

THE FLATS AT CEDAR GROVE

3825 Cedar Grove Parkway

EAGAN, MN 55122

OFFICE / RETAIL
2,454 SF FOR LEASE



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

1601 Utica Avenue S, Ste 375 | Minneapolis, MN 55416 | www.lee-associates.com

THOMAS DUNSMORE, SIOR
Vice President
651.775.4282
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The Flats at Cedar Grove is a Mixed-Use development, conveniently located at the intersection of Cedar Grove Parkway and Nicols Road, near the Twin Cities Premium Outlets, in Eagan, Minnesota. This site provides quick access to Cedar Avenue and Highway 13, just minutes to the Mall of America and the MSP Airport. Retail and Office tenants at the Flats at Cedar Grove include Country Financial, Farmers Insurance, and Dr. Brengman, DDS Dentistry, in addition to the residential tenants of the one, two and three bedroom apartments in the upper levels of this Cedar Grove neighborhood.



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Property Highlights



\$25.00 SF/YR GROSS LEASE



INCLUDES TAXES & CAM



MULTIPLE TENANCY
2,454 SF Available



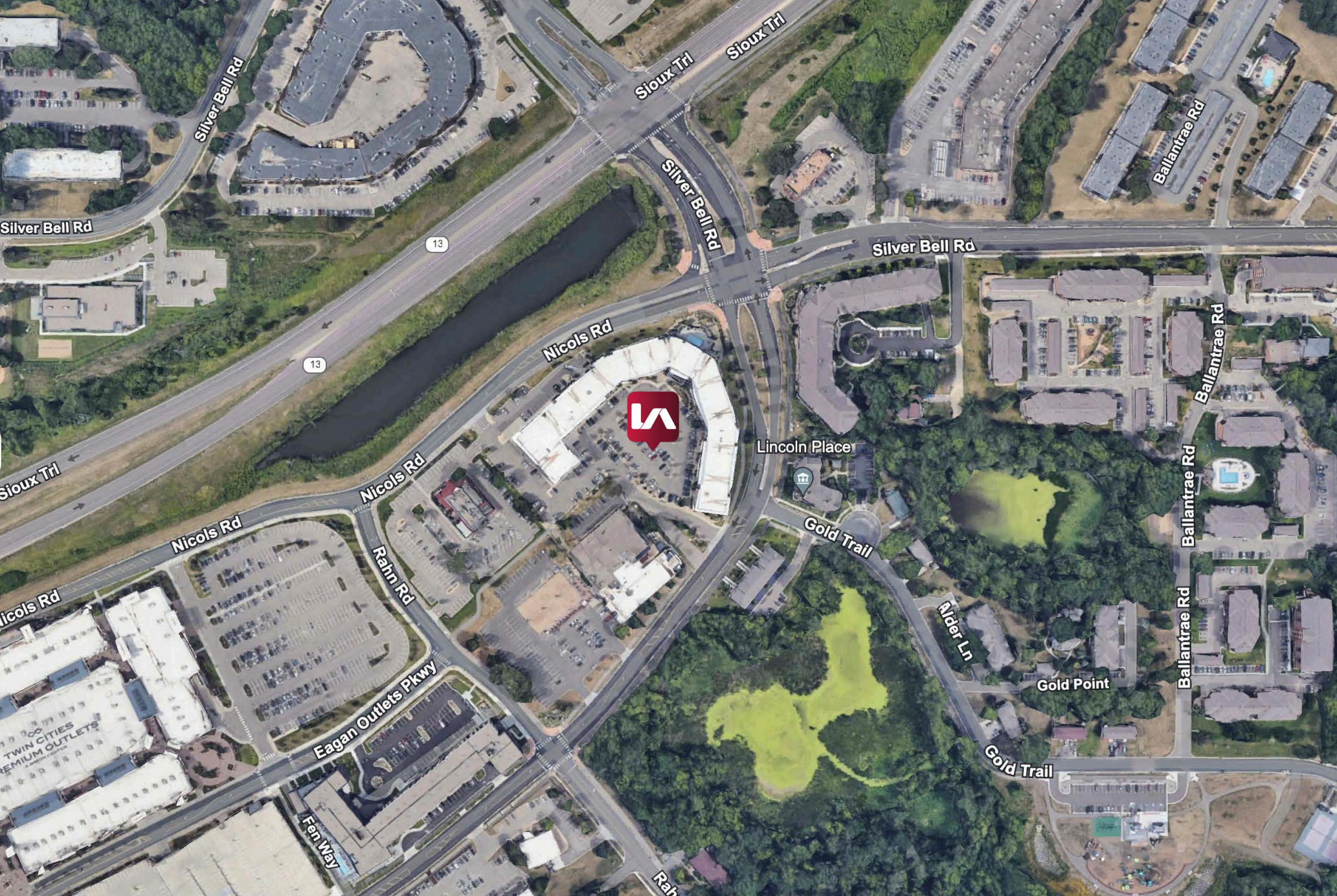
BUILDING SIZE 299,038 SF



SURFACE PARKING



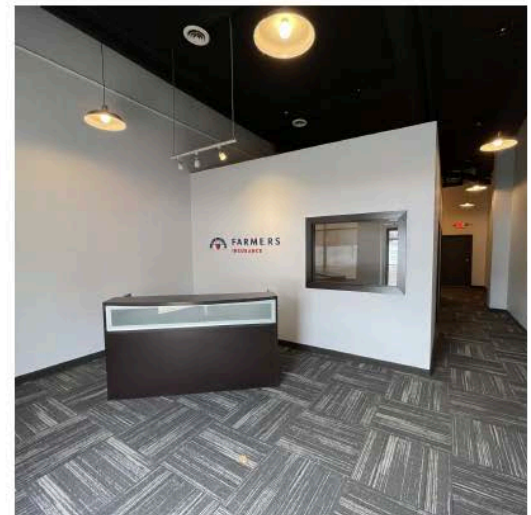
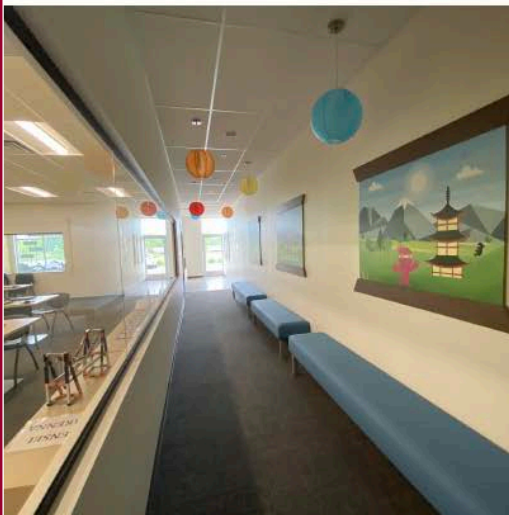
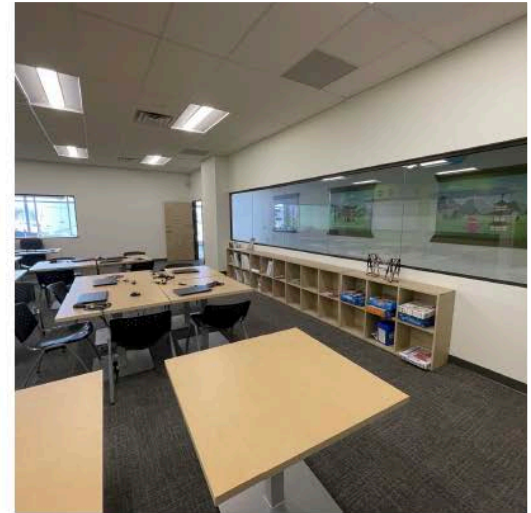
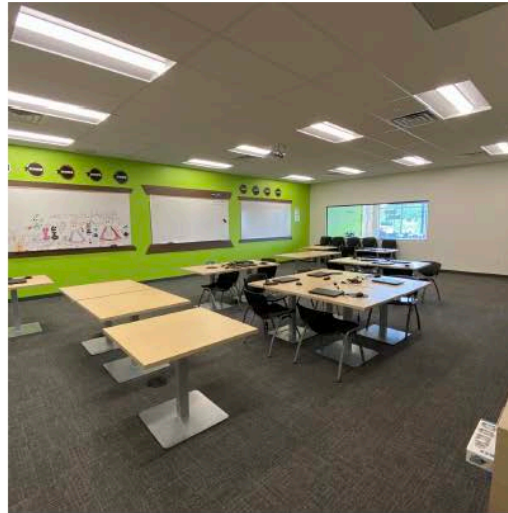
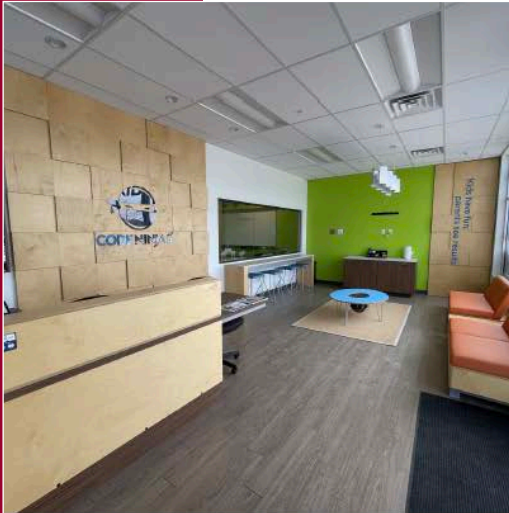
TRAFFIC COUNT 69,000 VPD



