

PROFESSIONAL BUILDING OR REDEVELOPMENT OPPORTUNITY

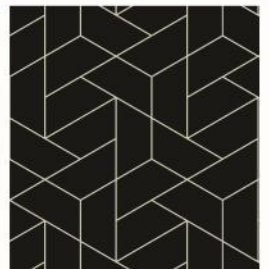
4540 TOWER STREET SE, PRIOR LAKE, MN 55372

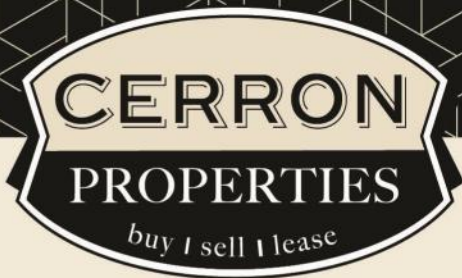


FOR SALE | OFFICE BUILDING



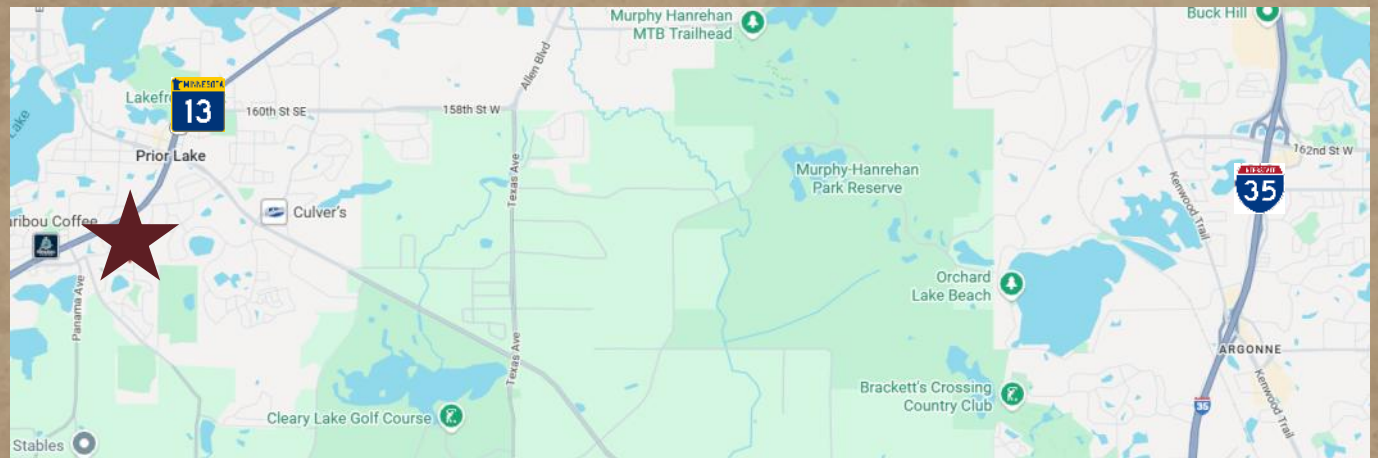
CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





PROFESSIONAL BUILDING OR REDEVELOPMENT OPPORTUNITY 4540 TOWER STREET SE, PRIOR LAKE, MN 55372

FOR SALE | OFFICE BUILDING



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

- Former Prior Lake –Savage School District Office Building for Sale
- Approx. 21,588 SF Building, plus approx. 2,700 SF Storage/ Garage Building on Approx. 2.66 Acre Site
- 29+ Offices, 6 Conference Rooms, 3 Sets of Restrooms, 1 Kitchenette, 2 Secure Entrances with Vestibules
- Scott County PID# 250220050
- RE Taxes: TBD
- Located just south of the Post Office
- Close to retail, fast food, and Hwy 13
- Available June 2026
- Asking Price: \$2,750,000

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:
Becky Zweber
952.240.6090
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PROFESSIONAL BUILDING OR REDEVELOPMENT OPPORTUNITY

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SUMMARY

PROPERTY HIGHLIGHTS

- Approx. 21,588 SF Free Standing, One Level Office Building
- Approx. 2,700 SF Storage/Garage Building with 3 Drive-In Garage Doors
- 2.66 Acre Site
- 29 Offices
- 6 Conference Rooms
- 3 Sets of Bathrooms (Mens/Womens)
- Kitchenette
- Large Parking Lot
- Ideal Location in Prior Lake, close to Lunds & Byerlys, Post Office & residential homes
- Well Maintained
- Two Secure Entrances with Vestibules
- Move right in or choose to customize

Zoning: Currently zoned R2/R3 Residential or Use "As Is" for a School/Office/Medical
Check out the City of Prior Lake's website for city code/zoning for specific uses

