

# CLASS A TWO-STORY OFFICE

20855 KENSINGTON BLVD, LAKEVILLE, MN 55044

FOR LEASE | LAKEVILLE OFFICE



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

## ■ PROPERTY HIGHLIGHTS

- Class "A" Two-Story Office — Zoned OP
- Located in High Demand Lakeville!
- Prime location just off I-35 and 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 )

### Amenities Including

- Lots of Natural Light
- 226 parking spots
- Common kitchen areas+ Restrooms
- Conference rooms
- On-site weekday maintenance
- Secure entrances



Net lease— ask agent about pricing  
Op Ex/CAM \$7.12/SF

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:  
**Becky Zweber**  
952.240.6090  
beckyz@cerron.com

# PROFESSIONAL OFFICE | Lakeville

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## SUMMARY

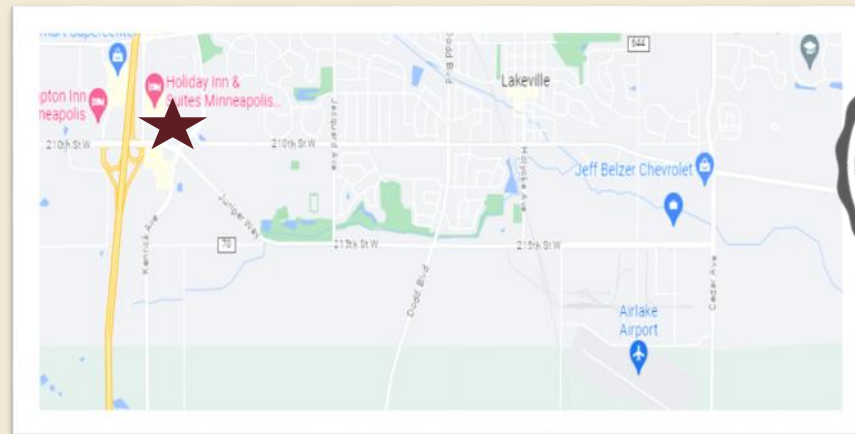
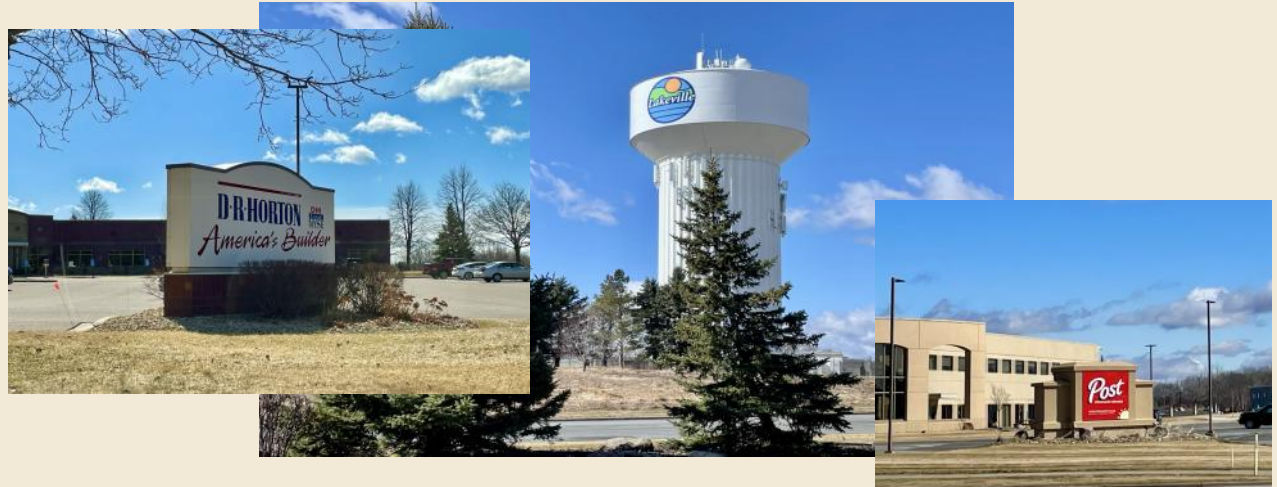
### Additional Amenities:

