

PROFESSIONAL OFFICE SPACE

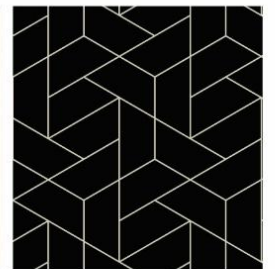
17685 JUNIPER PATH, LAKEVILLE, MN 55044



FOR LEASE | OFFICE



CERRON Commercial Properties, LLC | 21476 Grenada Ave | Lakeville, MN
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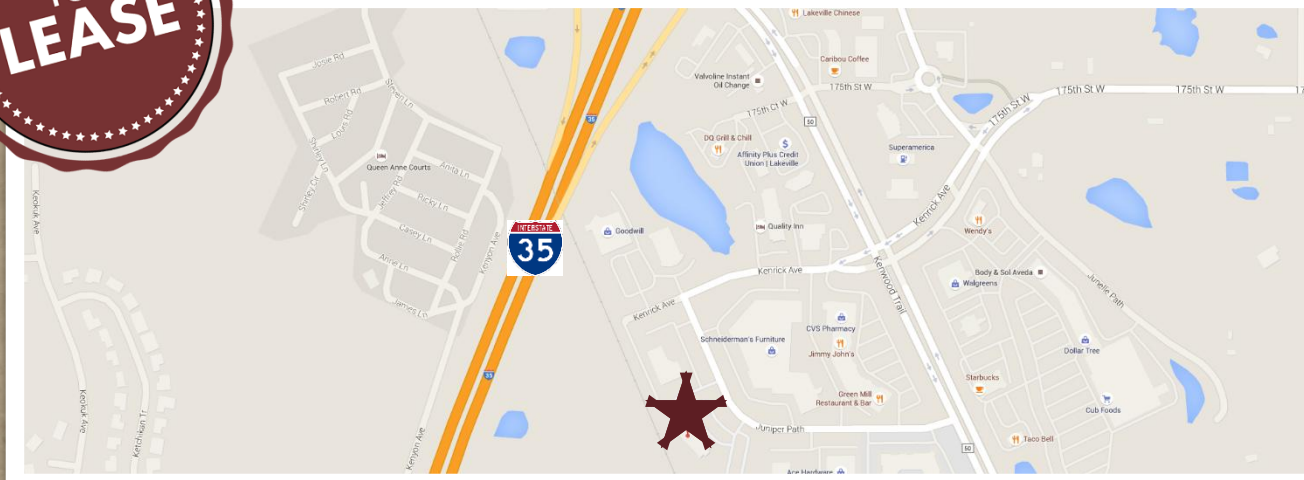
PROPERTY HIGHLIGHTS

- Multiple space options available on upper level of 3,047 RSF and lower level, ranging from 614 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 + \$11.04/SF CAM/Op Expense

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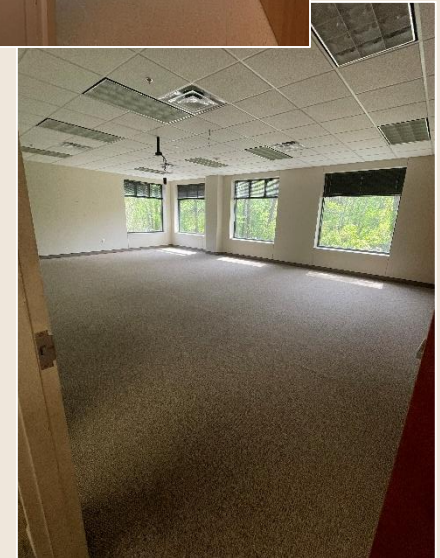


