

# BUILD TO SUIT OFFICE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

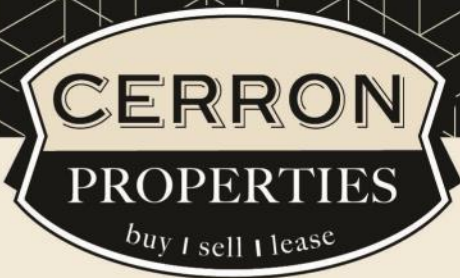


FOR LEASE | OFFICE



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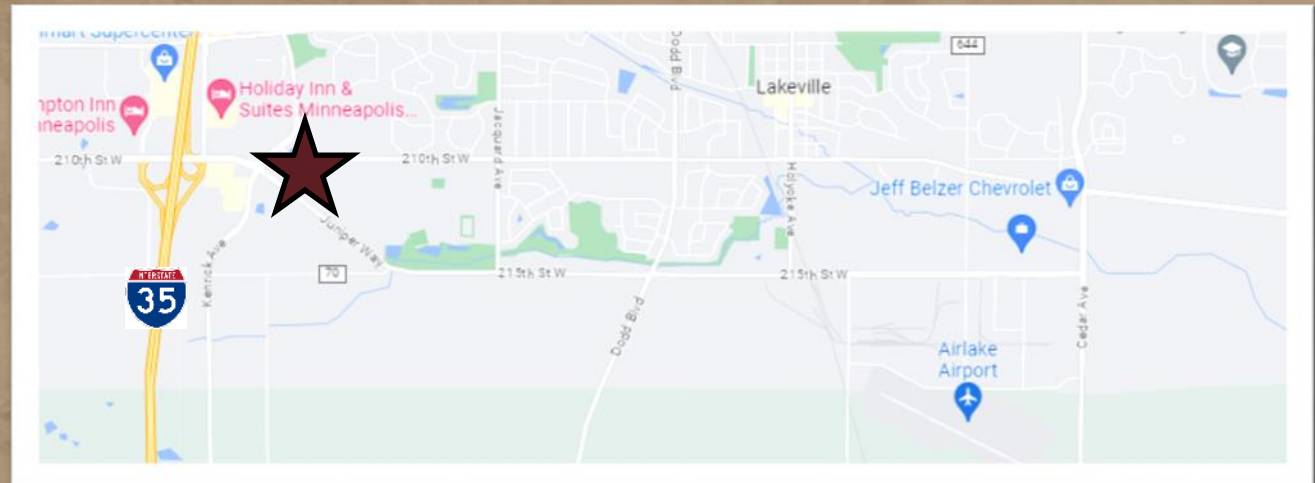
## ■ PROPERTY HIGHLIGHTS

- Approx. 30,000 SF build to suit 2-story office
- Office suites from 6,000 SF—30,000 SF
- Floor plans available upon request
- Underground parking/storage on level below
- Located on 3.39 Acre site
- Excellent Lakeville location in Fairfield Business Park, just off of I-35 and CR-70
- Net Lease Rate—negotiable
- Est. Op Expense/CAM:
  - \$8.00/SF Year 1 Op/Ex
  - \$9.00/SF Year 2 Op/Ex
  - \$10.90/SF Year 3 Op/Ex
- Zoned O-P Office Park

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



# SUMMARY

# BUILD TO SUIT OFFICE

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## TRAFFIC COUNTS:

- 8,100 vpd @ CR-70 & Kensington Blvd
- 22,000 vpd @ CR-70 & Kenrick Ave
- 65,500 vpd @ I-35 & CR-70

Source: MNDot

## DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	2,624	25,516	57,770
Median HH Income	\$147,120	\$121,403	\$121,335
Avg HH Income	\$176,450	\$159,306	\$159,519

