



# SOUTHFORK PROFESSIONAL BUILDING

17595 Kenwood Trail | Lakeville, MN 55044

## Office Space For Lease



### Highlights and Features:

- Located off of 35 & Co Rd 50
- Main floor breakroom
- On-site management
- Pylon signage is available
- Area Tenants: Caribou Coffee, Walgreens, CVS, Wendy's, Lakeville Chinese, Jimmy John's, Green Mill, FedEx Office, and more

### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 3,329, 3 miles - 24,633 and 5 miles - 67,318
- Average Household Income: 1 mile - \$116,014, 3 miles - \$113,009 and 5 miles - \$98,539
- 25,500 vpd - Kenwood Trail and 15,200 vpd on Kenrick Avenue

### Space Available:

- Suite 120: 523 sf to 1,368 sf contiguous (corner office/window with plenty of light)
- Lease Rates: \$19.00 psf Gross



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES

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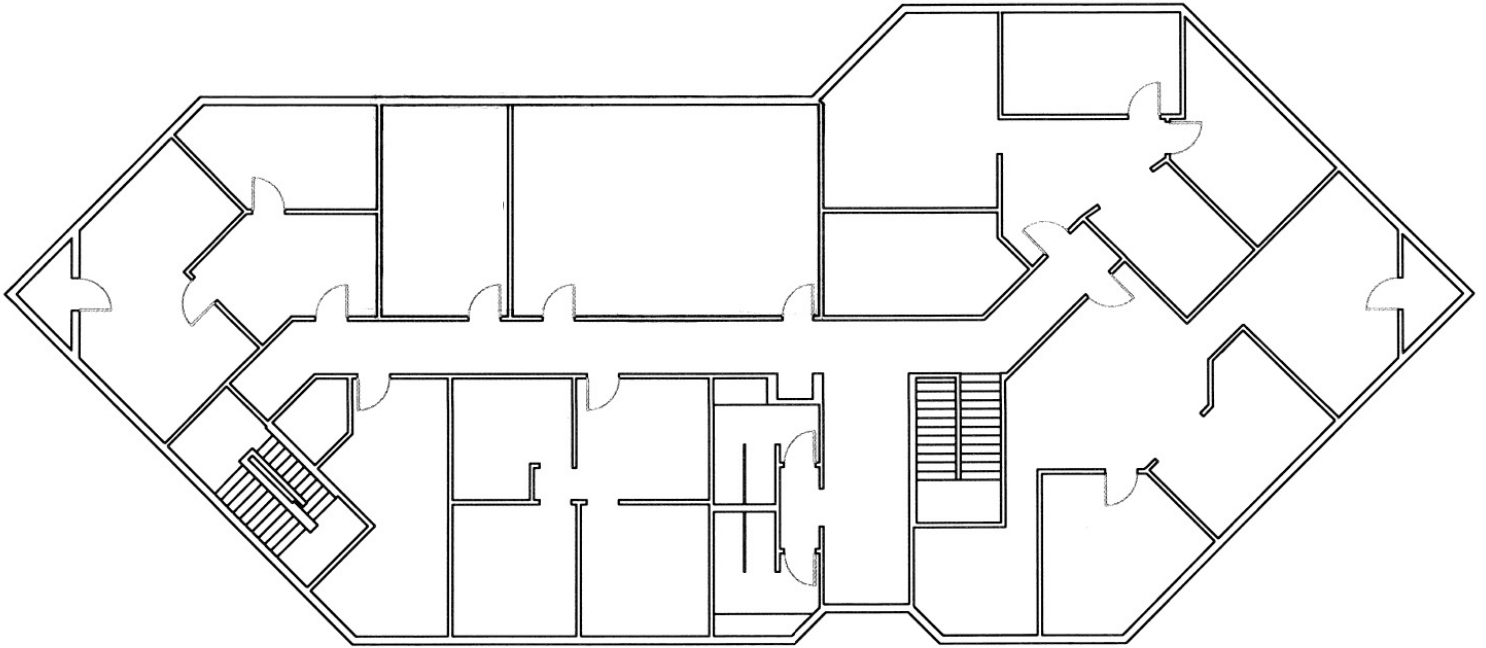
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## Floor Plan



## Building Photo



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