

JOHNSON BUILDING OFFICE SUITES

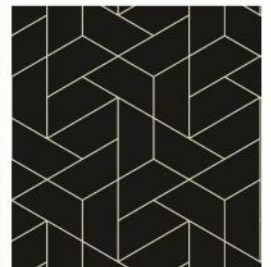
8500 210TH STREET WEST, LAKEVILLE, MN 55044

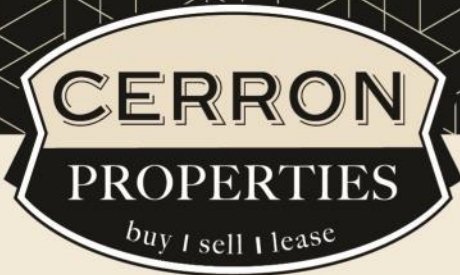


FOR LEASE | OFFICE SPACE



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





JOHNSON BUILDING OFFICE SPACE

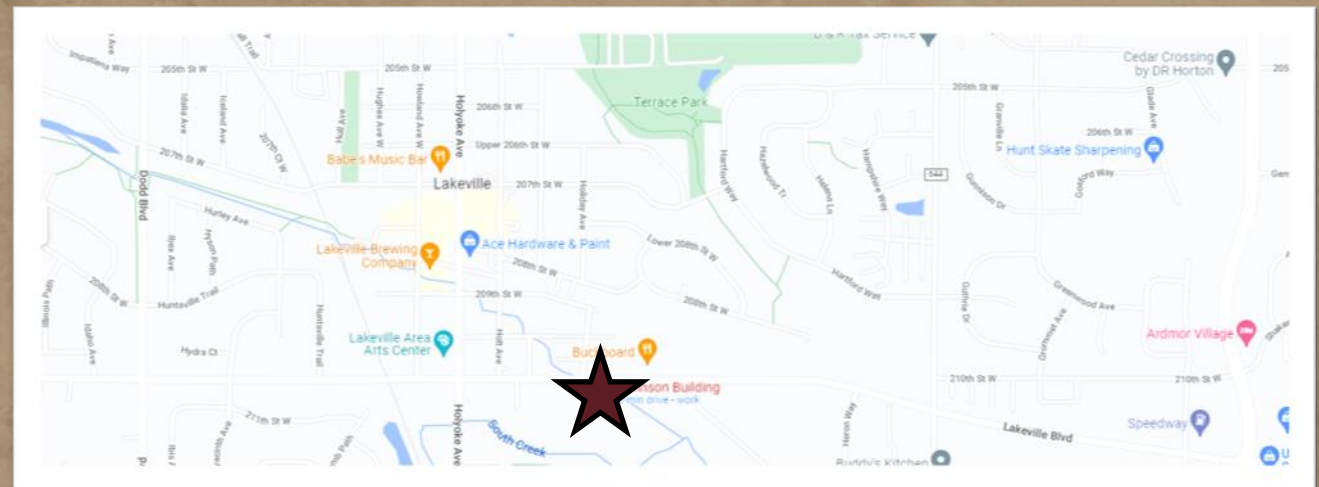
8500 210TH STREET WEST, LAKEVILLE, MN 55044

FOR LEASE | OFFICE SUITES

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

■ PROPERTY HIGHLIGHTS

- Two (2) office suites available:
 - **Suite 132** (2 privates w/windows + private restroom)
 - 700 SF—\$1,675/month
 - **Suite 152** (2 privates)
 - 300 SF—\$625/month
- Monthly rate are calculated as gross lease rate
- Great downtown Lakeville location
- 24/7 Access
- Ample Parking



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.