Source: ESRI

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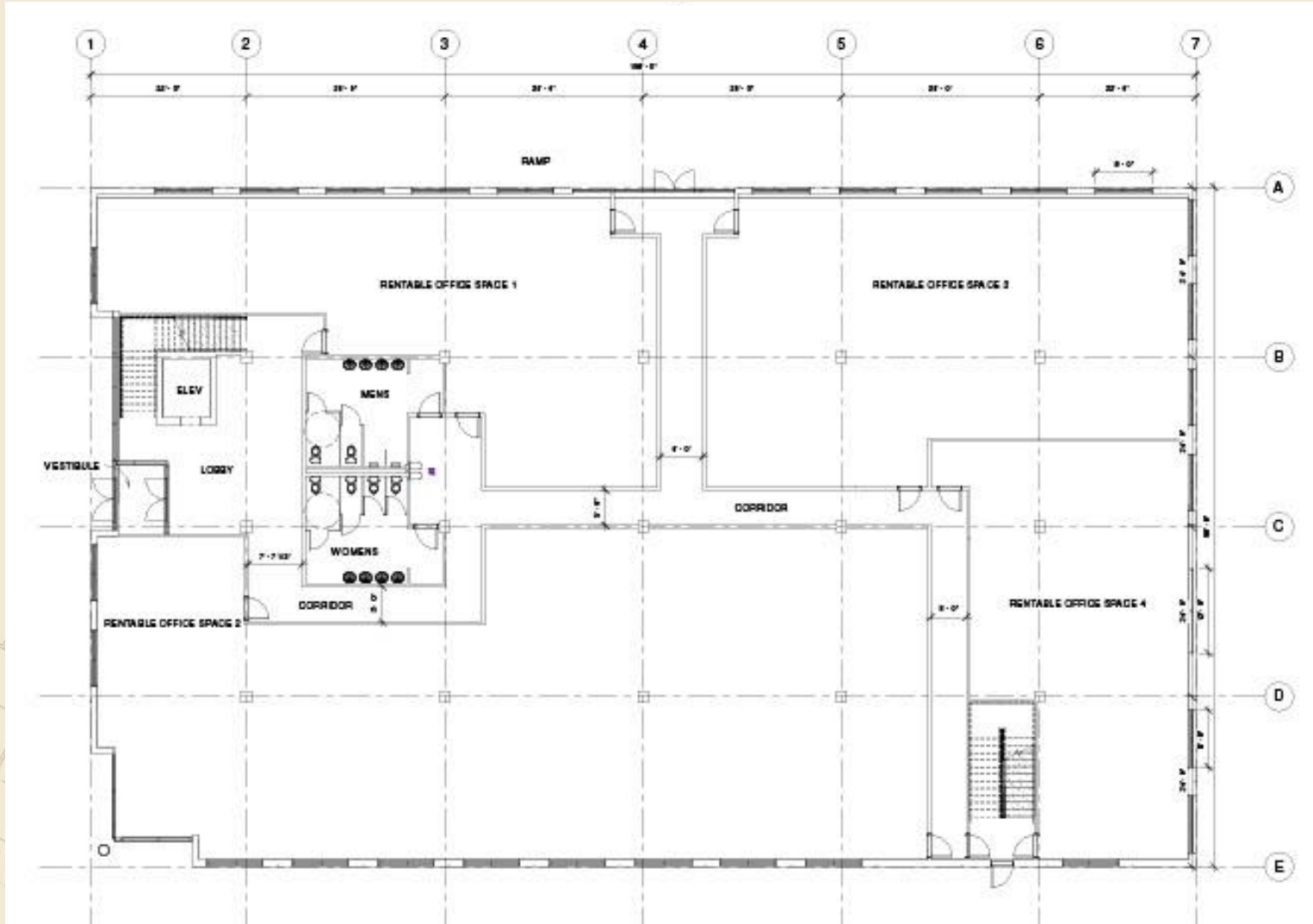


