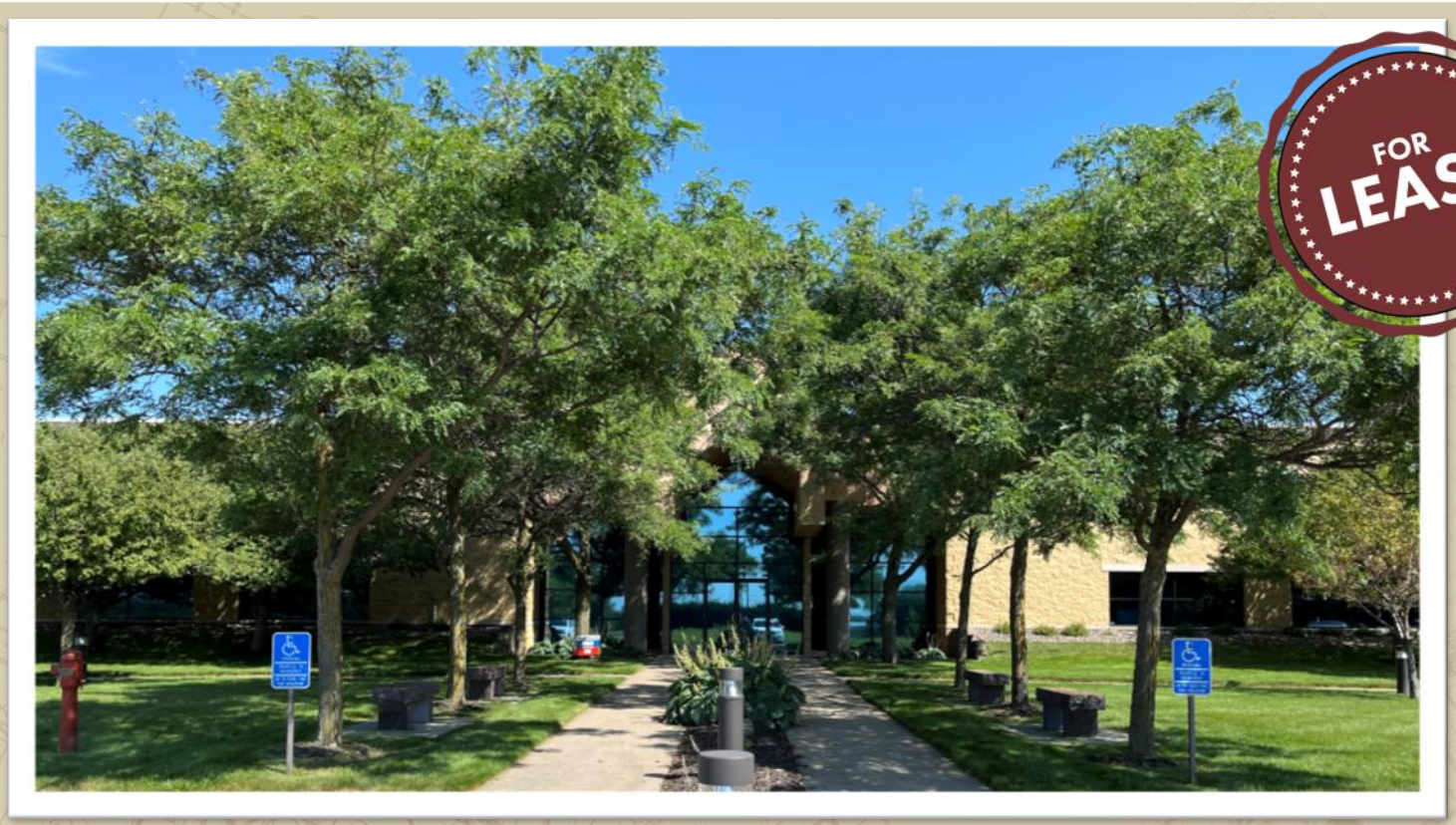
PROFESSIONAL OFFICE SPACE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044