Year Built: 1977 (renovations in 1993 and 2016)

Sprinklered: Yes

Parking: 146+ parking stalls



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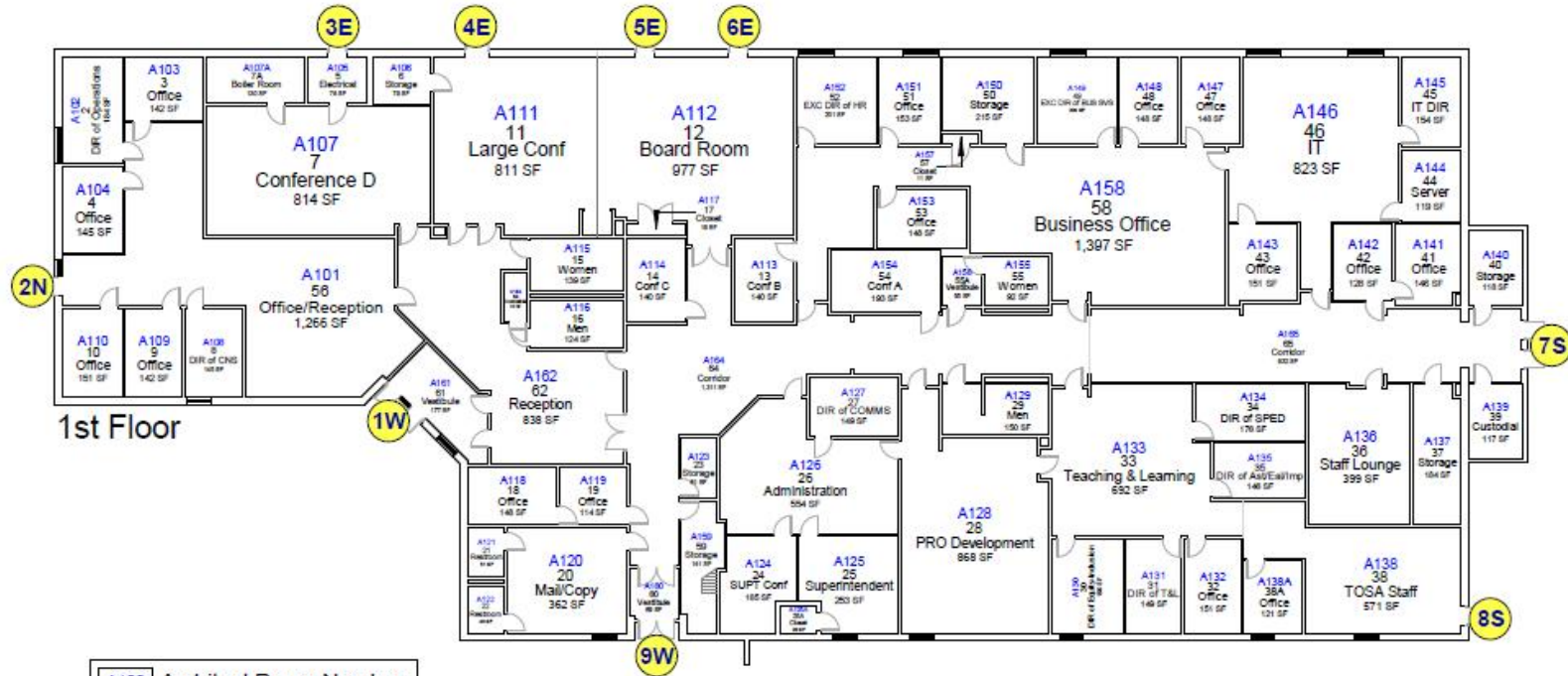
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Floor Plan

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1st Floor

A100	Architect Room Number
100	Assigned Room Number
⓪	Exterior Door Number

Name	Area
1st Floor	21,588 SF
Grand total: 1	21,588 SF

	District Services Center	Date 6/9/2023	
	Area-Architect & Assigned Room ID	Scale 1" = 25'-0"	

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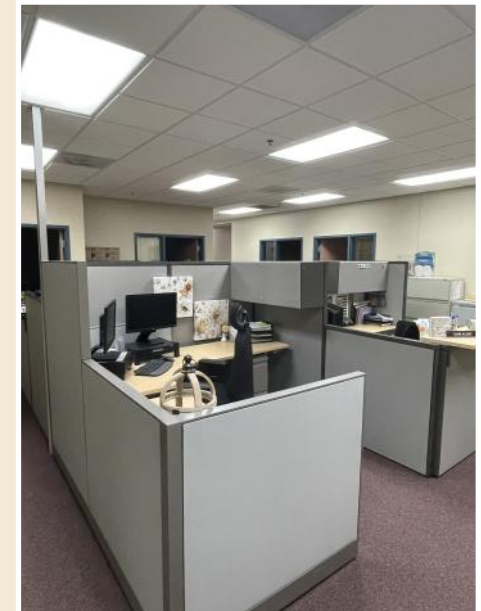
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Floor Plan Room Schedule