For more information,
please contact:
Rocky Ranch
612.363.2116
rockyr@cerron.com

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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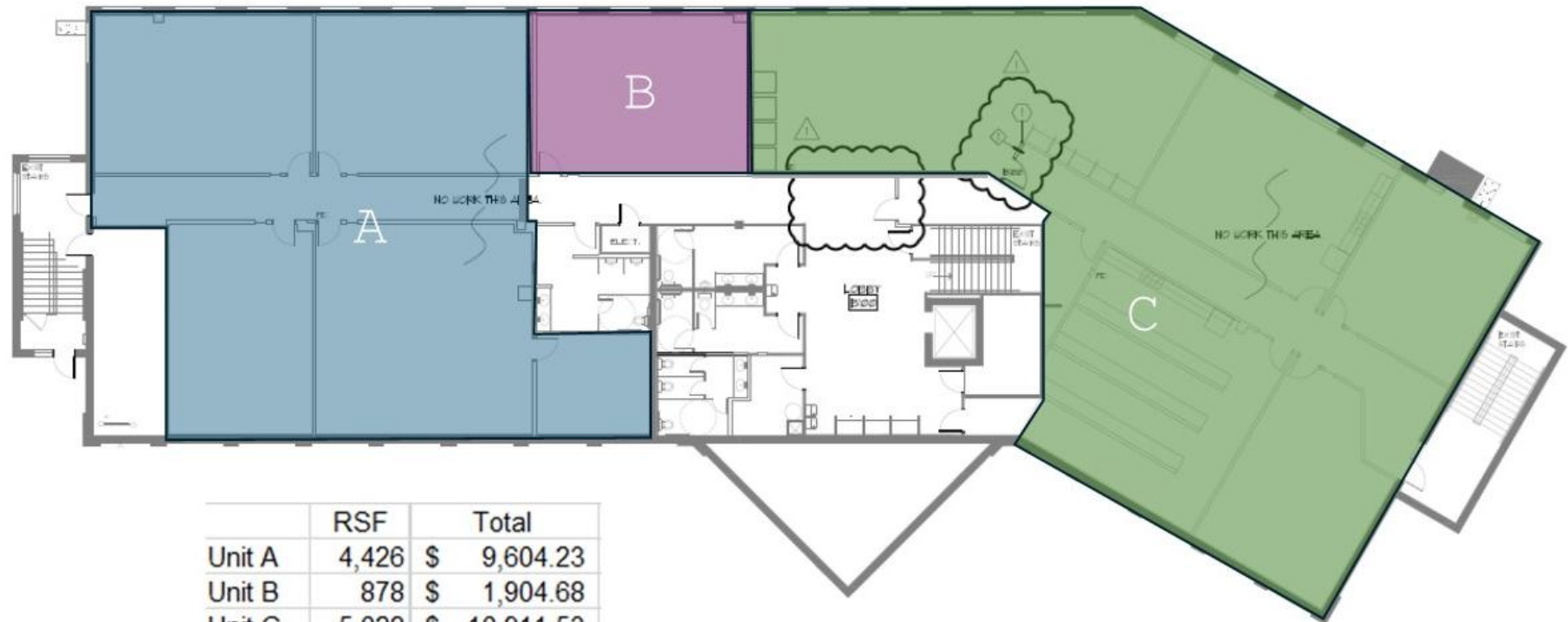


FLOOR PLANS w/ LEASE RATES

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Lower Level Floor Plan Option 1



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Lower Level Floor Plan Option 2



	RSF	Total Rent
Unit A	921	\$ 1,998.85
Unit B	921	\$ 1,998.85
Unit C	921	\$ 1,998.85
Unit D	1,827	\$ 3,964.39
Unit E	921	\$ 1,998.85
Unit F	614	\$ 1,332.57
Unit G	675	\$ 1,465.82
Unit H	1,239	\$ 2,689.36
Unit I	1,482	\$ 3,216.33
Unit J	809	\$ 1,756.57