FOR LEASE | OFFICE

CERRON
PROPERTIES
buy | sell | lease

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

PROFESSIONAL OFFICE SPACE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

FOR LEASE | OFFICE

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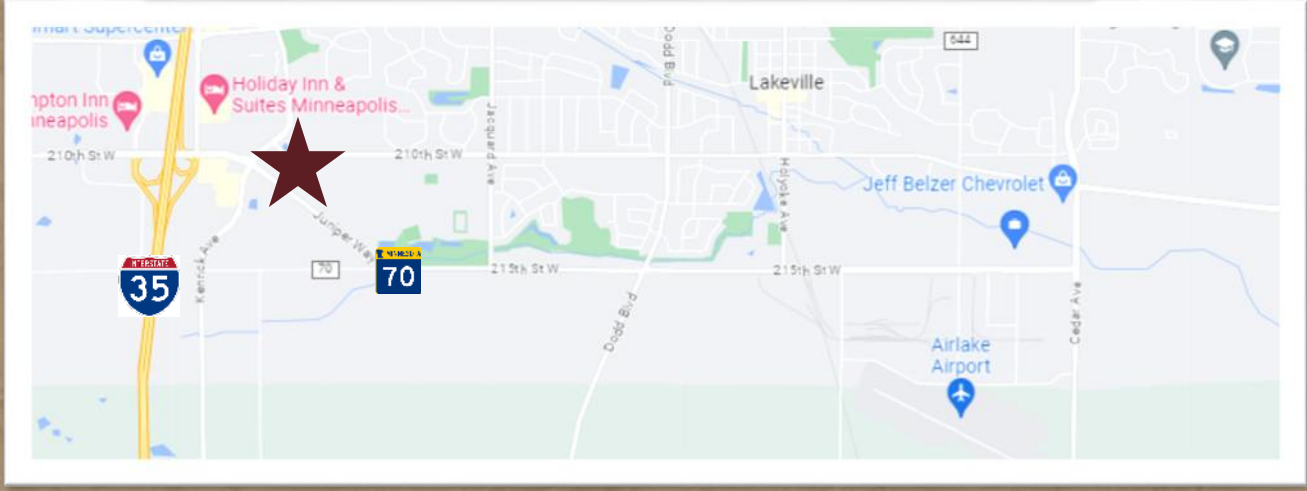
Lakeville, MN 55044
www.CERRON.com

PROPERTY HIGHLIGHTS

- Beautiful 2-Story Office Building—approx. 54,986 SF
- Approx. 43,000 SF available for lease (dividable to 260 SF)
- The building has a total of 226 parking spaces
- 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: $6.93/SF
- Zoned O-P Office Park

FOR LEASE



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For more information, please contact:
Rocky Ranch
952.583.6135
rockyr@cerron.com

SUMMARY

PROFESSIONAL OFFICE SPACE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

Additional Amenities:

- EV Charging available to all Tenants
- Multiple outdoor patios for outdoor gatherings
- 3 amazing kitchens with seating available for large groups
- Stocked soda fountains
- On-site preschool
- Expansive grounds and green space
- Many different space and size options to fit your business needs
- 3 fiber providers available to building
- Common Conference room available for reservations
- Responsive on-site maintenance staff ready to meet your needs
- New roof, HVAC and Parking lot

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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INTERIOR PHOTOS

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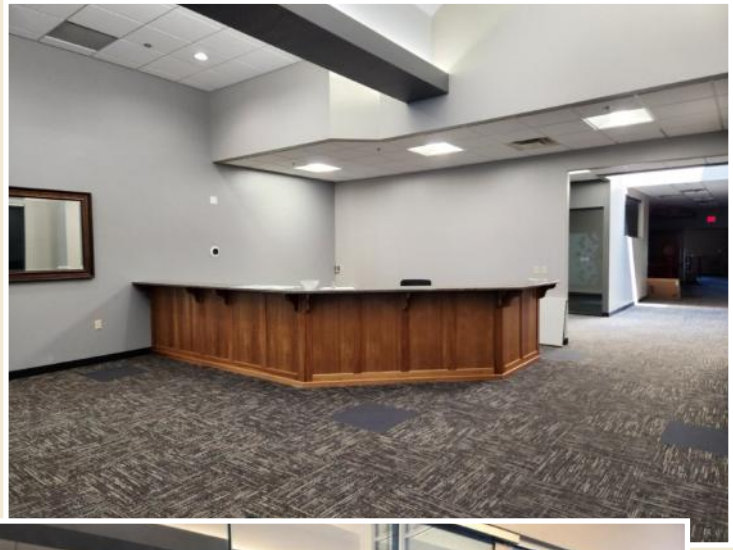

