

# PROFESSIONAL OFFICE SPACE

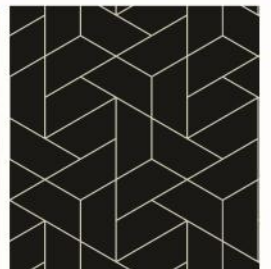
17685 JUNIPER PATH, LAKEVILLE, MN 55044

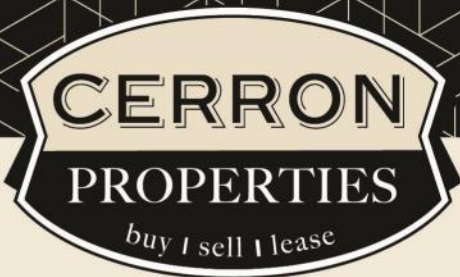


FOR LEASE | OFFICE



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





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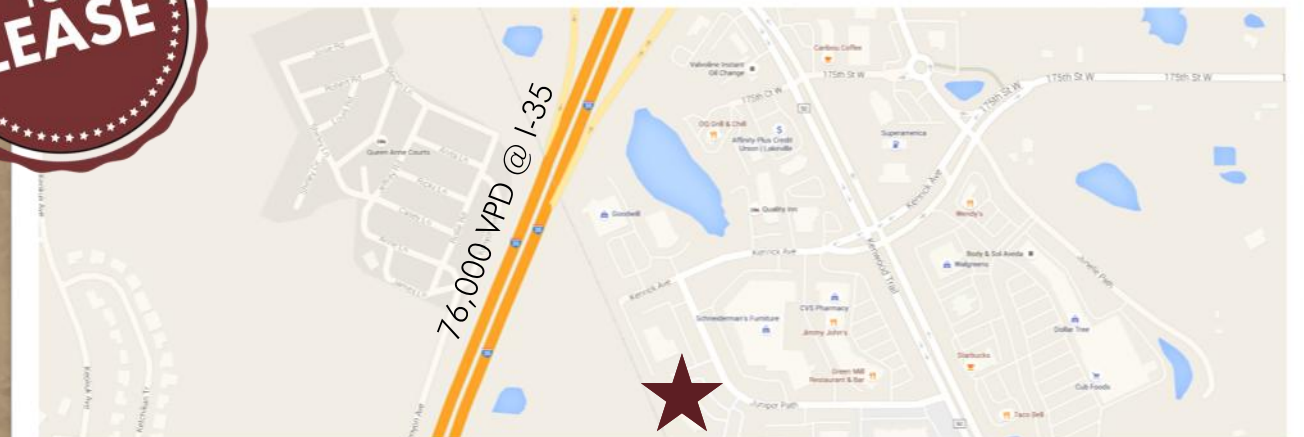
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## ■ PROPERTY HIGHLIGHTS

- Multiple space options available on lower level, ranging from 3,962 RSF—10,332 RSF
- This professional office building offers a large open two story foyer with skylights, creating a bright and welcoming access to this building
- Elevator access to all three levels
- Plenty of Parking
- Easy access off I-35 & Kenwood Trail (CR-50)
- Near shopping and dining
- Lease Rate: \$15.00/SF Net + \$10.71/SF CAM/Op Exp



**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:  
**Rocky Ranch**  
**952.583.6135**  
[rockyr@cerron.com](mailto:rockyr@cerron.com)



## LEASE RATES

# PROFESSIONAL OFFICE SPACE

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- Lease Rate: \$15.00/SF Net + \$10.71/SF CAM/Op Exp

Lower Level Spaces: Approx. 3,962 RSF, 6,370 RSF or a total of 10,332 RSF

Approx. 3,962 RSF = \$4,953/month NNN + \$3,536/month Op Exp = \$8,489/month Total Rent

Approx. 6,370 RSF = \$7,963/month NNN + \$5,685/month Op Exp = \$13,648/month Total Rent

Approx. 10,332 RSF = \$12,916/month NNN + \$9,221/month Op Exp = \$22,137/month Total Rent



