

PROFESSIONAL OFFICE SPACE

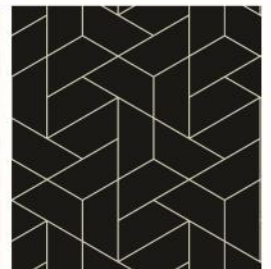
20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

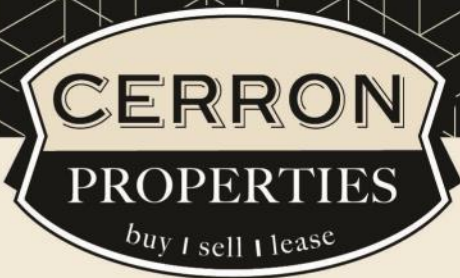


FOR LEASE | OFFICE



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





PROFESSIONAL OFFICE SPACE

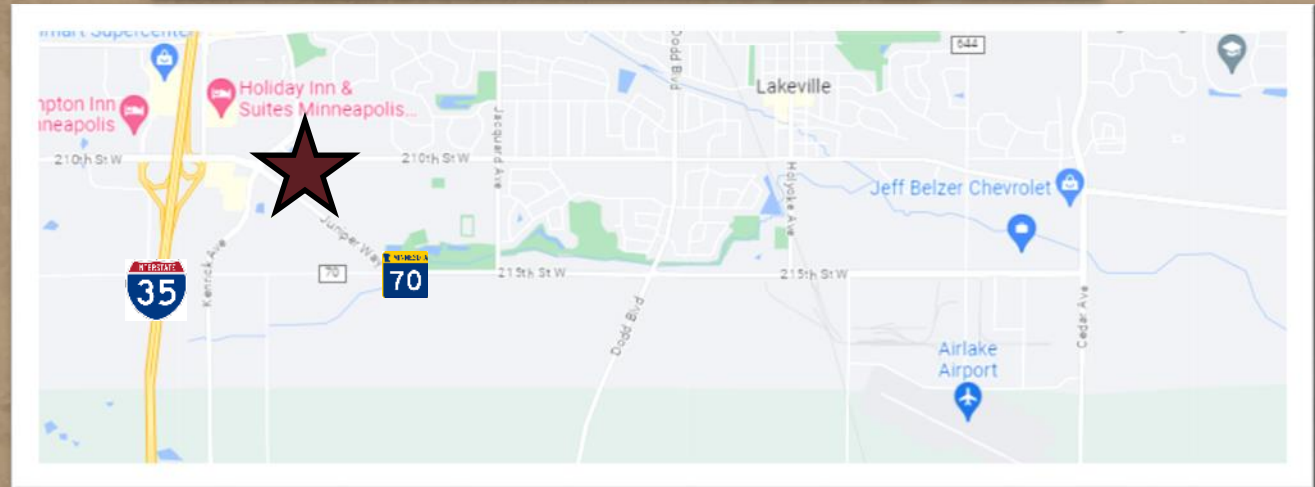
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Lakeville, MN 55044
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PROPERTY HIGHLIGHTS

- Beautiful 2-Story Office Building—approx. 54,986 SF
- Approx. 45,900 SF available for lease (dividable to 1,500 SF)
- Daycare available onsite (infant-preK)
- Built in 1996
- PID 22-24501-01-010
- Located on 5.02 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: \$7.68/SF
- Zoned O-P Office Park



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 call:

952.469.9444

PROFESSIONAL OFFICE SPACE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

SUMMARY



■ 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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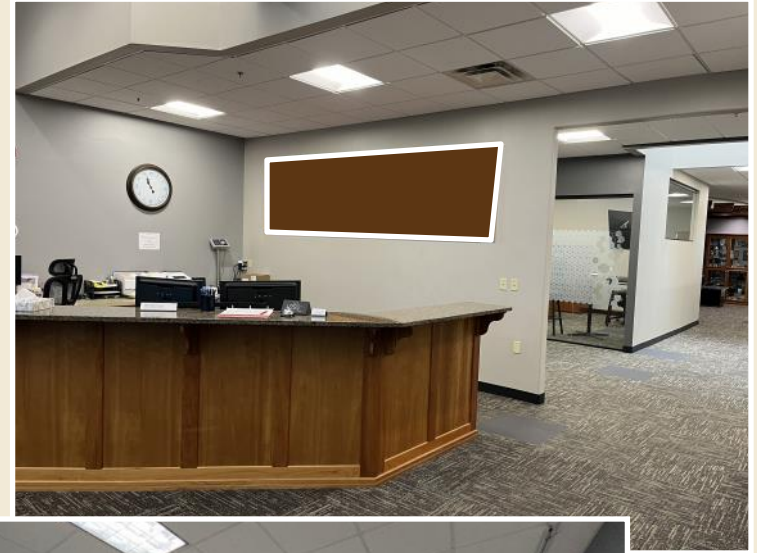
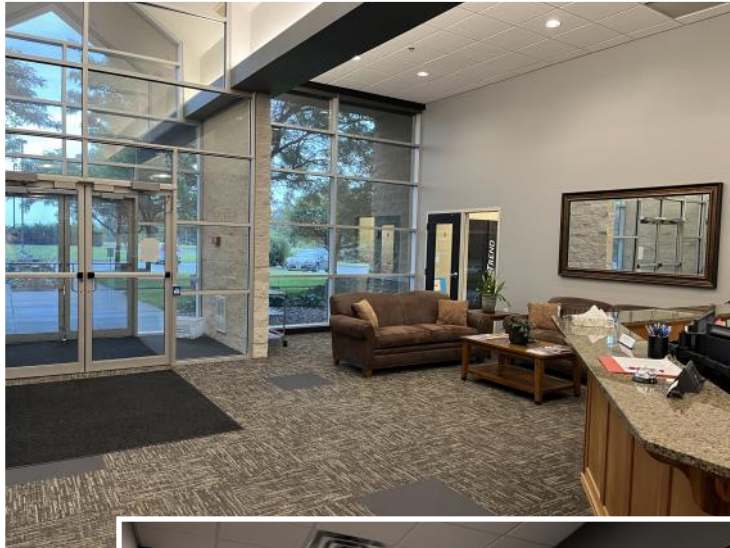