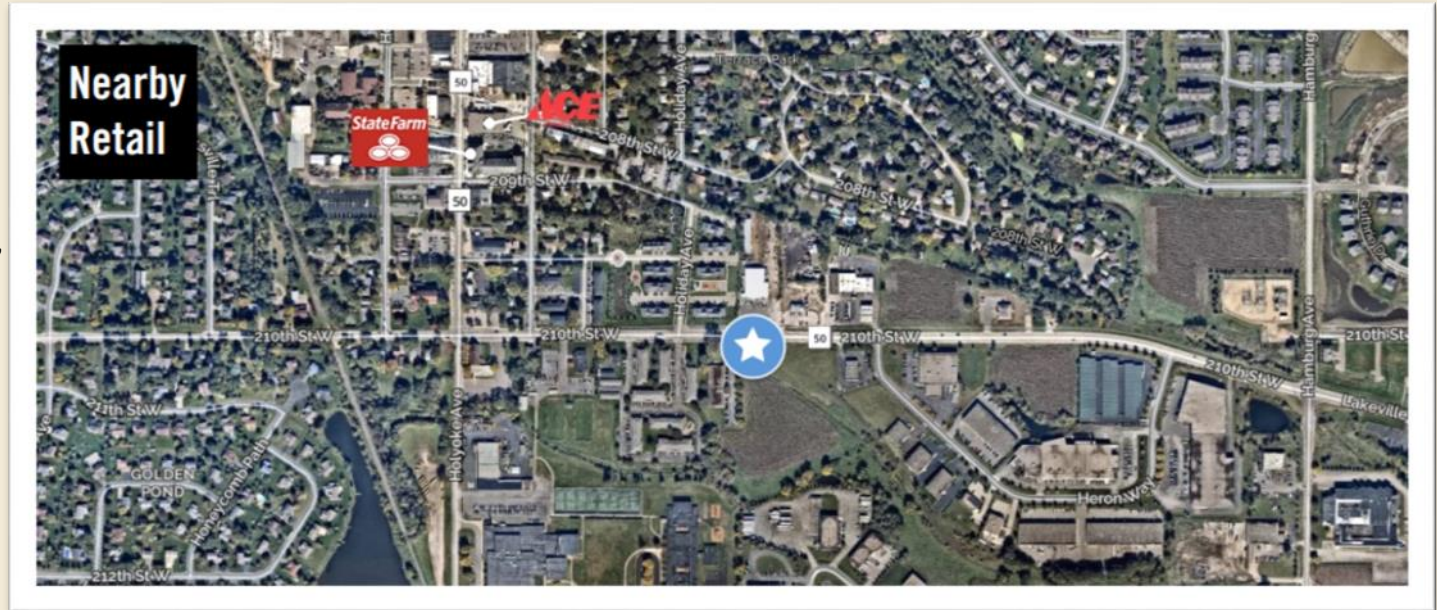
For more information,
Please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

JOHNSON BUILDING OFFICE SUITES

8500 210TH STREET WEST, LAKEVILLE, MN 55044

SUMMARY

Near downtown Lakeville, multiple restaurant options, Airlake Industrial Park, Lakeville Airport and 3 1/2 miles to Interstate 35



■ TRAFFIC COUNTS:

- 6,446 vpd @ 210th St W (east of location)
- 4,370 vpd @ Holyoke & 210th St W
- 6,533 vpd @ 210th St W & Howland

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	3,330	12,419	30,989
Median HH Income	\$75,180	\$91,163	\$104,210
Avg HH Income	\$75,360	\$98,161	\$107,845

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.

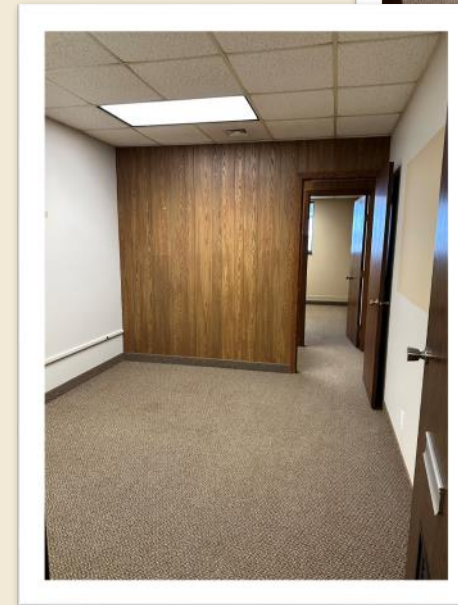
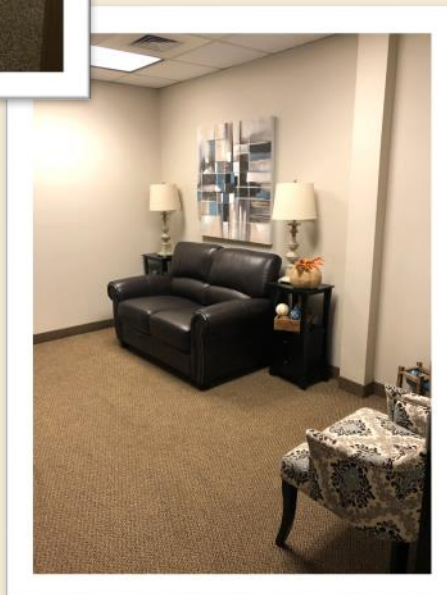
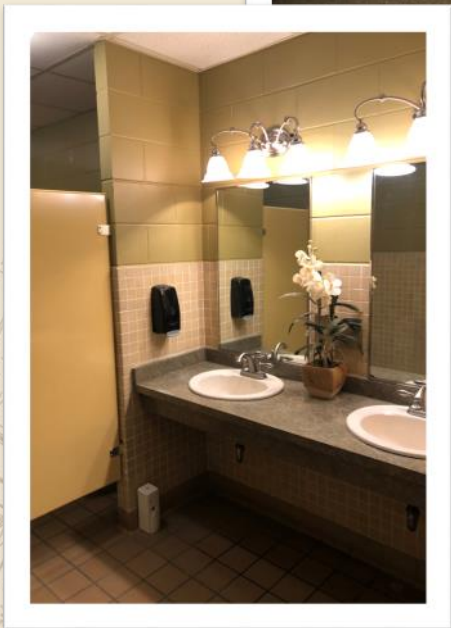


