

# OFFICE FOR LEASE | PRIME LOCATION

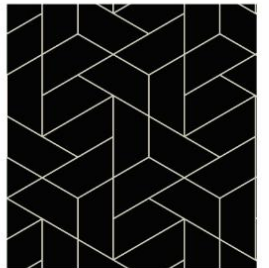
20890 KENBRIDGE CT, LAKEVILLE, MN 55044



10,322 SF Office | Individual Offices + Outdoor Space



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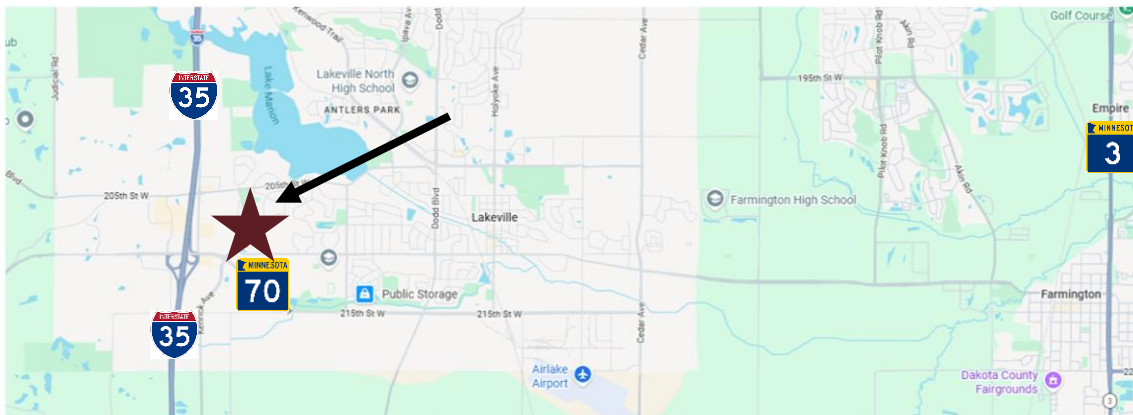
## PROPERTY HIGHLIGHTS

- 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

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FOR LEASE | PROFESSIONAL OFFICE SPACE



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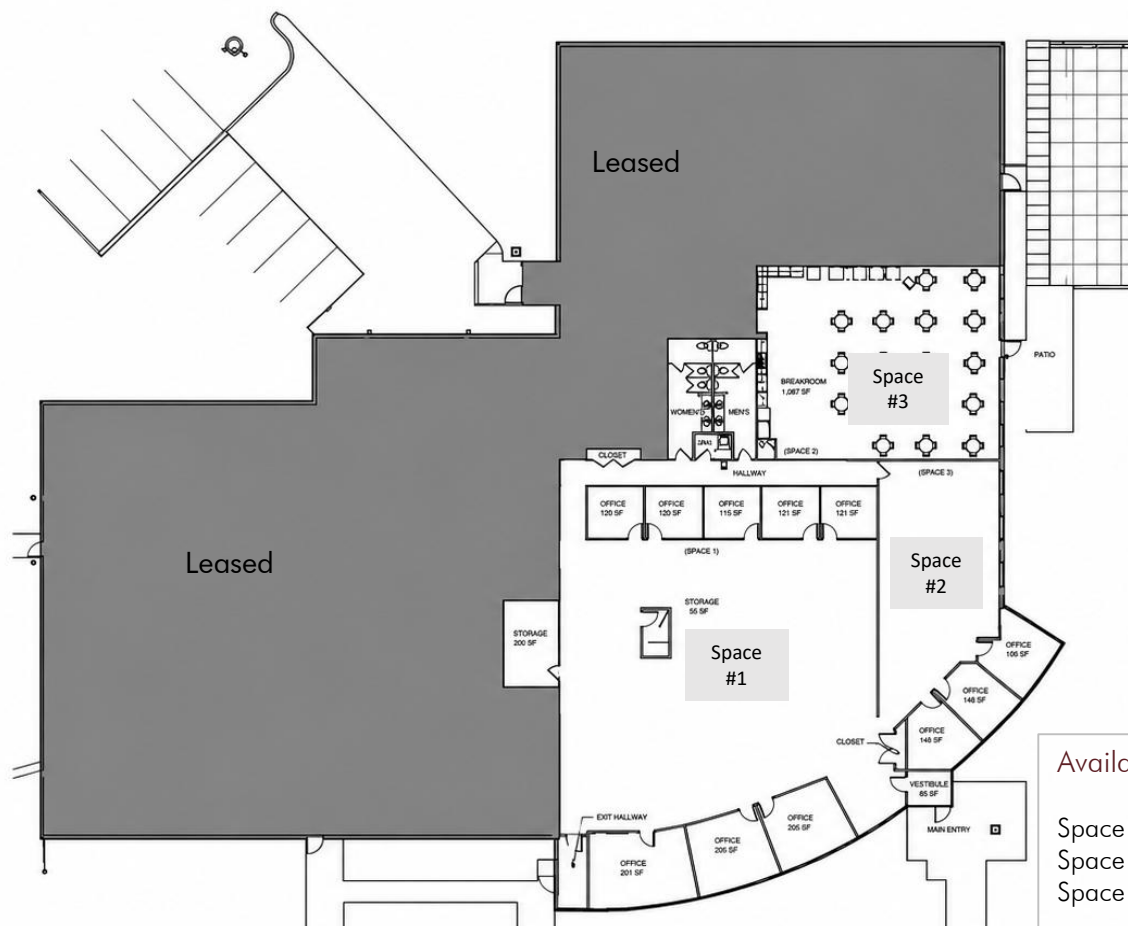


For more information,  
please contact:  
**Roz Peterson**  
612.708.5281  
rozp@cerron.com

## FLOOR PLAN

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Total Available USF:  
10,322 SF

Divisible to:  
1,800 RSF

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

| Available | RSF  | USF  | Base Rent |
|-----------|------|------|-----------|
| Space #1  | 6176 | 5646 | \$7,720   |
| Space #2  | 1845 | 1687 | \$2,306   |
| Space #3  | 2259 | 2065 | \$2,823*  |

\* CAM not included in pricing

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



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## PROPERTY PHOTOS

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## SUMMARY

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20890 KENBRIDGE CT, LAKEVILLE, MN

### 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.

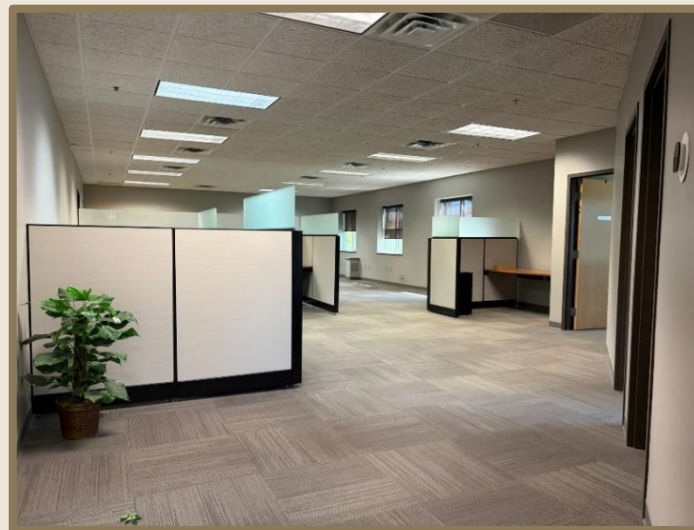
### Highlights

- 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!*

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