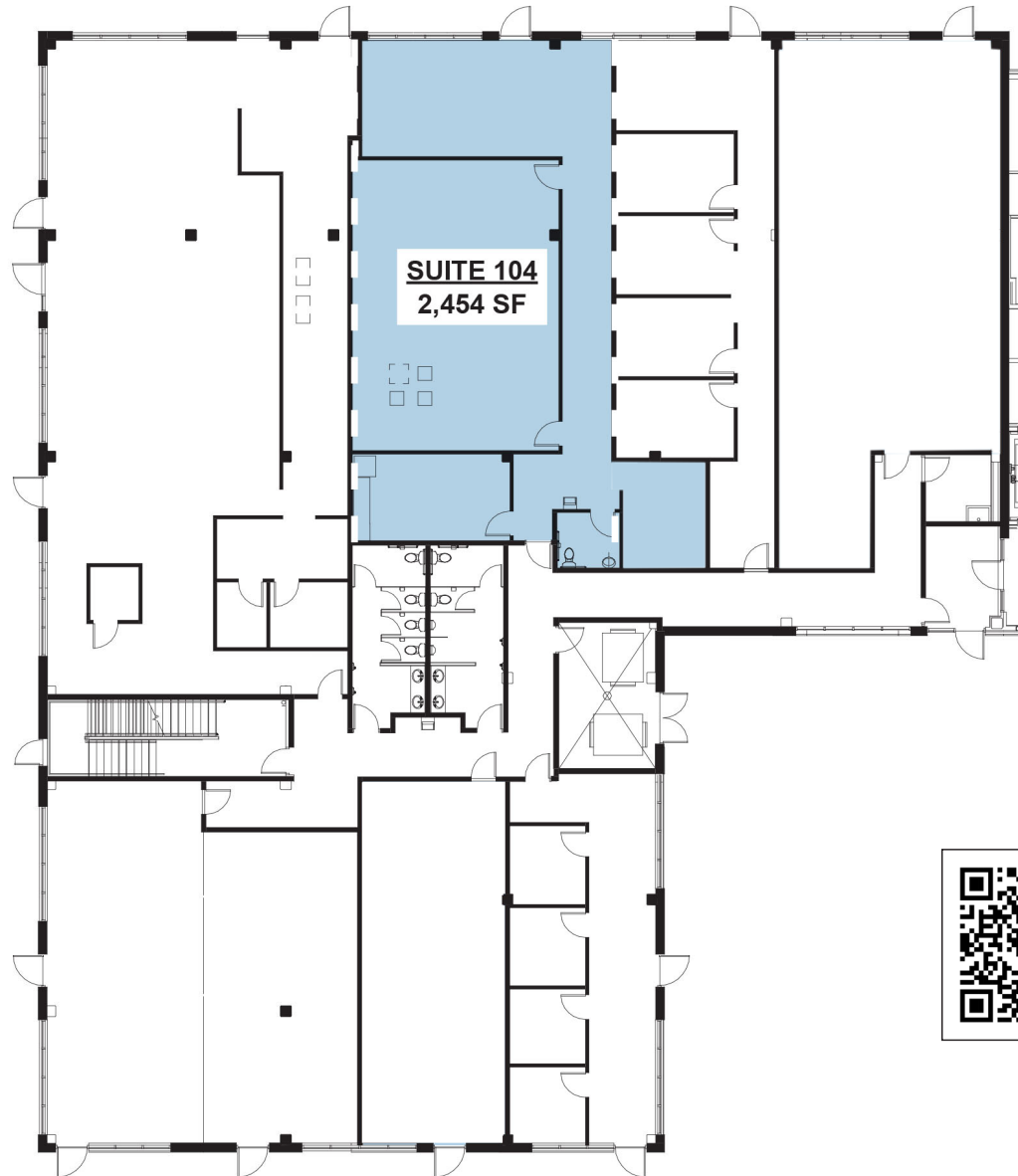
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Photos