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INTERIOR PHOTOS

PROFESSIONAL OFFICE SPACE
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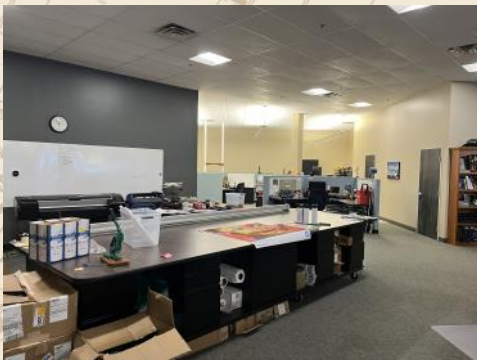
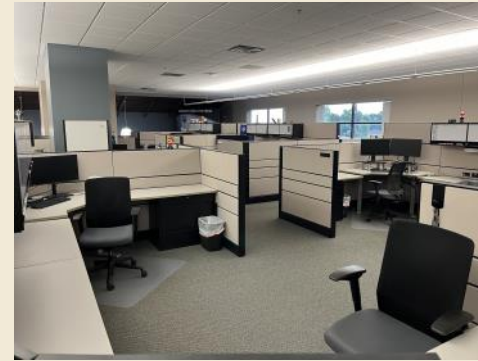
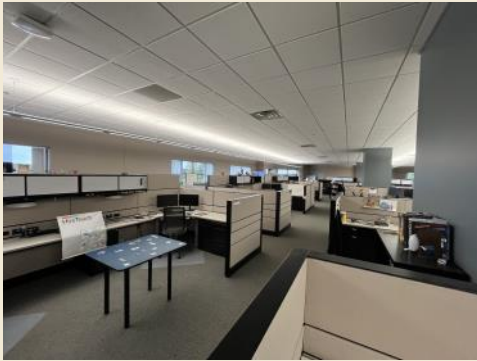


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INTERIOR PHOTOS

PROFESSIONAL OFFICE SPACE 20855 KENSINGTON BLVD, LAKEVILLE, MN 55044



To view the full set of interior photos, click here:

[20855 Kensington Blvd - Interior Full Photo Set](#)

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EXTERIOR PHOTOS

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FLOOR PLAN

PROFESSIONAL OFFICE SPACE 20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

AVAILABLE SPACE
APPROX. 45,900 SF



APPRO DEVELOPMENT
21415 CEDARDA AVENUE
LAKEVILLE, MN 55044
TEL: 952.469.9444
FAX: 952.469.9413
EMAIL: office@approvedevelopment.com
Copyright © by APPRO Development, Inc.

PRELIMINARY
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE

IMAGE TREND
FRONT ENTRY
REMODEL

20855 KENSINGTON BLVD.
LAKEVILLE, MN 55044

SAC FIRST FLOOR
PLAN

Project Number: 20103-01-46
Date: 03/07/21
Drawn by: JSP
Checked by: JAC

A2-5
Scale: 1/16" = 1'-0"