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Architect Number	Assigned Number	Assigned Name	Area
A101	56	Office/Reception	1,286 SF
A102	2	DIR of Operations	184 SF
A103	3	Office	142 SF
A104	4	Office	145 SF
A105	5	Electrical	78 SF
A106	6	Storage	79 SF
A107	7	Conference D	814 SF
A107A	7A	Boiler Room	130 SF
A108	8	DIR of CNS	145 SF
A109	9	Office	142 SF
A110	10	Office	151 SF
A111	11	Large Conference	811 SF
A112	12	Board Room	977 SF
A113	13	Conf B	140 SF
A114	14	Conf C	140 SF
A115	15	Women	139 SF
A116	16	Men	124 SF
A117	17	Closet	19 SF
A118	18	Office	148 SF
A119	19	Office	114 SF
A120	20	Mail/Copy	382 SF
A121	21	Restroom	51 SF
A122	22	Restroom	49 SF
A123	23	Storage	61 SF
A124	24	SUPT Conf	185 SF
A125	25	Superintendent	253 SF
A125A	25A	Closet	28 SF
A126	26	Administration	554 SF
A127	27	DIR of COMMS	149 SF
A128	28	PRO Development	888 SF
A129	29	Men	150 SF
A130	30	DIR of Equity-Inclusion	190 SF
A131	31	DIR of T&L	149 SF
A132	32	Office	151 SF
A133	33	Teaching & Learning	692 SF

Architect Number	Assigned Number	Assigned Name	Area
A134	34	DIR of SPED	176 SF
A135	35	DIR of Ast/Eal/Imp	146 SF
A136	36	Staff Lounge	399 SF
A137	37	Storage	184 SF
A138	38	TOSA Staff	571 SF
A138A	38A	Office	121 SF
A139	39	Custodial	117 SF
A140	40	Storage	118 SF
A141	41	Office	146 SF
A142	42	Office	128 SF
A143	43	Office	151 SF
A144	44	Server	119 SF
A145	45	IT DIR	154 SF
A146	46	IT	823 SF
A147	47	Office	148 SF
A148	48	Office	148 SF
A149	49	EXC DIR of BUS SVS	200 SF
A150	50	Storage	215 SF
A151	51	Office	153 SF
A152	52	EXC DIR of HR	201 SF
A153	53	Office	148 SF
A154	54	Conf A	193 SF
A155	55	Women	92 SF
A156	55A	Vestibule	55 SF
A157	57	Closet	11 SF
A158	58	Business Office	1,397 SF
A159	59	Storage	141 SF
A160	60	Vestibule	69 SF
A161	61	Vestibule	177 SF
A162	62	Reception	838 SF
A163	63	Custodial	33 SF
A164	64	Corridor	1,311 SF
A165	65	Corridor	932 SF



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COUNTY AERIAL



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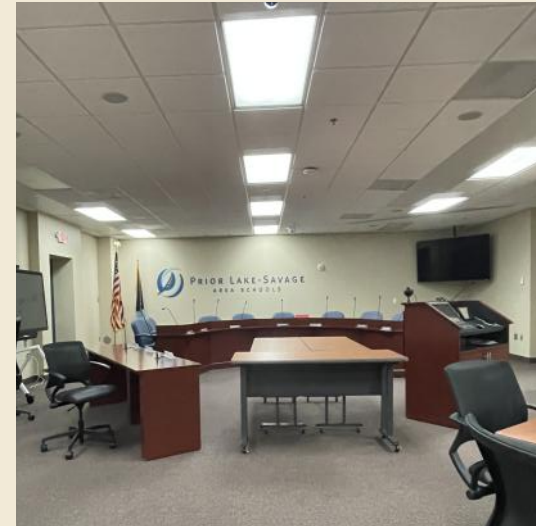
INTERIOR PICS



SITTING AREA



SECURE ENTRANCE



CONFERENCE ROOM



BOARD ROOM



STAFF KITCHEN



HALL

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EXTERIOR PICS



STORAGE GARAGE



SIDE GARAGE



EXTERIOR VIEW—TOWER ST



SIDE OF BUILDING

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AERIAL



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AREA BUSINESSES

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let's get started!

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