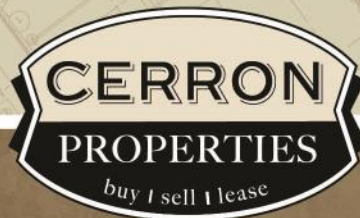


CEDAR AVENUE PROFESSIONAL BUILDING

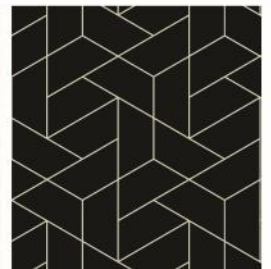
17305 CEDAR AVENUE, LAKEVILLE, MN 55044

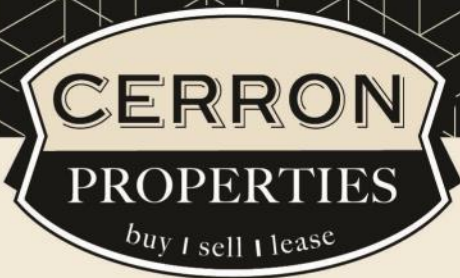


FOR LEASE | OFFICE / MEDICAL



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





CEDAR AVENUE PROFESSIONAL BUILDING

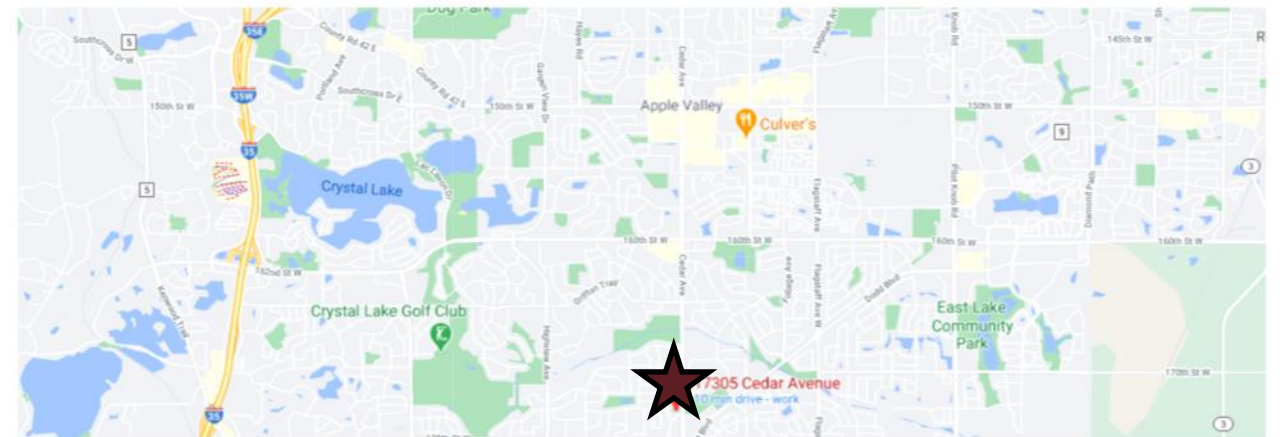
17305 CEDAR AVENUE, LAKEVILLE, MN 55044

FOR LEASE | OFFICE / MEDICAL

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

■ PROPERTY HIGHLIGHTS

- Approx. 4,977 RSF Available on 2nd Floor (*approx. 349 RSF pending lease*)
- Suite 230 currently built out as a single suite with up to 12 individual private offices plus large waiting room and reception area
- Divisible to approx. 1,358-4,628 RSF Suites (up to 3 suites possible)
- Great demographics
- Ample parking
- Near retail and restaurants
- The building went through a full interior remodel in 2019—gorgeous finishes throughout
- Lease Rate: \$13/SF Net + \$11/SF 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.