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## INTERIOR PHOTOS



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## DEMOGRAPHICS

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### ■ DEMOGRAPHICS:

|              | 1 Mile    | 3 Mile    | 5 Mile    |
|--------------|-----------|-----------|-----------|
| Population   | 6,155     | 37,539    | 121,111   |
| Med HH Inc.  | \$107,239 | \$100,991 | \$85,669  |
| Avg. HH Inc. | \$135,706 | \$125,198 | \$104,445 |



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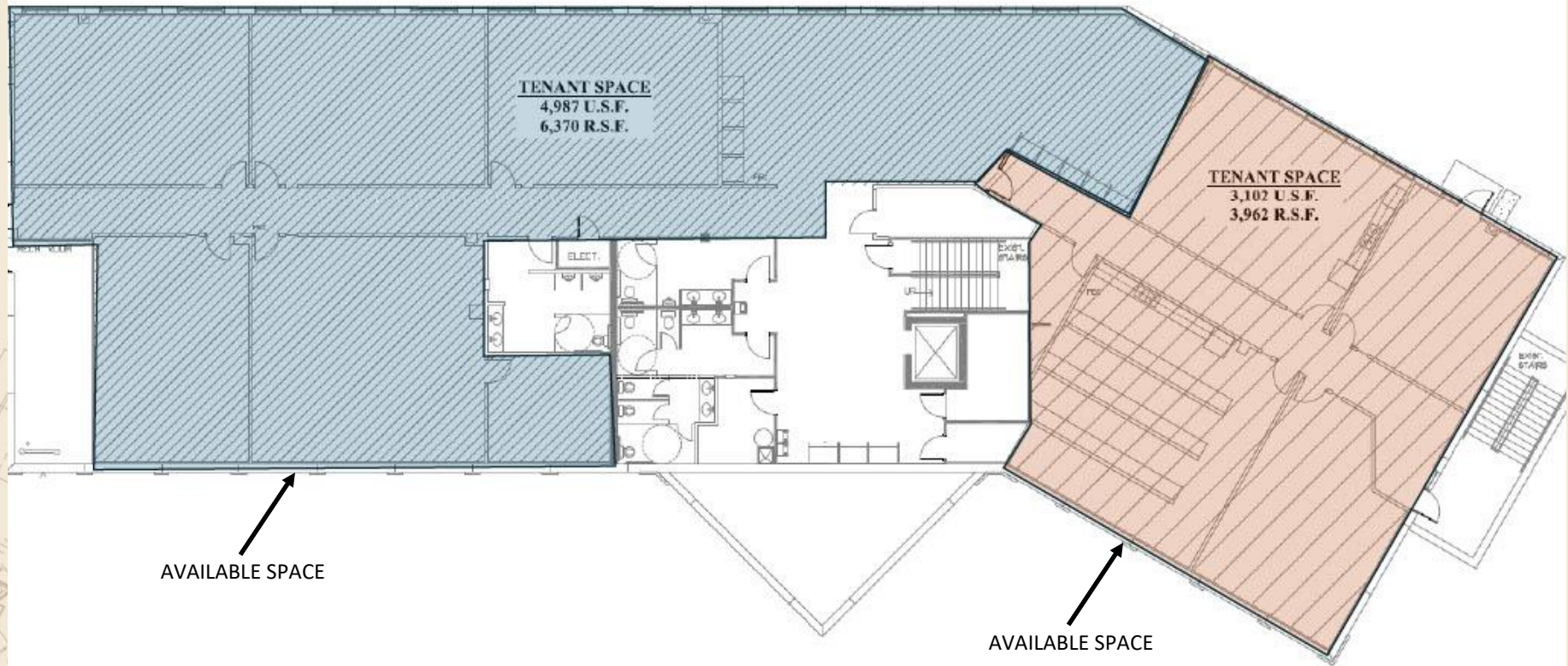


## FLOOR PLANS

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17685 JUNIPER PATH, SUITE 301, LAKEVILLE, MN 55044

Lower Level with Two Tenants



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## FLOOR PLANS

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17685 JUNIPER PATH, SUITE 301, LAKEVILLE, MN 55044

### Lower Level One Tenant



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*let's get started!*

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