

OFFICE FOR LEASE

APPLE VALLEY COMMONS I

7300 147th Street West, Apple Valley, MN 55124



OFFERING SUMMARY

AVAILABLE SF:	Third Floor: 901 SF Fifth Floor: 1,809 SF
LEASE RATE:	\$13.00 SF/yr (Net)
2022 TAX/CAM:	\$11.75 PSF/Yr
CLASS:	B
CROSS STREETS:	Cedar Avenue

PROPERTY OVERVIEW

Nicely appointed professional building in the heart of Apple Valley. Located one block east of Cedar Avenue (Hwy 77) on 147th Street West. Monument signage, lobby digital display, elevators, and convenient to local, national, and regional businesses.

PROPERTY HIGHLIGHTS

- Nicely Appointed Office Space
- Professional Office Building
- Monument Signage | Lobby Display Directory
- Convenient to dining, grocery, fitness, regional, national, and local retailers



KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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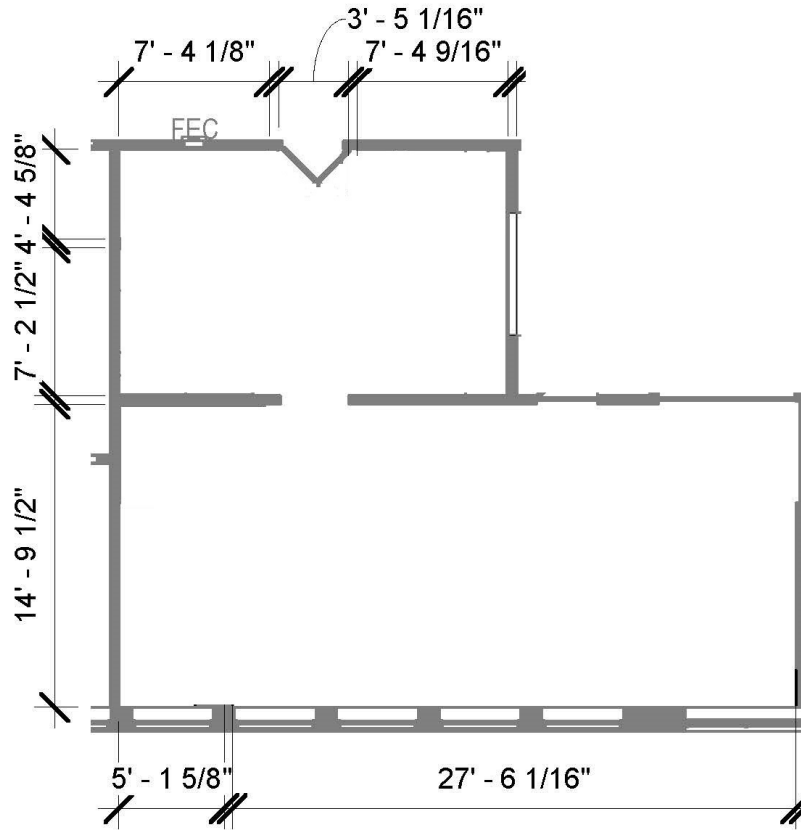
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OFFICE FOR LEASE

SUITE 302: 901 SF

7300 147th Street West, Apple Valley, MN 55124



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 302	Available	901 SF	Net	\$13.00 SF/yr	Third Floor Office Space

