



# Flex Space For Lease

Keystone Business Park - Biscayne

2501 158th Circle West, Rosemount, MN 55068



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[KEYSTONEDP.COM](http://KEYSTONEDP.COM)



# Building Facts

Address	2501 158th Circle West, Rosemount, MN 55068
Property Type	Office & Warehouse Flex
Total Project	Up to 19 Suites
Suite Sizes	~2,000 SF – ~6,000+ SF
Clear Height	18' – 21'
Drive-In Doors	14' Overhead Bay Doors
Power	200 Amp Service
Construction	Modern, Energy-Efficient
Lease Type	NNN
Base Rent	Starting at \$2,750/month
Parking	Over 80 parking spaces
Move-in Ready	May 2026

To schedule a tour, contact:

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# Flexible Build-Out Options

Keystone Business Park - Biscayne



# Site Plan

## Keystone Business Park - Biscayne



### Strategic High-Growth Location

Positioned between Lakeville and Apple Valley, Biscayne is surrounded by:

- 2,000+ newly built homes
- 800+ homes within 5 miles
- New 60-acre middle school
- Major nearby employers including Lifetime & Meta
- 11.5 miles to MSP Airport
- Under 20 miles to both downtowns

This location offers both workforce access and a rapidly expanding customer base.

# Why Rosemount

## Keystone Business Park - Biscayne

### Built for Growing Businesses



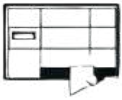
#### Affordable, Modern Flex Space

in Rosemount



#### Professional Storefront + Warehouse

Functionality in Every Suite



#### Efficient Layouts

Designed for Daily Operations



#### Easy Access

for Customers, Deliveries, & Employees



#### Prime Location

Near Expanding Neighborhoods



#### Limited new small-bay inventory in the area

Secure Your Space Now

### Rosemount Demographics



Population

52,000+



Median Household Income

\$125,000



Median Home Value

\$448,000



Highly educated workforce:  
50%+ bachelor's degree or higher



Unemployment Rate

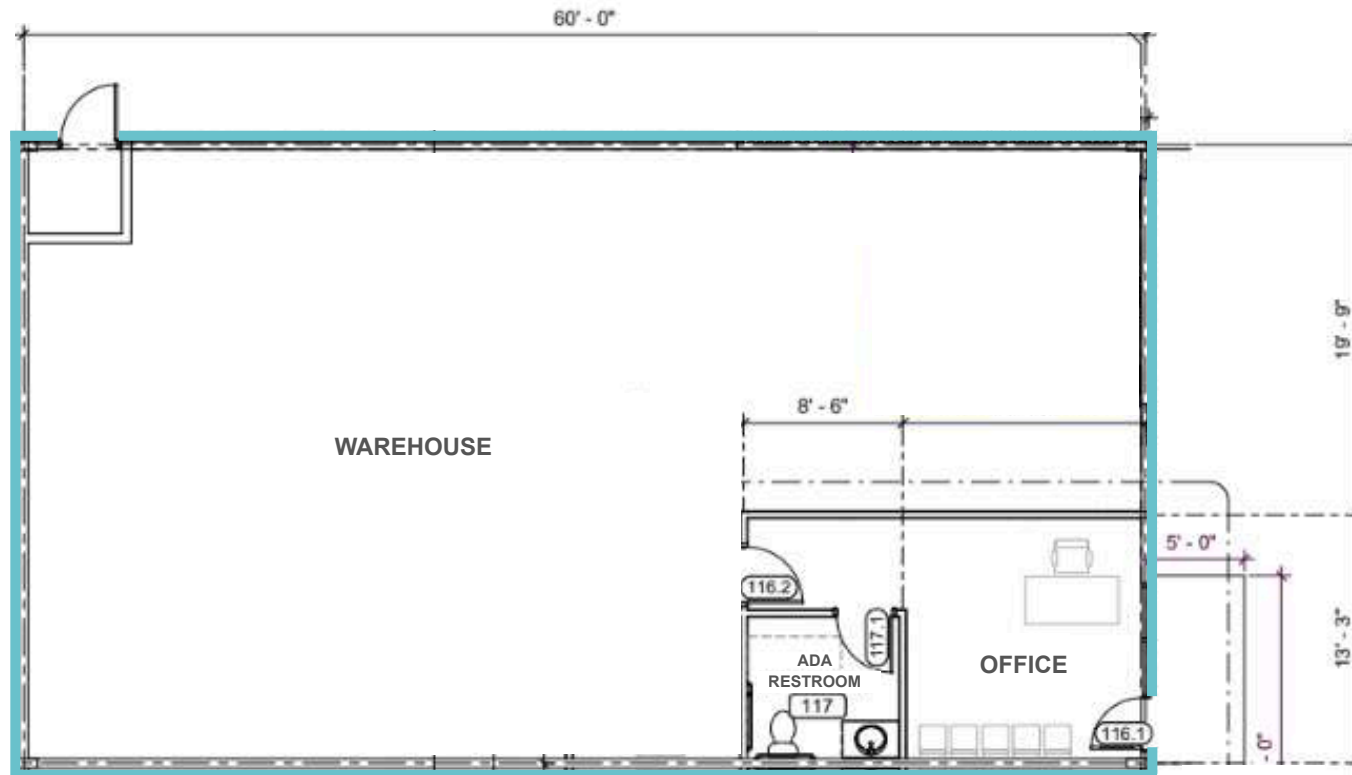
2.8%



Strong residential growth  
supports service-based and  
trade-oriented businesses.

# Floor Plan

Keystone Business Park - Biscayne



Designed for:

- Warehouse + Office
- Up to 15% Retail
- Showroom + Storage
- Light Industrial
- Fitness Concepts
- Service Trades

Available Configurations:

- ~2,000 SF Individual Suites
- ~4,000 SF Combined
- ~6,000+ SF Expansion Options
- Up to ~16,000 SF Contiguous