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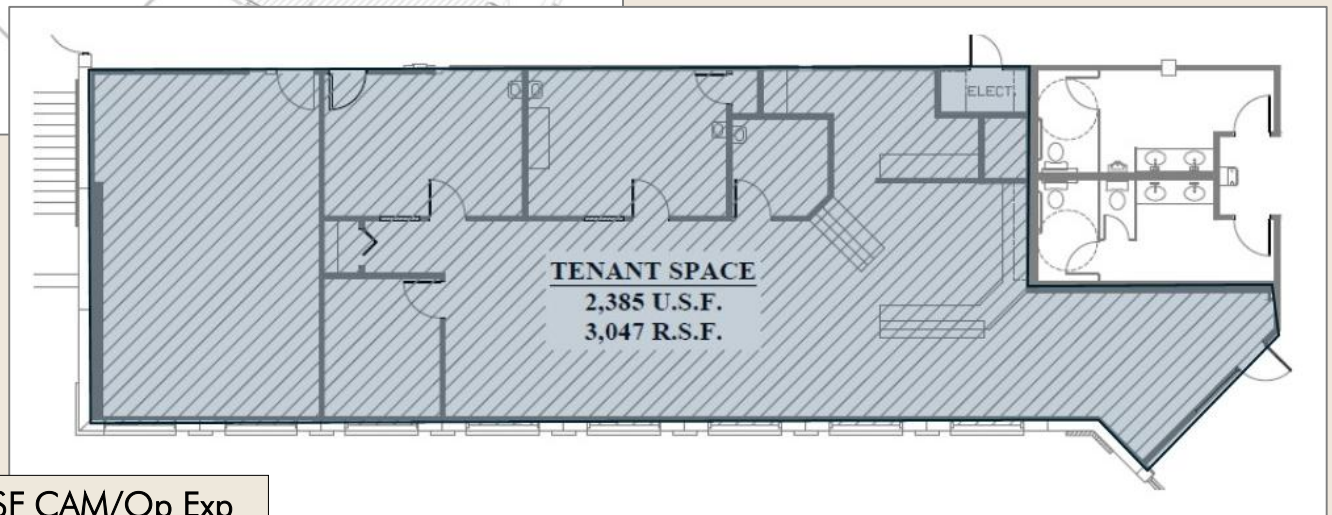
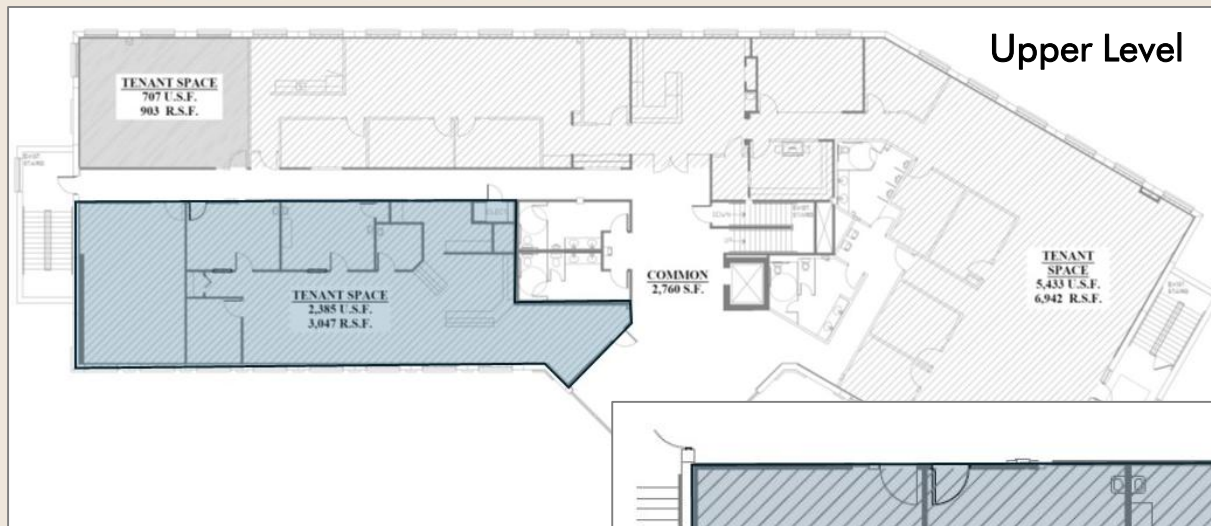
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FLOOR PLAN w/ LEASE RATE



Lease Rate: \$15.00/SF Net + \$11.04/SF CAM/Op Exp

Upper Level Space:

Approx. 3,047 RSF = \$3,809/month NNN + \$2,803/month
Op Exp = \$6,612/month Total Rent

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let's get started!

Rocky Ranch | 952.583.6135 | rockyr@cerron.com

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