# SAMPLE FLOOR PLANS

# BUILD TO SUIT OFFICE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

SAMPLE  
FLOOR PLAN  
1ST FLOOR



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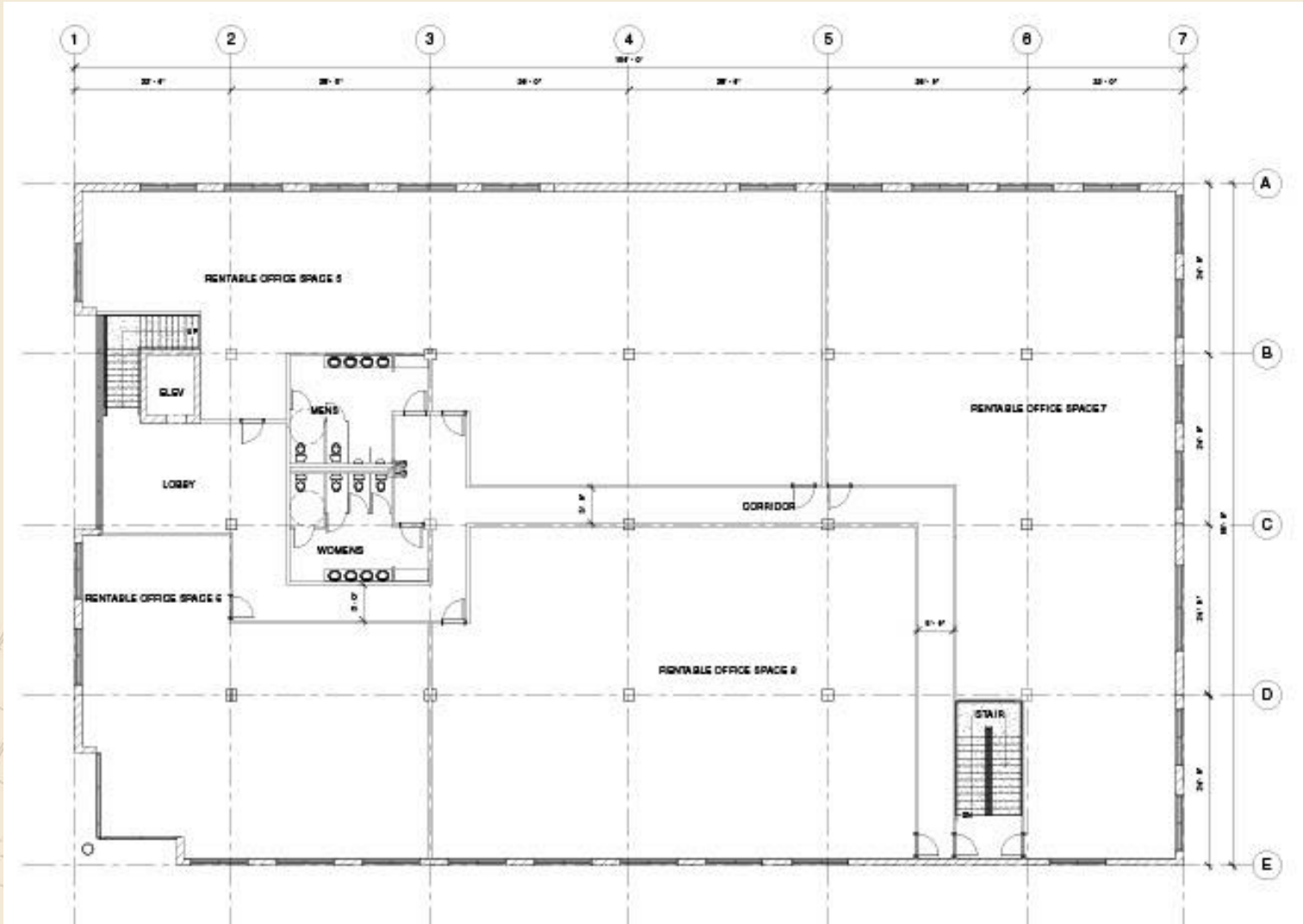


# SAMPLE FLOOR PLANS

# BUILD TO SUIT OFFICE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

SAMPLE  
FLOOR PLAN  
2ND FLOOR



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# LAKEVILLE

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## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 20855 Kensington Boulevard, Lakeville, MN 55044

### CITY, STATE

**Lakeville, MN**

### POPULATION

**44,149**

### AVG. HHSIZE

**2.84**

### MEDIAN HH INCOME

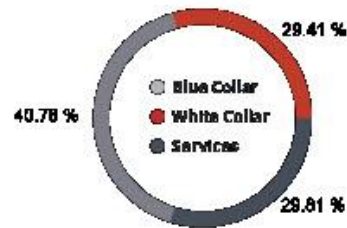
**\$98,714**

### HOME OWNERSHIP

**Renters: 3,123**

**Owners: 12,660**

### EMPLOYMENT



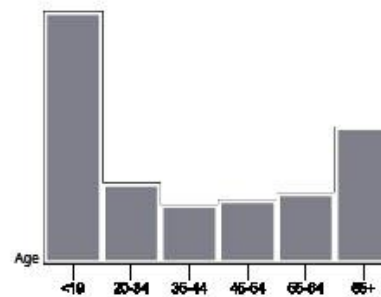
**55.89 %** Employed  
**1.09 %** Unemployed

