

CLASS "A" TWO-STORY OFFICE

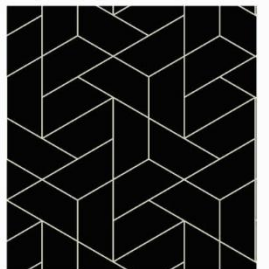
20855 KENSINGTON BLVD, LAKEVILLE, MN 55044



FOR LEASE | OFFICE SPACE



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





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20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

FOR LEASE | LAKEVILLE OFFICE

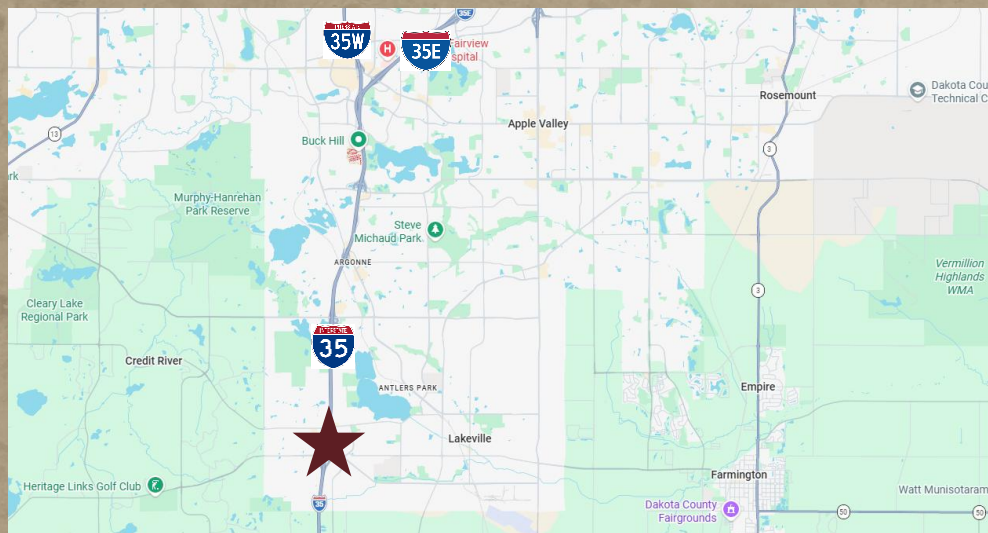
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PROPERTY HIGHLIGHTS

- Class A Two-Story Office—Zoned OP
- Located in High Demand Lakeville!
- Prime location (just off I-35 & CR-70)
- Approx. 54,986 Total SF (divisible by 1,200 SF)
- Great for a larger company or individual business 1,200 RSF office – 7,000 consecutive SF
- Optional furnished move-in ready individual offices (250-350 RSF)
- Lease Rate: \$15/RSF Net
- Operating Expense/CAM - \$7.12/SF

Amenities Including:

- Lots of natural light
- 226 parking spots
- Common kitchen areas + restrooms
- Conference rooms
- On-site weekday maintenance
- Secure entrances