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SPACE OPTIONS

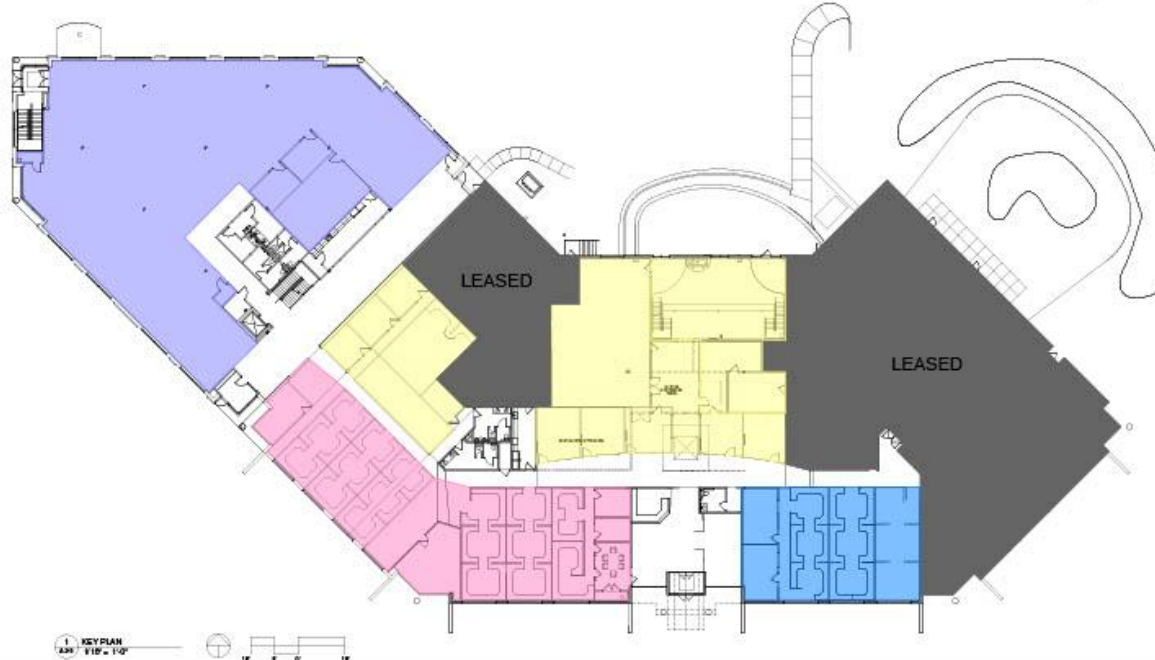
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- TENANT #1 - USF: 9,232 ± SF RSF: 11,722 ± SF
- TENANT #2 - USF: 8,900 ± SF RSF: 11,300 ± SF
- TENANT #3 - USF: 7,071 ± SF RSF: 8,978 ± SF
- TENANT #4 - USF: 5,058 ± SF RSF: 6,422 ± SF
- TENANT #5 - USF: 2,362 ± SF RSF: 2,999 ± SF

USF - USABLE SQUARE FOOTAGE
RSF - RENTABLE SQUARE FOOTAGE



PERMISSIBILITY NOT FOR CONSTRUCTION

No.	Description	Date

MCBRADY
FAIRFIELD
CENTER
REMODEL

20855 KENSINGTON BLVD
LAKEVILLE, MN 55044

OVERALL
BUILDING PLAN

Project number: 26-05-0398
Date: 09/17/2024
Drawn by: MSW
Checked by: FGW

A2-5

Scale: 1/8" = 1'-0"

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LAKEVILLE

PROFESSIONAL OFFICE SPACE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

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

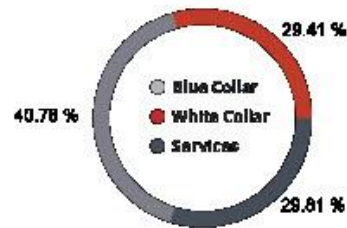
\$98,714

HOME OWNERSHIP

Renters: **3,123**

Owners: **12,660**

EMPLOYMENT



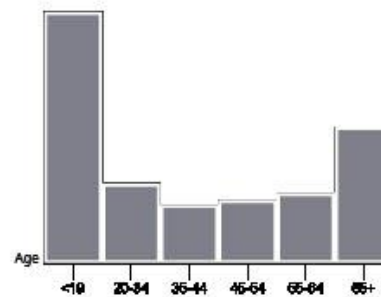
Employed: **55.89%**
Unemployed: **1.09%**

EDUCATION

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

GENDER & AGE

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

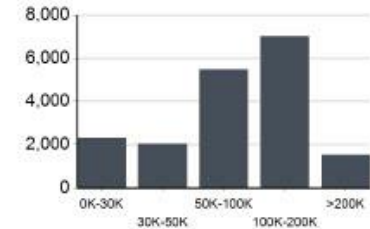


RACE & ETHNICITY

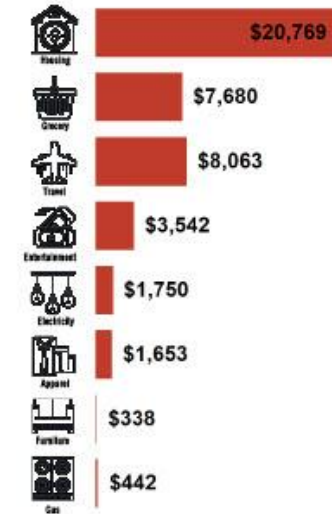
White: **94.27%**
Asian: **0.82%**
Native American: **0.00%**
Pacific Islanders: **0.00%**
African-American: **0.86%**
Hispanic: **1.86%**
Two or More Races: **2.19%**



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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