Floor Plan



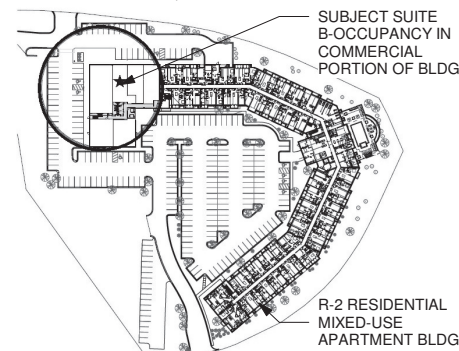
CODE NINJAS SUITE 104 | TENANT IMPROVEMENT | PERMIT PLAN 4-4-2018

NARRATIVE:

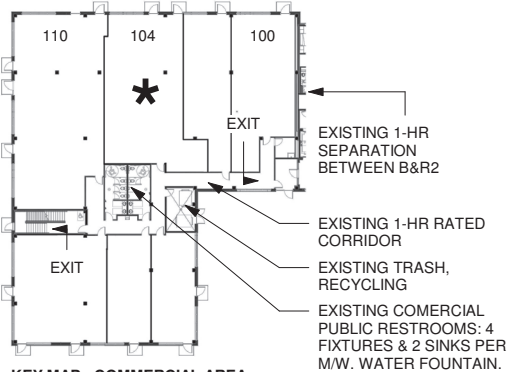
NEW OFFICE BUILD-OUT OF EXISTING, VACANT COMMERCIAL SPACE LOCATED WITHIN MIXED-USE APARTMENT BUILDING BUILT IN 2014. CODE NINJAS IS A COMPUTER PROGRAMMING LEARNING CENTER FRANCHISE FOR KIDS AGE 7-14. SPACE COMPOSED OF CONCRETE STRUCTURE AND METAL STUD FRAMING. ONE-HR RATED BACK HALLWAY FOR EXITING AND USE OF PUBLIC BATHROOM AND TRASH ROOM.

SUBMITTED BY:

CHASE REAL ESTATE (PROPERTY OWNER & MANAGER) & STONEBRIDGE CONSTRUCTION (CONTRACTOR)
JOE MCELWAIN, ARCHITECT
2140 COUNTY ROAD 42 WEST
BURNSVILLE, MN 55337
OFFICE: 952-898-5600 | EMAIL: JOE@CHASERE.COM



SITE PLAN - FLATS AT CEDAR GROVE PROPERTY



KEY MAP - COMMERCIAL AREA

SHEET INDEX:

A101 - CODE PLAN, NOTES
A102 - FLOOR PLAN

NOTES:

1. CONTRACTORS SHALL PROVIDE ALL WORK AND MATERIALS IN FULL ACCORDANCE WITH ALL CURRENT APPLICABLE CODES AND ORDINANCES.
2. GC TO COORDINATE PRE-CONSTRUCTION WALK-THRUS WITH OWNER, TENANT, ARCHITECT AND ALL DISCIPLINES PRIOR TO COMMENCING WORK.
3. GC TO COORDINATE WORK AND MEP PLANS WITH TENANT PROVIDED FFE PLANS.