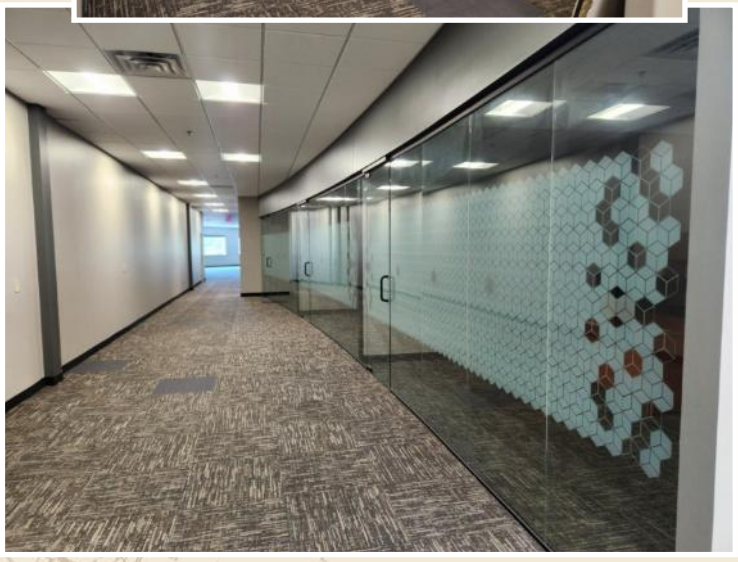

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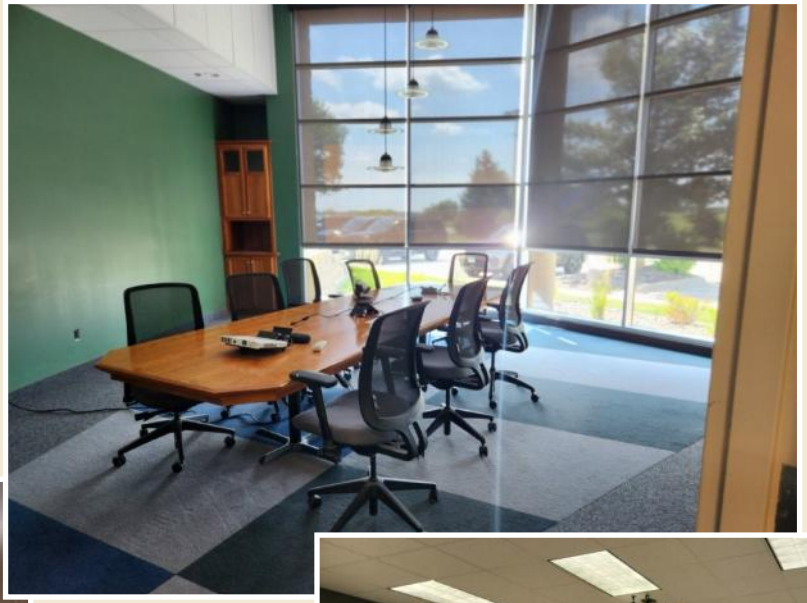

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INTERIOR PHOTOS

PROFESSIONAL OFFICE SPACE

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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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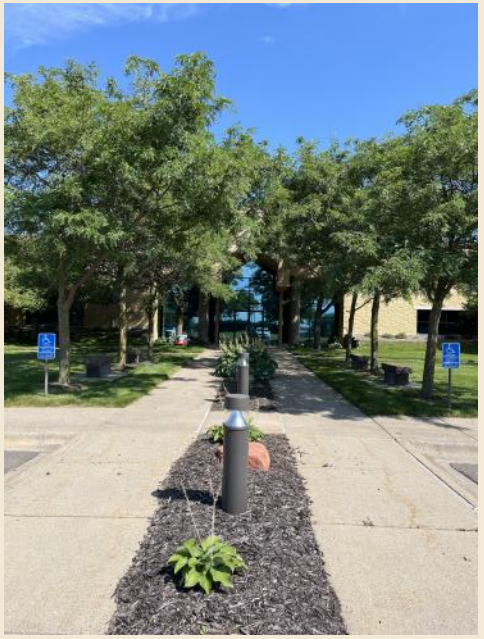

