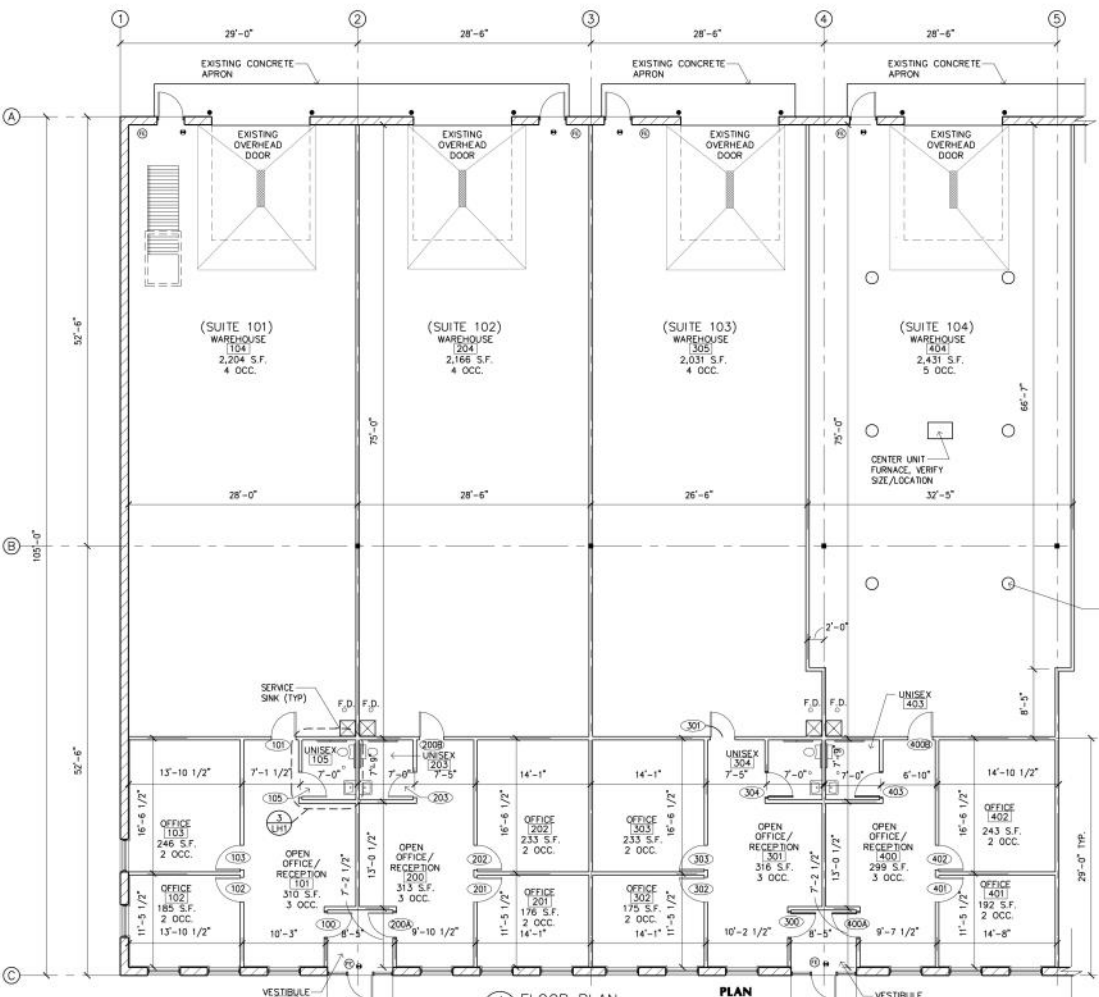
Fixture	Required (Per Suite)		Provided (Per Suite)		Provided (Per Suite)	
	Suite 101	Suite 102	Suite 101	Suite 102	Suite 103	Suite 104
Water Closets	1	1	1	1	1	1
Urinals	-	-	-	-	-	-
Levators	1	1	1	1	1	1
Bathrooms/ Showers	-	-	-	-	-	-
Drinking Fountains	1	*	*	*	*	*
Service Sink	1	1	1	1	1	1

* Note: Bottled Water May Be Substituted For Drinking Fountains When Approved By The Building Official