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

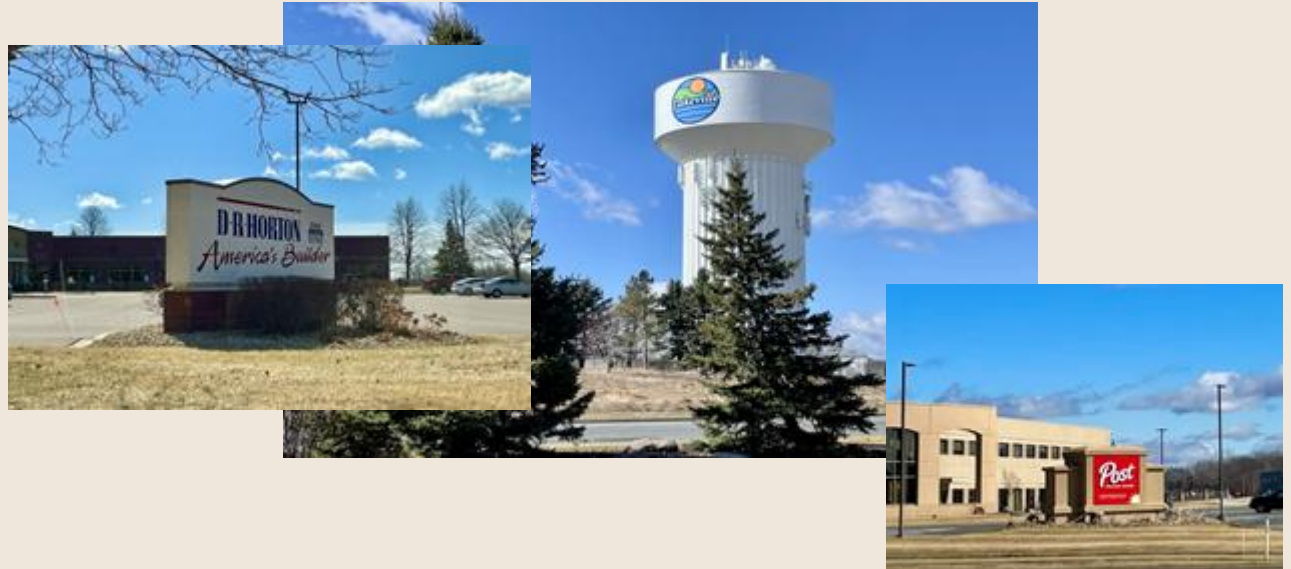
SUMMARY

PROFESSIONAL OFFICE | LAKEVILLE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

Additional Amenities:

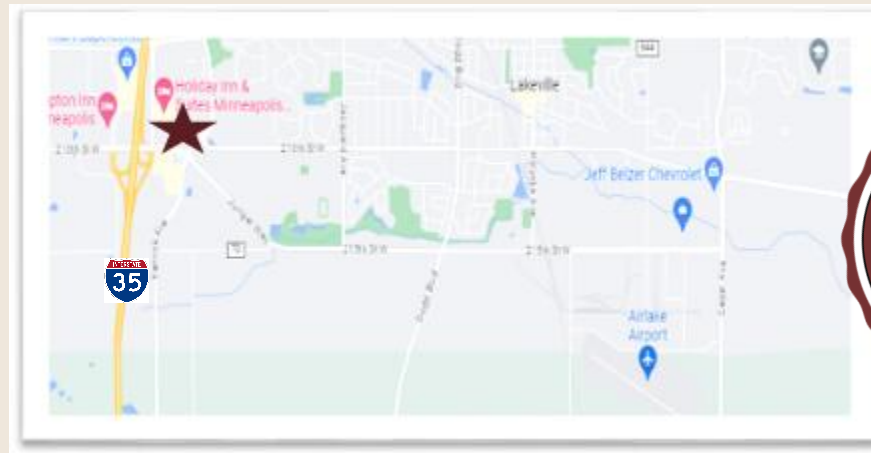
- EV Charging available to all Tenants
- Multiple outdoor patios for outdoor gatherings
- 3 amazing kitchens with seating available for large groups
- Stocked soda fountains
- On-site preschool
- Expansive grounds and green space
- Many different space and size options to fit your business needs
- 3 fiber providers available to building
- Common Conference room available



TRAFFIC COUNTS:

- 8,100 vpd @ CR-70 & Kensington Blvd
- 22,000 vpd @ CR-70 & Kenrick Ave
- 65,500 vpd @ I-35 & CR-70

