

# OFFICE FOR LEASE | PRIME LOCATION

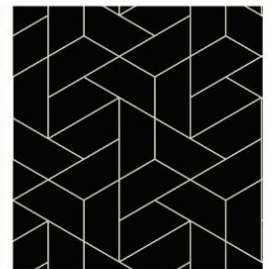
20890 KENBRIDGE CT, LAKEVILLE, MN 55044

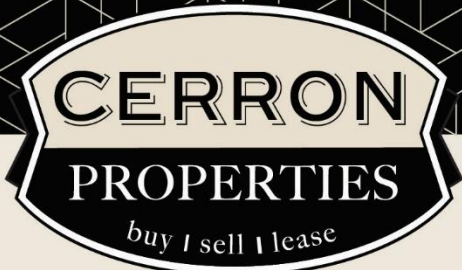


10,322 SF Office | Individual Offices + Outdoor Space



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





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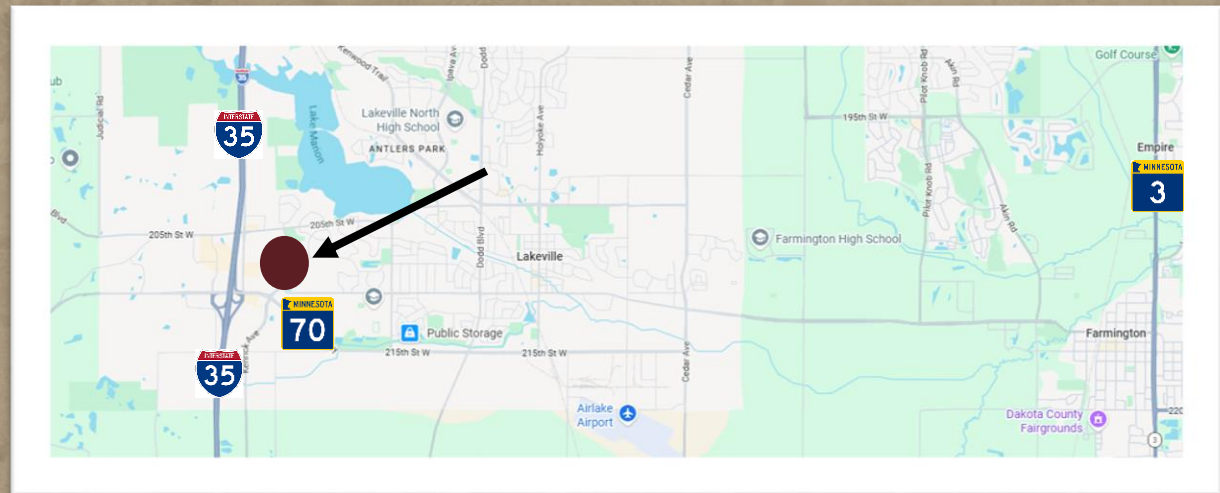
20890 KENBRIDGE CT, LAKEVILLE, MN

FOR LEASE | PROFESSIONAL OFFICE SPACE

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

## PROPERTY HIGHLIGHTS

- Up to 10,322 SF office space available for lease in a 25,469 SF Fairfield Business Campus building
- 3.72 acre site
- Zoning: OP – Office Park District
- Built 1996
- Conveniently located just east of I-35 and CR-70 in Lakeville
- Sprinklered
- Ample parking
- Lease Rate: \$15/RSF Net + CAM



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.