### EDUCATION

High School Grad: **23.19 %**  
Some College: **26.62 %**  
Associates: **9.34 %**  
Bachelors: **40.22 %**

### GENDER & AGE

**50.33 %** Male **49.67 %** Female

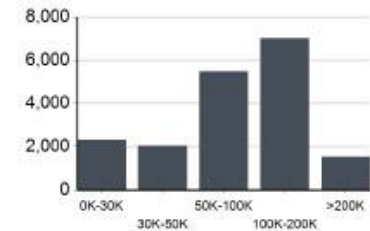


### RACE & ETHNICITY

White: **94.27 %**  
Asian: **0.82 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **0.86 %**  
Hispanic: **1.86 %**  
Two or More Races: **2.19 %**



### INCOME BY HOUSEHOLD



### HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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# LAKEVILLE

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Fairfield Business Campus

POSITIONED TO THRIVE!



Population: ~74,000  
20 minutes to downtown Minneapolis or Saint Paul  
18 miles to MSP airport

LAKEVILLE, MINNESOTA

The City of Lakeville is a place where businesses and families thrive! Lakeville is located along I-35 on the west side of Dakota County, which is part of the 7-County Twin Cities Metro.

Lakeville is home to one of Minnesota's largest industrial parks, which has over 500 acres of land ready for development. Currently, the city's industrial park has nearly 200 businesses and over 4,000 employees.



The city is comfortably situated in close proximity to Minneapolis and St. Paul, as well as the Minneapolis-St. Paul International Airport and Mall of America.

As you can see, Lakeville is positioned to thrive - making it a great location for your project!

- A community of nearly 74,000 and growing. Lakeville has led the metro area for single-family home permits since 2013.
- Over 1,700 acres of public park and open space, including 125 miles of pedestrian and bike trails and a 5-acre dog park.
- Award-winning schools and a highly educated workforce with over 53.1% of residents earning four-year degrees.
- Home to 1,500+ businesses with room to expand.



### Employment by Industry

Industries representing 10% or more of Lakeville's employment:

• Manufacturing	13%
• Retail Trade	13%
• Education	11%
• Food Services	10%
• Healthcare	10%

Average annual salary for these industries in Lakeville:

• Manufacturing	\$72,852
• Retail Trade	\$33,800
• Education	\$51,584
• Food Services	\$24,440
• Healthcare	\$40,352

Updated October 2023

### FAST FACTS

48.7%

Percentage of Lakeville residents aged 25 and older who have attained a bachelor's degree or higher

\$104,094,002

Total Commercial and Industrial development value (2022)

33.2%

Percentage of population growth in Lakeville from 2010-2022

53,529

Population 18 years and older in Lakeville (ACS 2010-2022)

26.0

Mean travel time (minutes) of Lakeville residents' commutes (ACS 2010-2022)

20,619

Number employed in Lakeville in 2022 (MN DEED OCEW Annual 2022)

\$321,060,165

Total building permit valuation (2022)

### FOR MORE INFORMATION

TINA GOODROAD, COMMUNITY DEVELOPMENT DIRECTOR

952-985-4421  
tgoodroad@lakevillemn.gov



### RAPID COMMERCIAL & INDUSTRIAL GROWTH

Lakeville's vision for the future is to increase economic sustainability through diversified economic development. In the past decade, the city saw growth across all sectors with the addition of retail, healthcare, restaurants, manufacturing and more.

- Over 2 million square feet of industrial space was under construction, permitted or approved since 2020.
- Record setting building permit valuation in 2020 at \$442M and second highest in 2021 at \$372M.
- Over 200 acres of land were annexed into the City in 2021 to accommodate future industrial growth.

In 2021, County State Aid Highway 70 completed construction on the divided four-lane highway expansion. This improvement supports the City's rapidly growing industrial park for current and future transportation needs.

In Lakeville, 63% of the population fall between the prime working ages of 25-64 years old.

The community is forecasted to reach 83,500 residents and 24,800 employees by 2040.

Data sources: City of Lakeville, Metropolitan Council, Minnesota Department of Employment and Economic Development, MN Compass, U.S. Census Bureau



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*let's get started!*

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