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PROFESSIONAL OFFICE SPACE

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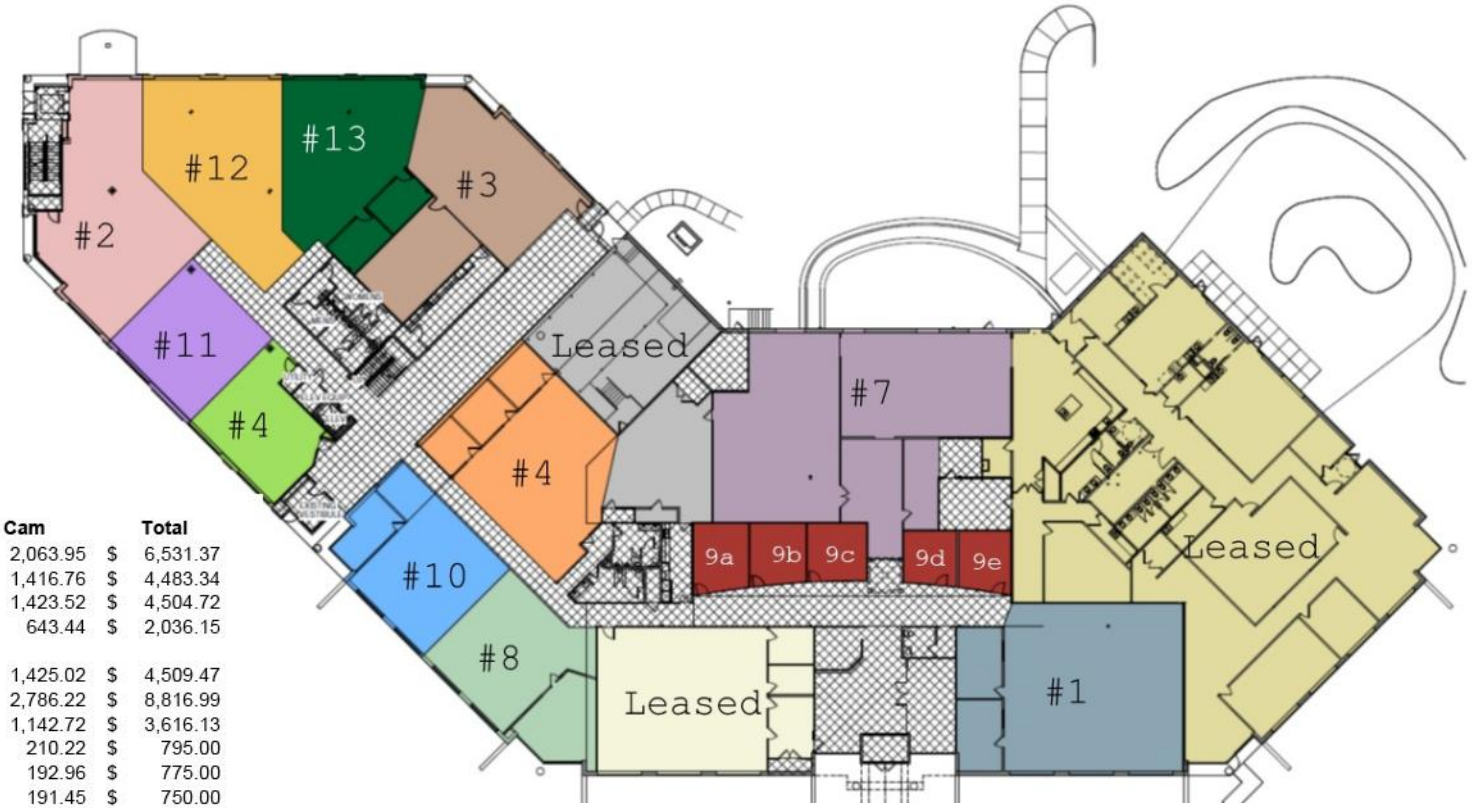
SPACE OPTIONS—MAIN/LL