- B. LOCATION OF FIXTURES
 1. Employee Fixtures (IBC 2902.4)
 - Not More Than 1 Story Above Or Below Regular Working Area
 - Travel Distance Less Than 500 FT
 2. Public Fixtures (IBC 2902.6)
 - Not More Than 1 Story Above Or Below The Public Area
 - Travel Distance Less Than 500 FT

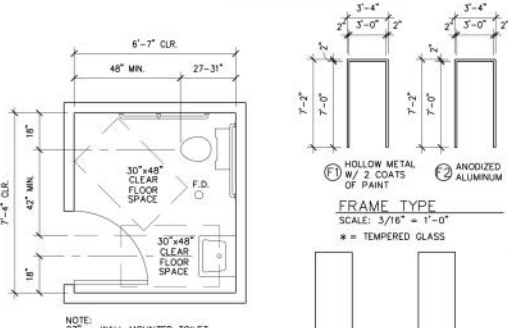
OTHER

- A. ACCESSIBILITY (MSBC 1341)
 1. Building is Accessible
 2. 42" High Minimum Guards Shall Be Installed Where A Change in Levels Exceeds 30" Or More
 C. SAFETY GLAZING (IBC 2406)
 1. Safety Glazing Shall Be Installed in Hazardous Locations As Specified in IBC 2406.2
 D. HIGH PILED STORAGE
 1. Tenant will not have high piled storage.



1 FLOOR PLAN
 (LH1) SCALE: 1/8" = 1'-0"

PLAN NORTH



3 ENLARGED RESTROOM PLAN
 (LH1) SCALE: 3/8" = 1'-0"

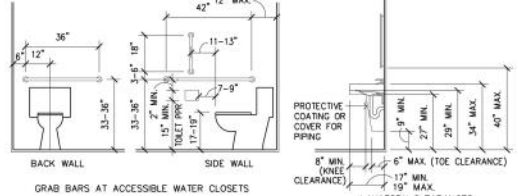
- NOTE:
 1. ALL OCCUPANTS LISTED ARE FOR EXITING PER IBC TABLE 1003.2.2.2.
 2. ALL EXTERIOR OFFICE WALLS TO BE FURRED W/ 2" FURRING CHANNELS, 1 1/2" RIGID INSULATION & 5/8" GYP. BOARD.
 3. ALL INTERIOR PARTITIONS TO BE 3 5/8" STEEL STUDS W/ 5/8" GYPSUM BOARD EACH SIDE, UNLESS NOTED OTHERWISE.
 4. = ILLUMINATED EXIT SIGN & EMERGENCY EXIT LIGHTING
5. ALL RECEPTION AREAS SHALL PROVIDE A COUNTER 36" HIGH, 36" MIN. WIDTH FOR HANDICAP ACCESSIBILITY, SUPPLIED BY TENANT.
 SUITE 101 = 3,045 S.F. - 12 OCC.
 SUITE 102 = 2,993 S.F. - 11 OCC.
 SUITE 103 = 2,857 S.F. - 11 OCC.
 SUITE 104 = 3,257 S.F. - 11 OCC.
 TOTAL S.F. = 12,152 S.F. TOTAL OCC. = 45 OCC.

LAVATORIES SHALL HAVE A CLEAR ACCESS WIDTH OF NOT LESS THAN 30", CLEAR HEIGHT OF NOT LESS THAN 29" TO THE BOTTOM OF THE FIXTURE APRON, CLEAR HEIGHT OF NOT MORE THAN 34" TO THE RM OF THE FIXTURE, AND A CLEAR DEPTH OF NOT LESS THAN 12" UNDER THE FIXTURE EXCLUSIVE OF BOWL AND WASTE PIPE. ALL EXPOSED PIPES ARE TO BE COVERED WITH AN INSULATED PROTECTIVE MATERIAL. THE WATER CLOSET VALVES SHALL HAVE LEVER HANDLES.

RESTROOM ACCESSORIES NOTE:
 MIRRORS SHALL BE MOUNTED SO THAT THE BOTTOM IS NO HIGHER THAN 40" ABOVE THE FLOOR. ALL WALL-MOUNTED DISPENSERS, WASTE DISPOSAL CONTAINERS, OR SIMILAR ACCESSORIES SHALL BE MOUNTED SO THAT WORKING HEIGHT IS NO HIGHER THAN 40" ABOVE THE FLOOR AND SHALL BE FREE OF INTERFERENCE BY GRAB BARS OR OTHER ACCESSORIES OR FIXTURES. GRAB BARS SHALL SUPPORT A WEIGHT OF 250 LBS. OR GREATER.