APPLICABLE CODES:

- 2015 MINNESOTA STATE BUILDING CODE
- 2015 MINNESOTA ACCESSIBILITY CODE
- 2006 INTERNATIONAL FIRE CODE W/ STATE AMENDMENTS
- 2014 NATIONAL ELECTRIC CODE
- MINNESOTA STATE PLUMBING CODE/CHAPTER 4715
- MIN. PLUMBING FIXTURES/2012 IBC CHAPTER 29, AS AMENDED
- MINNESOTA MECHANICAL CODE/CHAPTER 1346/2012 IMC/2012 IFGC (2016 MN MECH AND FUEL GAS CODE)
- 2015 MINNESOTA COMMERCIAL ENERGY CODE 1323/ASHRAE STANDARD 90.1-2010

-SCOPE OF PROJECT-

APPROX. 2,160 SF NET TENANT BUILT OUT OF EXISTING SPACE. SPACE IS LOCATED ON GRADE.

-USE AND OCCUPANCY CLASSIFICATION-

GROUP B - BUSINESS
(TRAINING OR SKILL DEVELOPMENT USE NOT WITHIN A SCHOOL OR ACADEMIC PROGRAM).

-OCCUPATION SEPARATION-

1 HR TENANT SEPARATION NOT REQUIRED.
1 HR MIXED-USE SEPARATION BETWEEN B & R2 PER IBC 508.3.3. PROVIDED (EXISTING).

-OCCUPANT LOAD-

IBC 1004: REFER TO CODE PLAN.

=78.1 TOTAL OCCUPANTS

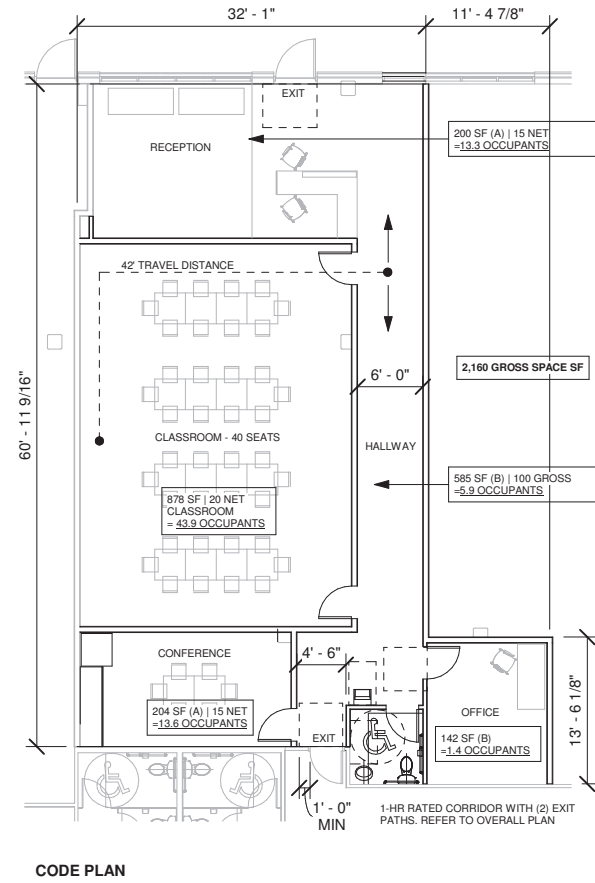
=2 EXITS REQ'D | 2 EXITS PROVIDED

- PLUMBING FIXTURES-

EXISTING: 4 WC AND 2 LAV EACH SEX (PROVIDED BY BASE BUILDING COMMON AREA BATHROOMS).
NEW BATHROOM PROVIDED IN SUITE.

-CONSTRUCTION TYPE-

EXISTING BUILDING: TYPE VA
SPACE AND ENTIRE BLDG IS SPRINKLED.



CODE PLAN

CODE NINJAS SUITE S104

Tenant Improvement

THE FLATS at CEDAR GROVE

Eagan, MN

3825 Cedar Grove Parkway,
SUITE #S104,
Eagan, MN 55122

CITY PERMIT PLANS

DATE: 4/4/2018

DATE	DESCRIPTION
4/4/2018	CITY SUBMITTAL

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

JOSEPH MCELWAIN
ARCHITECT. REG. NO: 49972

A101
CODE, NOTES



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PRESENTED BY
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