For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

CEDAR AVENUE PROFESSIONAL BUILDING

17305 CEDAR AVENUE, LAKEVILLE, MN 55044

SUMMARY



■ TRAFFIC COUNTS:

- 22,600 vpd @ Cedar Ave & Glacier Way
- 15,600 vpd @ Dodd Blvd & Cedar Ave

■ BUILDING :

- Approx. 25,000 SF Professional Office Building
- Nicely finished building interior and office build-out
- Year Built: 2004 / Complete Remodel: 2019
- Ideal Office / Medical Space
- Two Story Building just off of Cedar Avenue
- Near dining, retail
- On transit lines (Red Line—MVTA)
- Ample Parking
- Elevator
- Building tenants include: Summertown, Burnet Realty, Burnet Title, American Family Insurance, Edward Jones & more

■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
Population	5,094	41,175	97,580
Median HH Income	\$89,061.75	\$100,266.13	\$94,203.31
Avg HH Income	\$91,045.50	\$102,010.79	\$97,795.67

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:
Bruce Rydeen
952.469.9444
brucer@cerron.com

CEDAR AVENUE PROFESSIONAL BUILDING

17305 CEDAR AVENUE, LAKEVILLE, MN 55044

INTERIOR PICS



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.

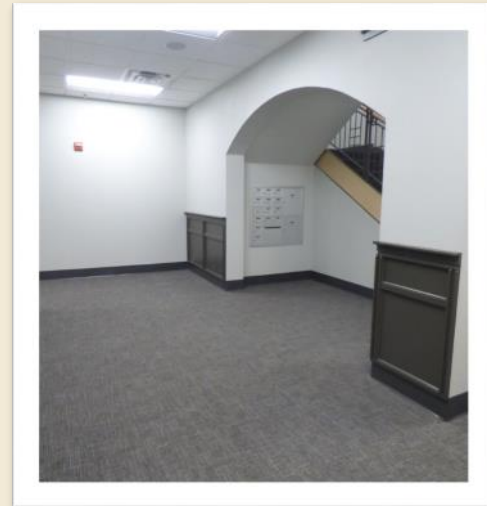


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

CEDAR AVENUE PROFESSIONAL BUILDING

17305 CEDAR AVENUE, LAKEVILLE, MN 55044

ADDITIONAL PICS



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.