RESTROOM INTERIOR FINISH NOTE:
 FLOORS IN THE WATER CLOSET COMPARTMENTS ACCESSIBLE TO THE PUBLIC SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE SUCH AS CERAMIC TILE AND SHALL EXTEND UP THE WALLS AT LEAST 6". (IBC 1209.1)

WALLS WITHIN 2 FEET OF URINALS AND WATER CLOSET SHALL HAVE A SMOOTH, HARD NONABSORBENT SURFACE, TO A HEIGHT OF 4 FEET ABOVE THE FLOOR. (IBC 1209.2)



2 RESTROOM DETAILS & NOTES
 (LH1) SCALE: 3/8" = 1'-0"

DOOR & FRAME SCHEDULE

DR #	DOOR SIZE	THICK	DOOR	FRAME	REMARKS
100	3'-0"x7'-0"	1 3/4"	A	F2	
101	3'-0"x7'-0"	1 3/4"	A	F1	
102	3'-0"x7'-0"	1 3/4"	B	F1	
103	3'-0"x7'-0"	1 3/4"	B	F1	
105	3'-0"x7'-0"	1 3/4"	A	F1	
200A	3'-0"x7'-0"	1 3/4"	A	F2	
200B	3'-0"x7'-0"	1 3/4"	A	F1	
201	3'-0"x7'-0"	1 3/4"	A	F1	
202	3'-0"x7'-0"	1 3/4"	A	F1	
203	3'-0"x7'-0"	1 3/4"	B	F1	
205	3'-0"x7'-0"	1 3/4"	B	F1	
300	3'-0"x7'-0"	1 3/4"	A	F1	
301	3'-0"x7'-0"	1 3/4"	A	F1	
302	3'-0"x7'-0"	1 3/4"	B	F1	
303	3'-0"x7'-0"	1 3/4"	B	F1	
304	3'-0"x7'-0"	1 3/4"	B	F1	
400A	3'-0"x7'-0"	1 3/4"	C	F2	
400B	3'-0"x7'-0"	1 3/4"	A	F1	
401	3'-0"x7'-0"	1 3/4"	B	F1	
402	3'-0"x7'-0"	1 3/4"	B	F1	
403	3'-0"x7'-0"	1 3/4"	B	F1	

ROOM FINISH SCHEDULE

RM#	DESCRIPTION	FLOOR	BASE	N.WALL	E.WALL	S.WALL	W.WALL	CLG.	HQHT	REMARKS
100	VESTIBULE	G.T.	G.T.	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	8'-0"	
101	OPEN OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	11'-0"	
102	OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	
103	OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	
104	WAREHOUSE	SLD.CONC.	---	PAINT	GYP.	GYP.	PAINT	---	---	
105	UNISEX	C.T.	C.T.	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	11'-0"	C.T. WAINSCOT TO 4'-0" A.F.F.
200	OPEN OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	11'-0"	
201	OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	
202	OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	
203	UNISEX	C.T.	C.T.	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	C.T. WAINSCOT TO 4'-0" A.F.F.
204	WAREHOUSE	SLD.CONC.	---	PAINT	GYP.	GYP.	PAINT	---	---	
300	VESTIBULE	G.T.	G.T.	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	8'-0"	
301	OPEN OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	11'-0"	
302	OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	
303	OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	
304	UNISEX	C.T.	C.T.	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	C.T. WAINSCOT TO 4'-0" A.F.F.
305	WAREHOUSE	SLD.CONC.	---	PAINT	GYP.	GYP.	PAINT	---	---	
400	OPEN OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	11'-0"	
401	OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	
402	OFFICE	CARPET	CARPET	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	
403	UNISEX	C.T.	C.T.	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	PT/GYP/PT/GYP	A.C.T.	9'-0"	C.T. WAINSCOT TO 4'-0" A.F.F.
404	WAREHOUSE	SLD.CONC.	---	PAINT	GYP.	GYP.	PAINT	---	---	

* NOTE: VERIFY ALL FINISHES WITH TENANT