- 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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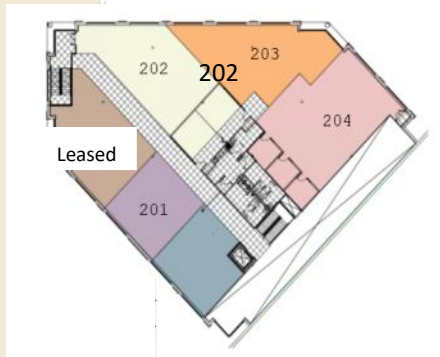
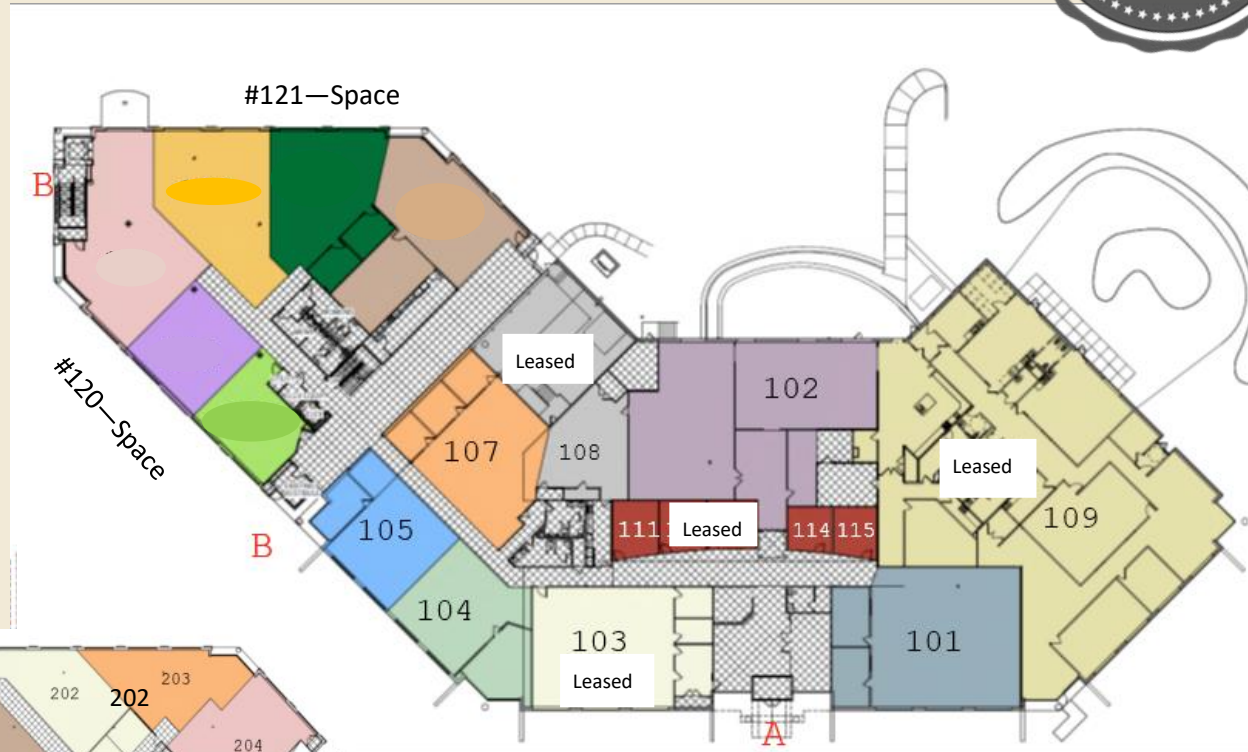
# FLOOR PLAN—MAIN/LL

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Suite#	RSF	Base + CAM + Rent/Mo
101	3,574	\$6,589
102	5,397	\$9,950
103	2,955	LEASED
104	1,884	\$3,473
105	1,815	\$3,346
107	2,468	\$4,549
108	3,067	LEASED
109	9,257	LEASED
111	351	\$810
112	Leased	LEASED
113	Leased	LEASED
114	281	\$650
115	312	\$720
120	4857	\$8,954
121	6862	12,650
201	4,113	LEASED
202	7,162	\$12,650