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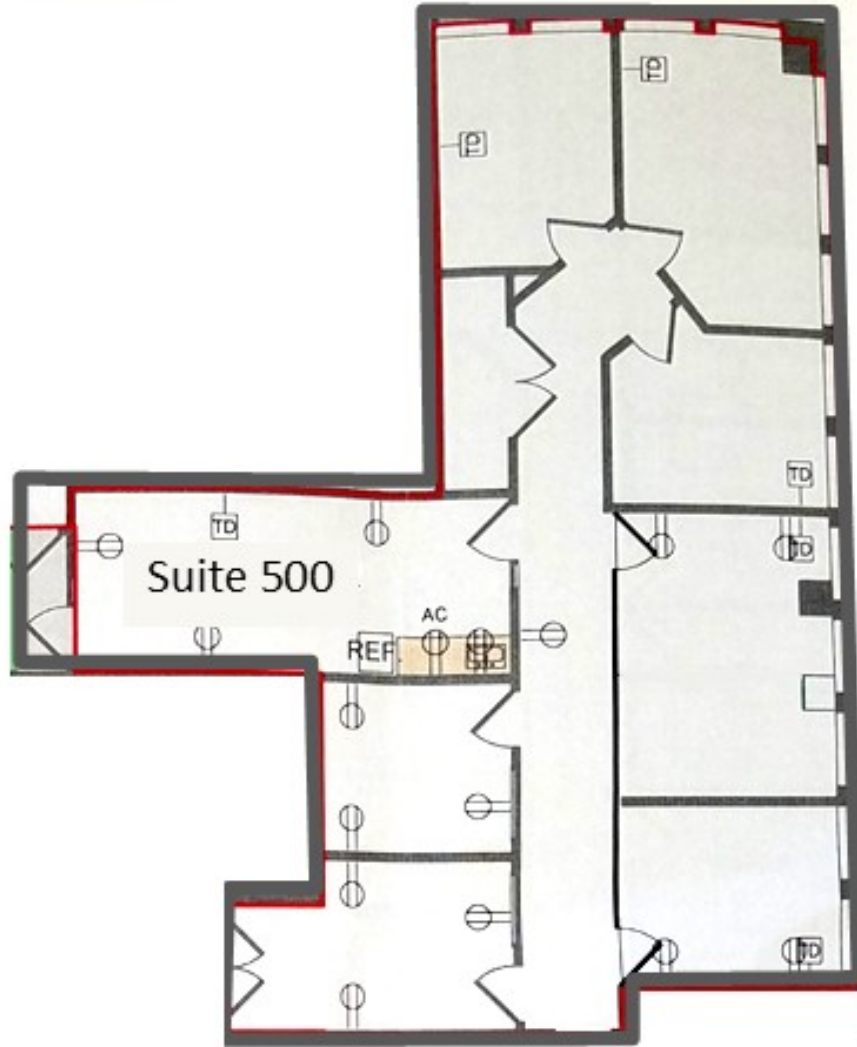
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SUITE 500: 1,809 SF

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 500	Available	1,809 SF	Net	\$13.00 SF/yr	Fifth Floor Office Space

