

OFFICE FOR LEASE | PRIME LOCATION

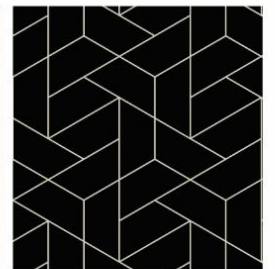
20890 KENBRIDGE CT, LAKEVILLE, MN 55044

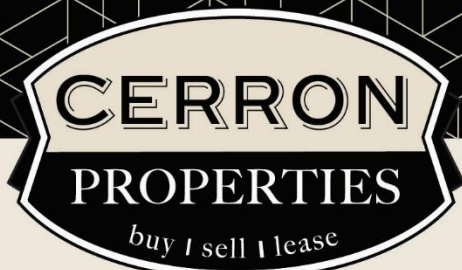


10,315 SF Office | Individual Offices + Outdoor Space



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





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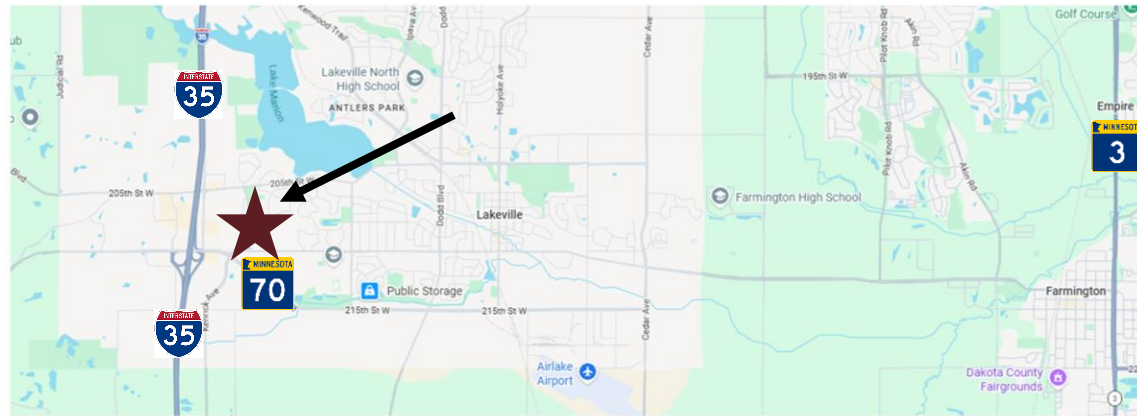
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FOR LEASE | PROFESSIONAL OFFICE SPACE

CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
www.CERRON.com

PROPERTY HIGHLIGHTS

- Up to 10,315 RSF office space available for lease in a 25,938 SF Fairfield Business Campus building
- 3,144 – 10,315 RSF available
- Multiple Space Options:
Space 1 – 3,144 RSF
Space 2 – 3,155 RSF
Space 3 – 4,016 RSF
Or combinations of above
- 3.72 acre site
- Zoning: OP – Office Park District
- Built 1996
- Conveniently located just east of I-35 and CR-70 in Lakeville
- Sprinklered
- Ample parking
- Lease Rate: \$15/RSF Net + \$9.56/RSF CAM



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:
Roz Peterson
612.708.5281
rozp@cerron.com

FLOOR PLAN

[illegible]

Immediate Availability

<u>Available</u>	<u>RSF</u>	<u>Base Rent/Mo.</u>
Space #1	3,144	\$3,930
Space #2	3,155	\$3,944
Space #3	4,016	\$5,020
Entire Space	10,315	\$12,894
Space 1+2	6,300	\$7,875
Space 2+3	7,171	\$8,964

* CAM not included in base rent pricing



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PROPERTY PHOTOS

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SUMMARY

OFFICE FOR LEASE | PRIME LOCATION

20890 KENBRIDGE CT, LAKEVILLE, MN

Executive Summary

20890 Kenbridge Ct | Lakeville, MN

Property Overview

This 10,315 SF office building could include users such as; professional service firms, regional satellite offices, medical/administrative users, or businesses seeking proximity to I-35 corridor amenities with flexible space configurations

Location & Accessibility

Positioned with **direct access to I-35 at Exit 70**, this property benefits from strong regional connectivity and visibility. The Fairfield office park includes: major demand drivers such as D.R. Horton, Post and nearby Walmart, and Holiday Inn.

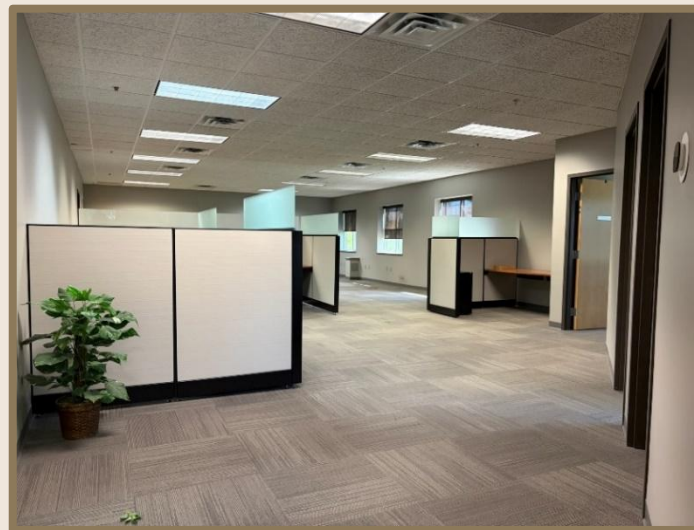
Highlights

- Outdoor space with tree-lined views
- Shared kitchen facility and restrooms
- Move-in ready!

Lease Terms

- Total Available: 10,315 USF
- Divisible to: 3,144 USF
- Lease Rate: \$15.00 RSF + CAM
- Availability: Immediate

***Please contact the listing agent for tour



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let's get started!

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