Source: MNDot



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MAIN LEVEL

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\$15/RSF + \$7.12 CAM

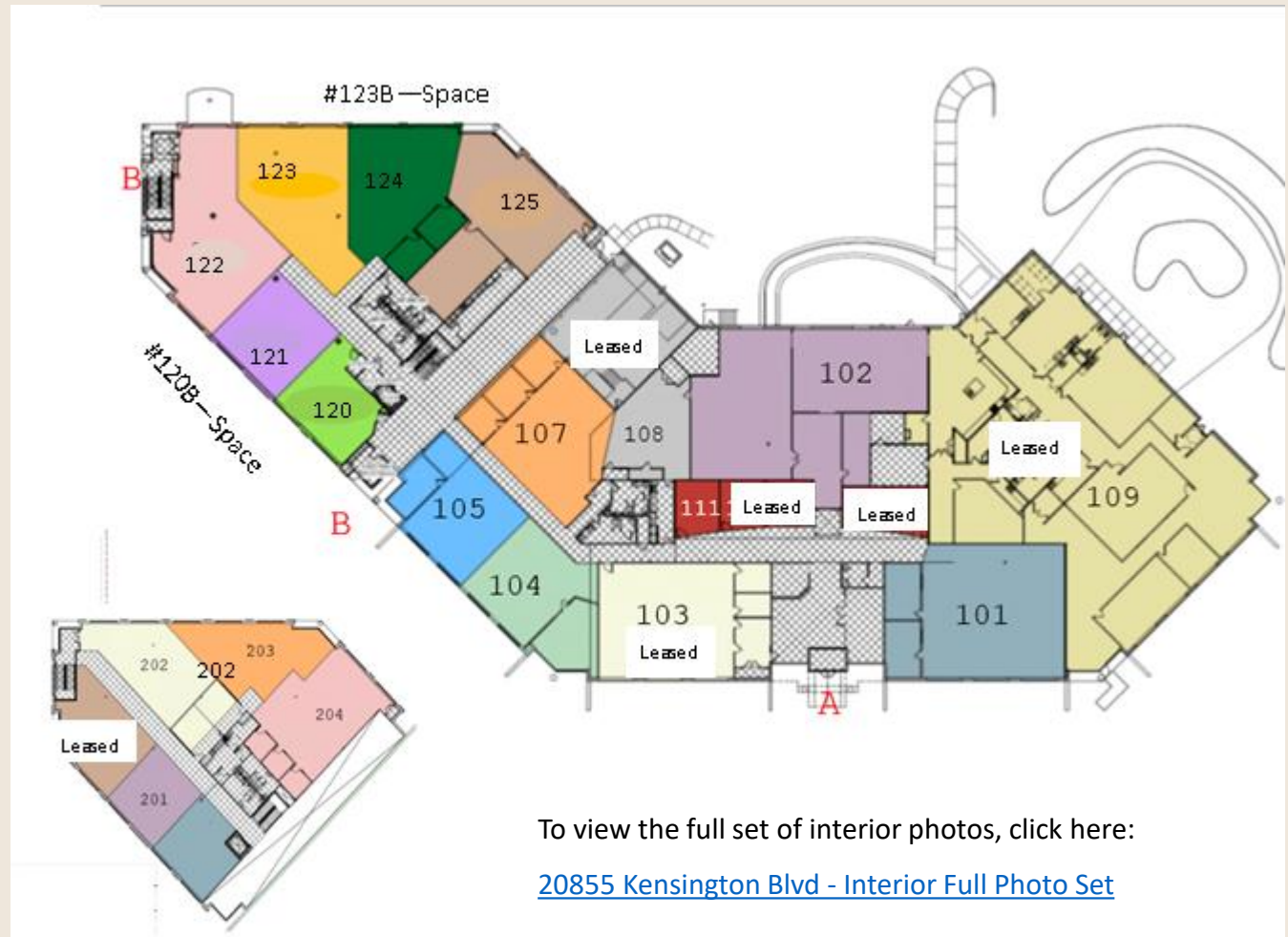
SUITES: \$20.50/RSF + \$7.12/RSF CAM

101 – 3,574 RSF / 2,749 USF – \$6,589
102 – 4,825 RSF / 3,711 USF – \$8,895
103 – 2,955 RSF / 2,273 USF – LEASED
104 – 1,884 RSF / 1,449 USF – \$3,473
105 – 1,815 RSF / 1,396 USF – \$3,346
107 – 2,423 RSF / 1,864 USF – \$4,468
108 – 3,067 RSF / 2,359 USF – LEASED
109 – 9,257 RSF / 9,257 USF – LEASED

111 – 351 RSF / 270 USF – \$810
112 – 334 RSF / 257 USF – LEASED
113 – 332 RSF / 255 USF – LEASED
114 – 281 RSF / 216 USF – LEASED
115 – 312 RSF / 240 USF – LEASED

120B – 4,857 RSF / 3,054 USF – \$8,954
123B – 6,862 RSF / 5,476 USF – \$12,650

201 – 4,113 RSF / 2,153 USF – LEASED
202B – 7,162 RSF / 5,509 USF – \$13,205



To view the full set of interior photos, click [here](#):

[20855 Kensington Blvd - Interior Full Photo Set](#)

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FAIRFIELD CENTER

PROFESSIONAL OFFICE | LAKEVILLE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

Fairfield Center – Lakeville Office

This office property at **20855 Kensington Blvd** in Lakeville, MN, offers a versatile and modern environment for businesses ranging from startups to large-scale operations. Located within the Fairfield Business Park, it combines high-end amenities with a strategic location just off I-35.

Call Roz for a tour or more information today 612.708.5281



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UPPER LEVEL



Upper level has up to 7,000 contiguous RSF available

(Divisible by 1,200)

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EXECUTIVE OFFICE SUITES

PROFESSIONAL OFFICE | LAKEVILLE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044



Professional Directory for Clients



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COMMON SPACES

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LAKEVILLE

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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 20855 Kensington Boulevard, Lakeville, MN 55044

CITY, STATE

Lakeville, MN

POPULATION

44,149

AVG. HHSIZE

2.84

MEDIAN HH INCOME

\$98,714

HOME OWNERSHIP

Renters: 3,123

Owners: 12,660

EMPLOYMENT



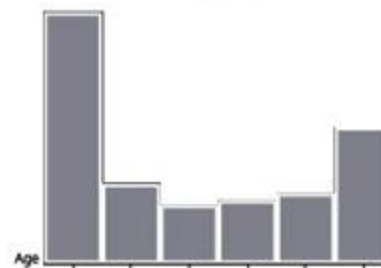
55.89 % Employed
1.09 % Unemployed

EDUCATION

High School Grad: 23.19 %
Some College: 26.62 %
Associates: 9.34 %
Bachelors: 40.22 %