For more information,
Please contact:
Roz Peterson
612.708.5281
rozp@cerron.com

JOHNSON BUILDING OFFICE SUITES

8500 210TH STREET WEST, LAKEVILLE, MN 55044

INTERIOR PICS



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

JOHNSON BUILDING OFFICE SUITES

8500 210TH STREET WEST, LAKEVILLE, MN 55044

EXTERIOR PICS



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

JOHNSON BUILDING OFFICE SUITES

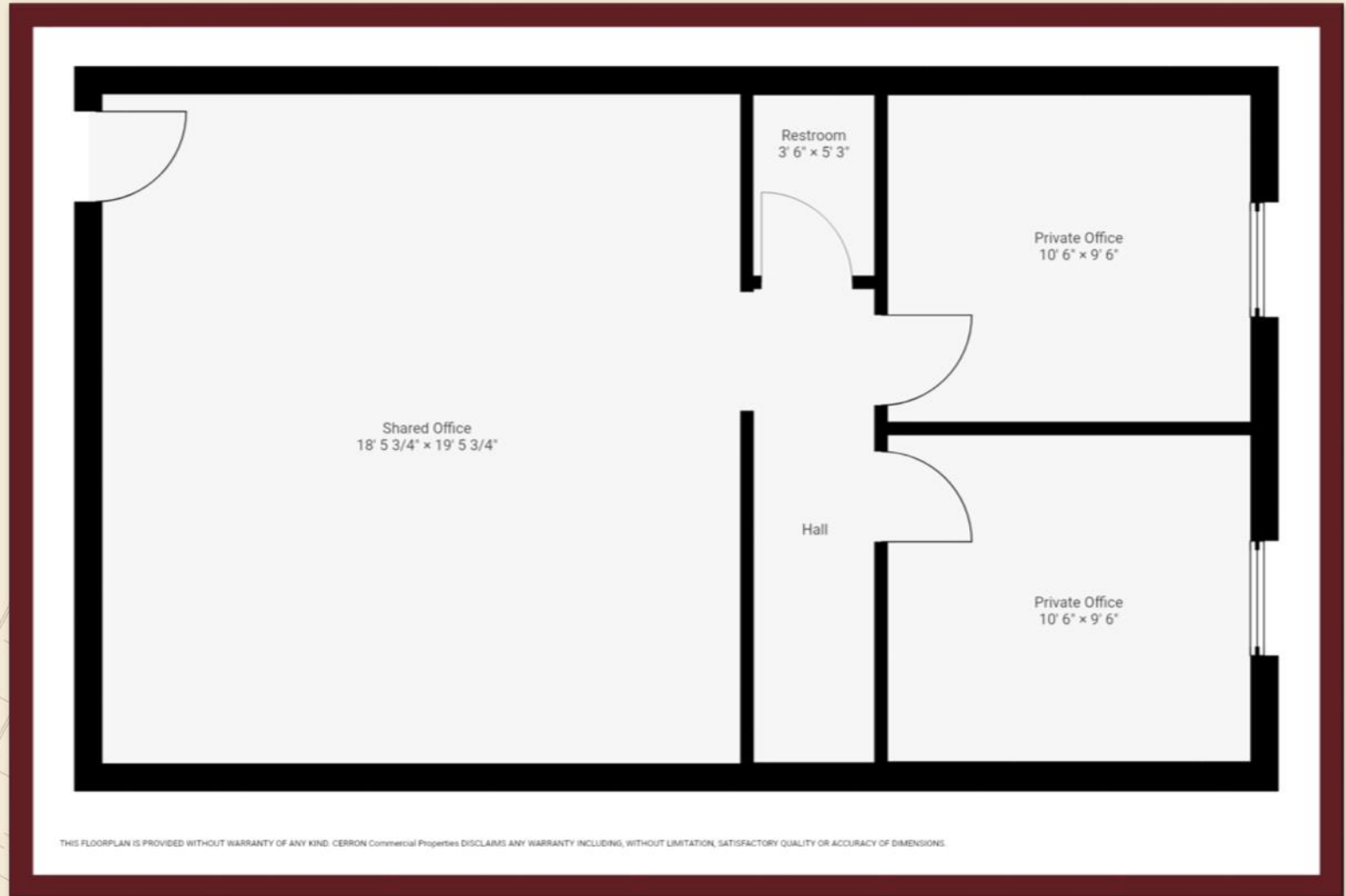
8500 210TH STREET WEST, LAKEVILLE, MN 55044