Lower Level	RSF	Base	Cam	Total
#1	3574	$ 4,467.42	$ 2,063.95	$ 6,531.37
#2	2453	$ 3,066.58	$ 1,416.76	$ 4,483.34
#3	2465	$ 3,081.20	$ 1,423.52	$ 4,504.72
#4	1114	$ 1,392.72	$ 643.44	$ 2,036.15
#5	2955	Leased		
#6	2468	$ 3,084.45	$ 1,425.02	$ 4,509.47
#7	4825	$ 6,030.78	$ 2,786.22	$ 8,816.99
#8	1979	$ 2,473.41	$ 1,142.72	$ 3,616.13
#9a	364	$ 584.78	$ 210.22	$ 795.00
#9b	334	$ 582.04	$ 192.96	$ 775.00
#9c	332	$ 558.55	$ 191.45	$ 750.00
#9d	281	$ 487.83	$ 162.17	$ 650.00
#9e	312	$ 514.81	$ 180.19	$ 695.00
#10	1740	$ 2,174.39	$ 1,004.57	$ 3,178.96
#11	1290	$ 1,612.11	$ 744.79	$ 2,356.90
#12	2189	$ 2,736.68	$ 1,264.35	$ 4,001.03
#13	2208	$ 2,759.43	$ 1,274.86	$ 4,034.29

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PROFESSIONAL OFFICE SPACE

SPACE OPTIONS—UPPER

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

Upper Level	RSF	Base	Cam	Total
#1	1244	$ 1,555.23	$ 718.52	$ 2,273.74
#2	2799	$ 3,498.86	$ 1,616.47	$ 5,115.33
#3	1688	$ 2,109.39	$ 974.54	$ 3,083.93
#4	2374	$ 2,967.45	$ 1,639.51	$ 4,606.96
#5	1989	$ 2,486.41	$ 1,435.90	$ 3,922.32
#6	1218	$ 1,522.73	$ 879.37	$ 2,402.10

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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

Catylist Research

CITY, STATE

Lakeville, MN

POPULATION

44,149

AVG. HH SIZE

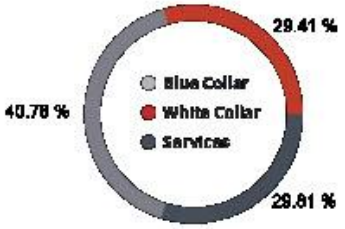
2.84

MEDIAN HH INCOME

$98,714

HOME OWNERSHIP

EMPLOYMENT



55.89 % Employed

1.09 % Unemployed

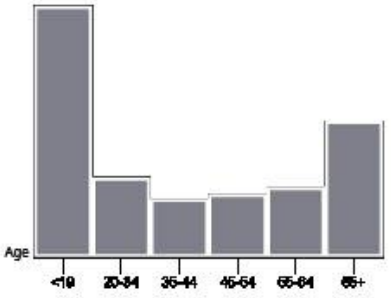
EDUCATION

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

GENDER & AGE

50.33 %

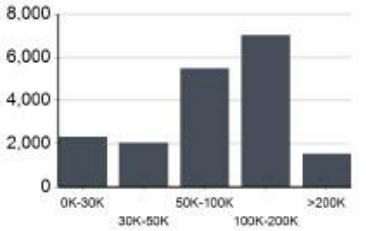
49.67 %



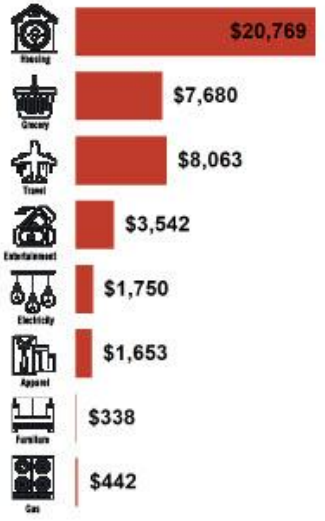
RACE & ETHNICITY

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



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LAKEVILLE

PROFESSIONAL OFFICE SPACE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

POSITIONED TO THRIVE!

Lakeville

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 2018-2022)

26.0
Mean travel time (minutes) of Lakeville residents' commutes (ACS 2018-2022)

20,619
Number employed in Lakeville in 2022 (MN DEED QCEW 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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