GENDER & AGE

50.33 % Male 49.67 % Female

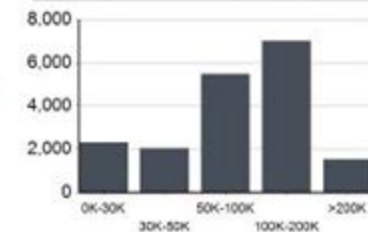


RACE & ETHNICITY

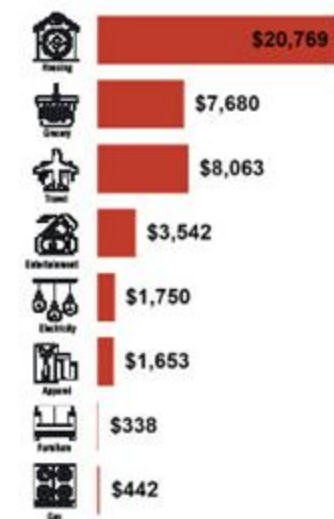
White: 94.27 %
Asian: 0.82 %
Native American: 0.00 %
Pacific Islanders: 0.00 %
African-American: 0.86 %
Hispanic: 1.86 %
Two or More Races: 2.19 %

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



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LAKEVILLE

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Fairfield Business Campus



Population: ~74,000
20 minutes to downtown
Minneapolis or Saint Paul
18 miles to MSP airport

POSITIONED TO THRIVE

LAKEVILLE, MINNESOTA

The City of Lakeville is a place where businesses and families thrive! Lakeville is located along I-35 on the west side of Dakota County, which is part of the 7-County Twin Cities Metro.

Lakeville is home to one of Minnesota's largest industrial parks, which has over 500 acres of land ready for development. Currently, the city's industrial park has nearly 200 businesses and over 4,000 employees.



The city is comfortably situated in close proximity to Minneapolis and St. Paul, as well as the Minneapolis-St. Paul International Airport and Mall of America.

As you can see, Lakeville is positioned to thrive - making it a great location for your project!

- A community of nearly 74,000 and growing. Lakeville has led the metro area for single-family home permits since 2013.
- Over 1,700 acres of public park and open space, including 125 miles of pedestrian and bike trails and a 5-acre dog park.
- Award-winning schools and a highly educated workforce with over 53.1% of residents earning four-year degrees.
- Home to 1,500+ businesses with room to expand.



Employment by Industry

Industries representing 10% or more of Lakeville's employment:

• Manufacturing	13%
• Retail Trade	13%
• Education	11%
• Food Services	10%
• Healthcare	10%

Average annual salary for these industries in Lakeville:

• Manufacturing	\$72,852
• Retail Trade	\$33,800
• Education	\$51,584
• Food Services	\$24,440
• Healthcare	\$40,352

Updated October 2023

FAST FACTS

48.7%

Percentage of Lakeville residents aged 25 and older who have attained a bachelor's degree or higher

\$104,094,002

Total Commercial and Industrial development value (2022)

33.2%

Percentage of population growth in Lakeville from 2010-2022

53,529

Population 18 years and older in Lakeville (ACS 2018-2022)

26.0

Mean travel time (minutes) of Lakeville residents commutes (ACS 2018-2022)

20,619

Number employed in Lakeville in 2022 (MN DED QCEW Annual 2022)

\$321,060,165

Total building permit valuation (2022)

FOR MORE INFORMATION:

TINA GOODROAD, COMMUNITY
DEVELOPMENT DIRECTOR
952-985-4421
tgoodroad@lakevillemn.gov



RAPID COMMERCIAL & INDUSTRIAL GROWTH

Lakeville's vision for the future is to increase economic sustainability through diversified economic development. In the past decade, the city saw growth across all sectors with the addition of retail, healthcare, restaurants, manufacturing and more.

- Over 2 million square feet of industrial space was under construction, permitted or approved since 2020.
- Record setting building permit valuation in 2020 at \$442M and second highest in 2021 at \$372M.
- Over 200 acres of land were annexed into the City in 2021 to accommodate future industrial growth.

In 2021, County State Aid Highway 70 completed construction on the divided four-lane highway expansion. This improvement supports the City's rapidly growing industrial park for current and future transportation needs.

In Lakeville, 63% of the population fall between the prime working ages of 25-64 years old.

The community is forecasted to reach 83,500 residents and 24,800 employees by 2040.

Data sources: City of Lakeville, Metropolitan Council, Minnesota Department of Employment and Economic Development, MN Compass, U.S. Census Bureau



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let's get started!

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