FLOOR PLAN—#132

700 SF

\$1,675/

month



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

JOHNSON BUILDING OFFICE SUITES

8500 210TH STREET WEST, LAKEVILLE, MN 55044

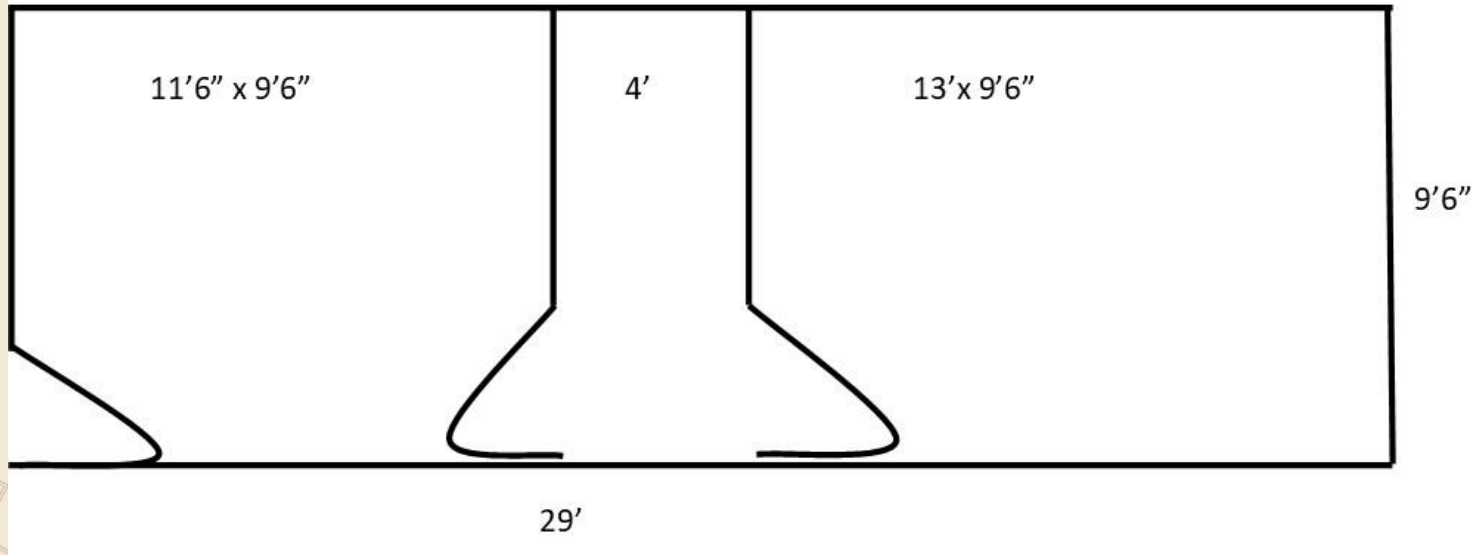
FLOOR PLAN—#152

300 SF

\$625/

month

SUITE 152



Note: Floor plan is not to scale and the measurements are approx.

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

let's get started!

CERRON COMMERCIAL PROPERTIES, LLC

Roz Peterson | 612.708.5281 | rozp@cerron.com



WWW.CERRON.COM