Becky Zueber  
Commercial Real Estate Broker  
Cerron Commercial Properties

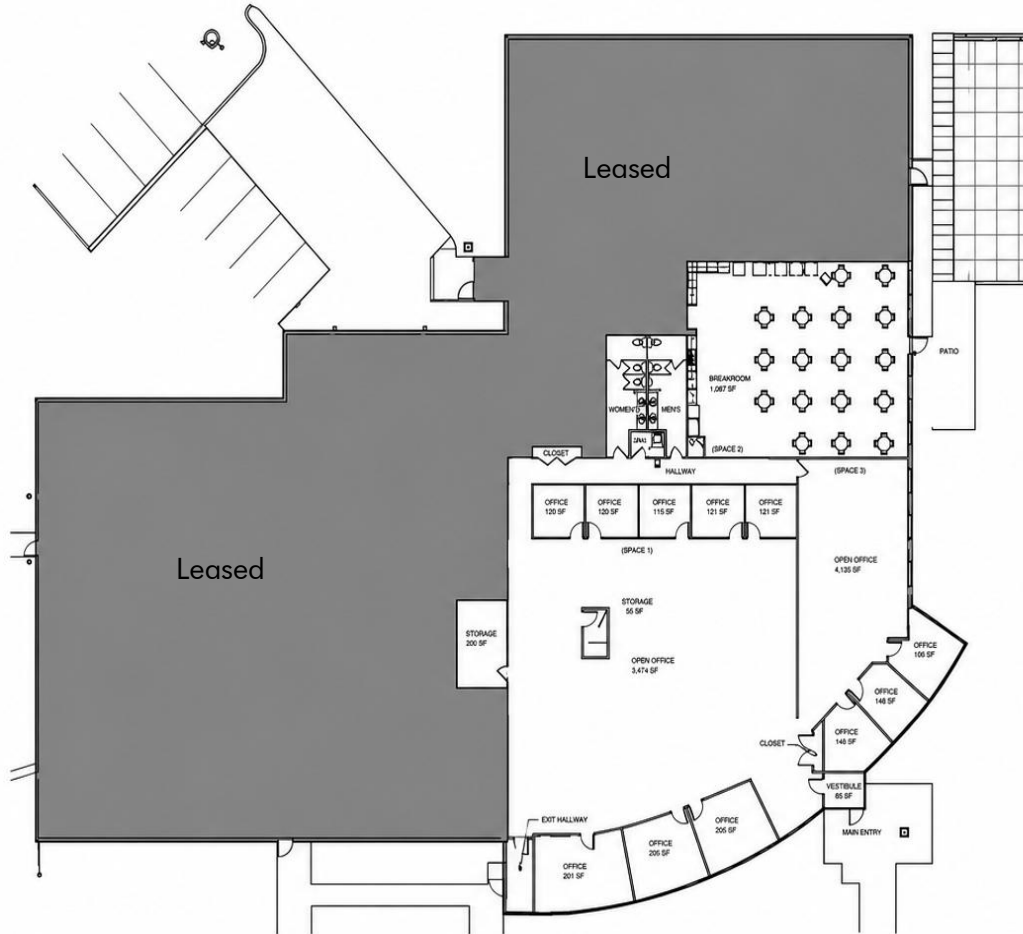
(952) 240.6090  
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www.cerron.com



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## FLOOR PLAN



Total Available USF:  
10,322 SF

Divisible to:  
1,700 USF

Lease Rate:  
\$15.00 RSF + CAM  
*Immediate Availability*

1 OVERALL FIRST FLOOR PLAN  
A0-0 3/32" = 1'-0"

NORTH



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## PROPERTY PHOTOS



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## SUMMARY

### Executive Summary

20890 Kenbridge Ct | Lakeville, MN

### Property Overview

This 10,322 SF office building could include users such as; professional service firms, regional satellite offices, medical/administrative users, or businesses seeking proximity to I-35 corridor amenities with flexible space configurations

### Location & Accessibility

Positioned with **direct access to I-35 at Exit 70**, this property benefits from strong regional connectivity and visibility. The Fairfield office park includes: major demand drivers such as D.R. Horton, Post and nearby Walmart, and Holiday Inn.

### Highlights

- Outdoor space with tree-lined views
- Shared kitchen facility and restrooms
- Move-in ready!

### Lease Terms

- Total Available: 10,322 USF
- Divisible to: 1,700 USF
- Lease Rate: \$15.00 RSF + CAM
- Availability: Immediate

\*\*\*Please contact the listing agent for tour



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let's get started!



Becky Zweber | Cerron Properties

COMMERCIAL REAL ESTATE ADVISOR



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