To view the full set of interior photos, click here:

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

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# MAIN LEVEL

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# UPPER LEVEL

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Upper level has up to 7,000 RSF Available ( Divisible by 1200 )

To view the full set of interior photos, click here:

[20855 Kensington Blvd - Interior Full](#)



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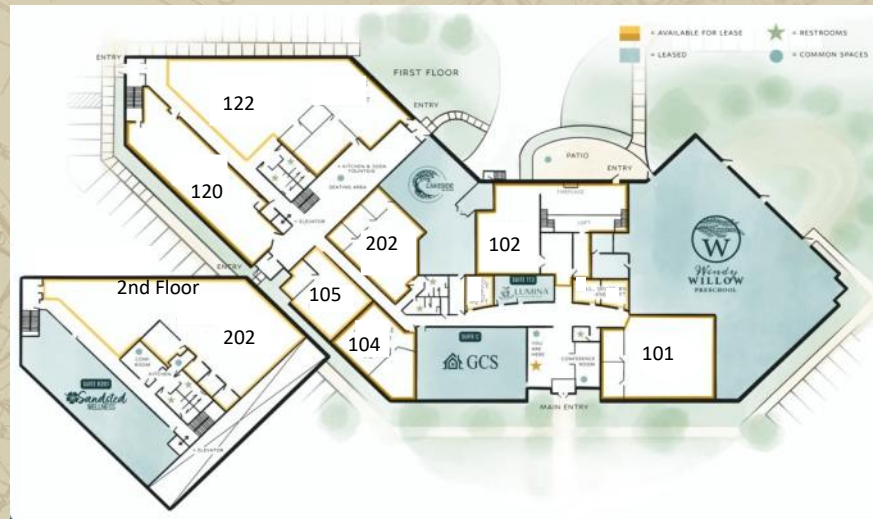
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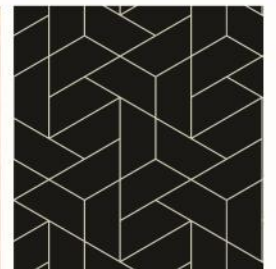
## Fairfield Center—Lakeville Office

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 Becky for a tour or more information today 952-260-6090



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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

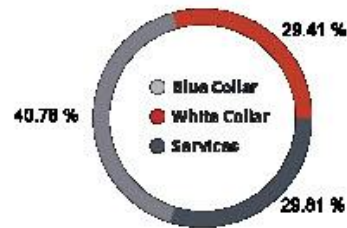
**\$98,714**

### HOME OWNERSHIP

**Renters: 3,123**

**Owners: 12,660**

### EMPLOYMENT



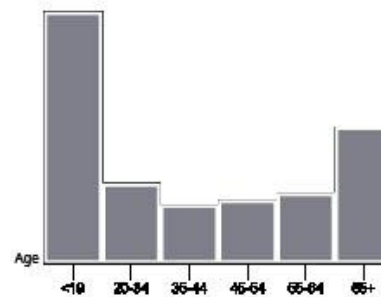
**55.89 %** Employed  
**1.09 %** Unemployed

### EDUCATION

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

### GENDER & AGE

**50.33 %** Male **49.67 %** Female

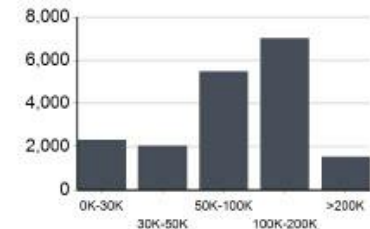


### RACE & ETHNICITY

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 %**



### INCOME BY HOUSEHOLD



### HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

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EXECUTIVE OFFICE SUITES



Professional Directory for Clients

- Move-In Ready Office Suites
- Glass Panel Doors
- Furniture Available
- 280—350 RSF Available



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## COMMON SPACES



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Fairfield Business Campus

POSITIONED TO THRIVE!



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

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 2010-2022)

26.0

Mean travel time (minutes) of Lakeville residents' commutes (ACS 2010-2022)

20,619

Number employed in Lakeville in 2022 (MN DEED OCEW 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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