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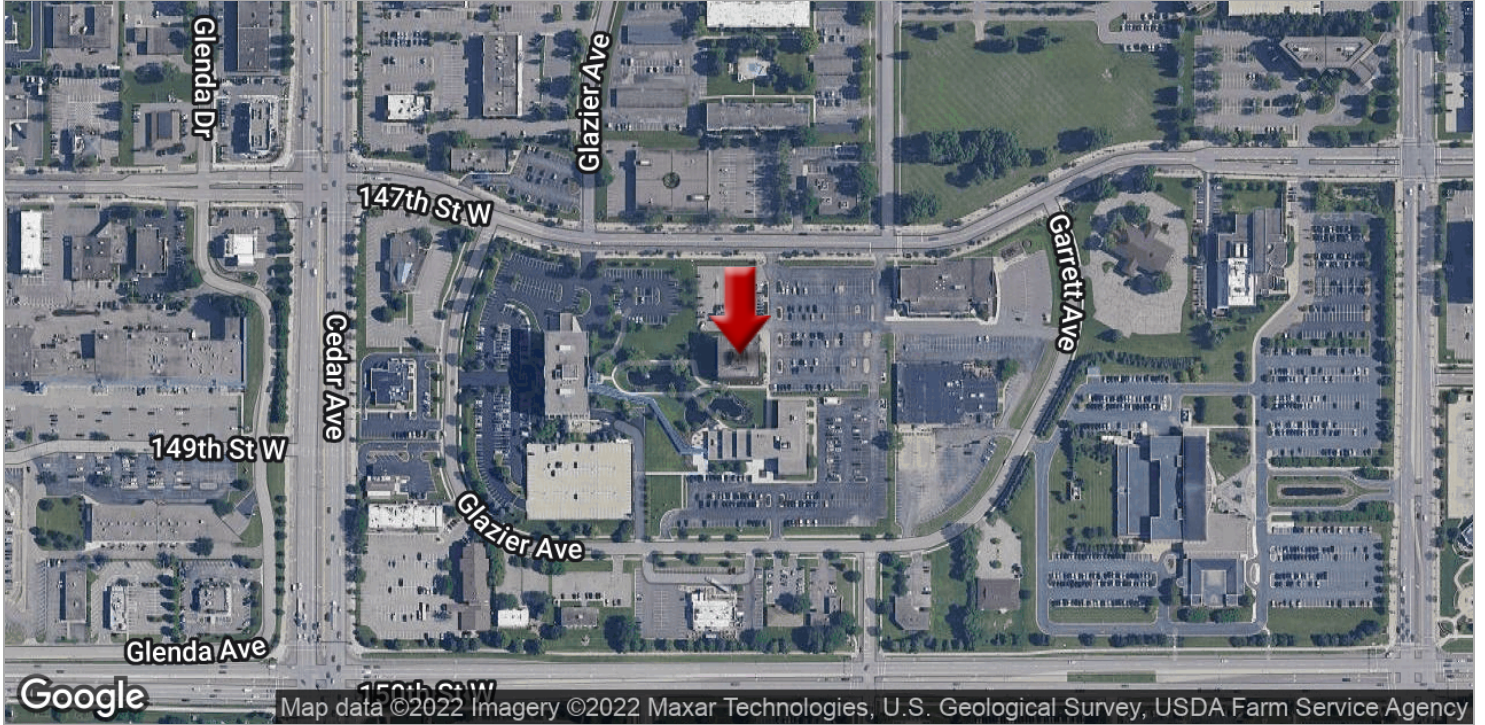
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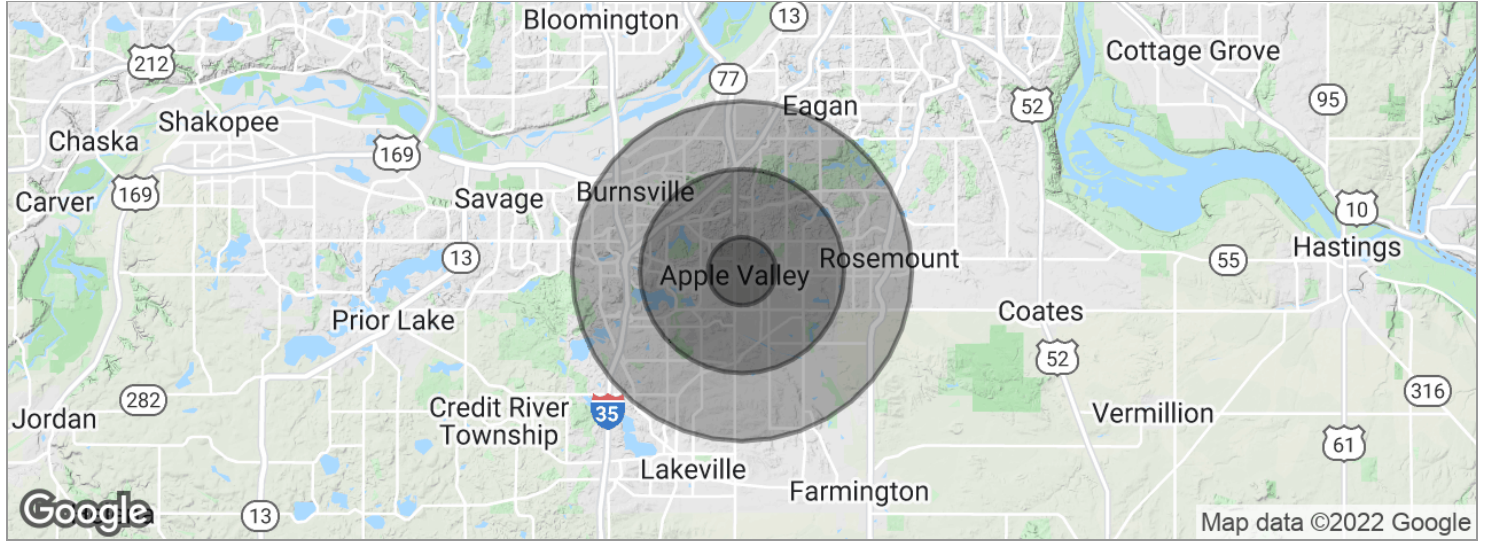
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,190	78,959	200,042
Median age	35.8	36.1	36.0
Median age (male)	33.6	35.2	34.6
Median age (Female)	38.4	37.2	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,394	29,633	75,294
# of persons per HH	2.5	2.7	2.7
Average HH income	\$78,469	\$90,857	\$91,122
Average house value	\$248,316	\$269,312	\$271,700

** Demographic data derived from 2010 US Census*

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