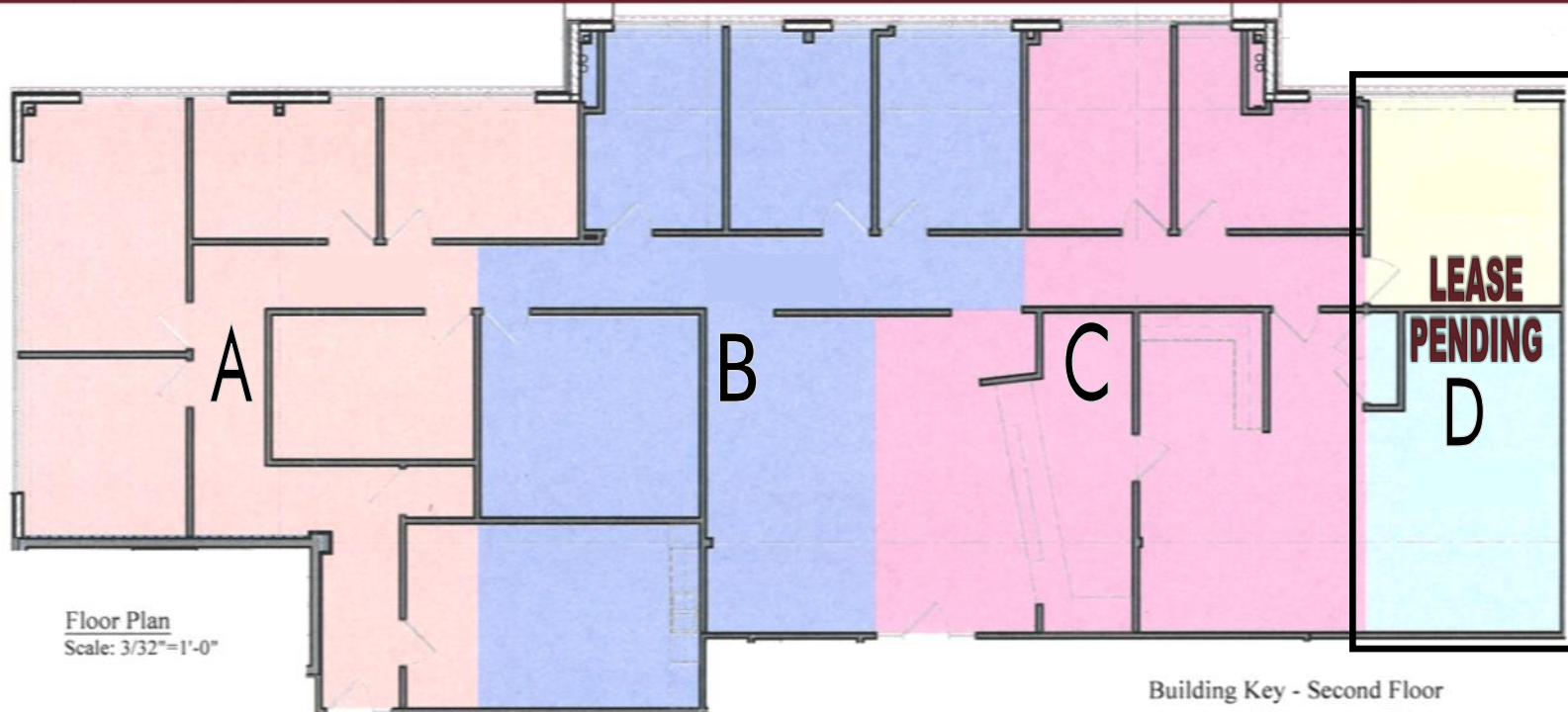


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

CEDAR AVENUE PROFESSIONAL BUILDING

17305 CEDAR AVENUE, LAKEVILLE, MN 55044

OVERALL FLOOR PLAN



Lease Rate for entire space available (less pending lease space for Edward Jones):

Space	Square Feet	Net Rent	CAM	Total Monthly Rent
A	1,619	\$1,754	\$1,484	\$3,238
B	1,651	\$1,789	\$1,513	\$3,302
C	1,358	\$1,471	\$1,245	\$2,716
All (A+B+C)	4,628	\$5,014	\$4,242	\$9,256



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.

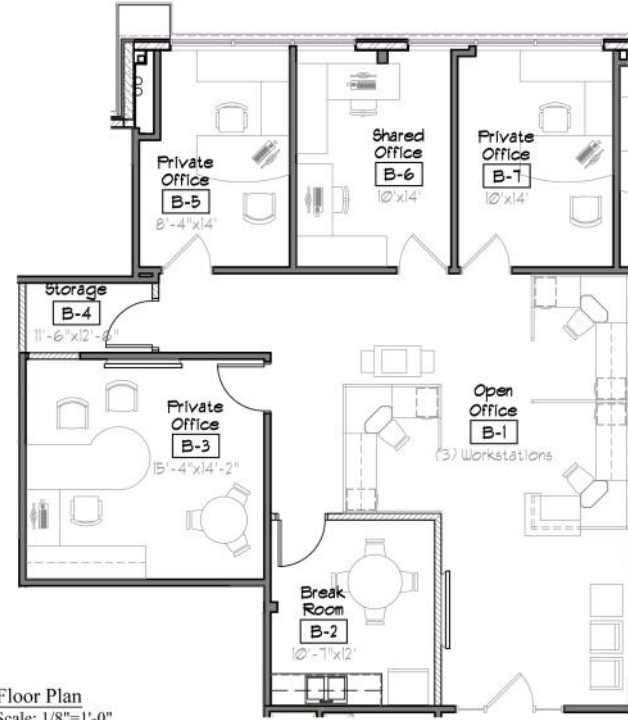


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

CEDAR AVENUE PROFESSIONAL BUILDING

17305 CEDAR AVENUE, LAKEVILLE, MN 55044

FLOOR PLAN-A & B



Floor Plan
Scale: 1/8"=1'-0"

Lease Info:

1,396 USF
1,619 R.S.F.

1,619 RSF	1,619 RSF
X \$13/SF Net Rent	X \$11/SF CAM
\$1,754 Net Rent	\$1,484 CAM

\$1,754 + \$1,484 = **\$3,238/month**

Building Key - Second Floor



Floor Plan
Scale: 1/8"=1'-0"

Lease Info:

1,423 USF
1,651 R.S.F.

1,651 RSF	1,651 RSF
X \$13/SF Net Rent	X \$11/SF CAM
\$1,789 Net Rent	\$1,513CAM

\$1,789 + \$1,513 = **\$3,302/month**

Building Key - Second Floor



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.

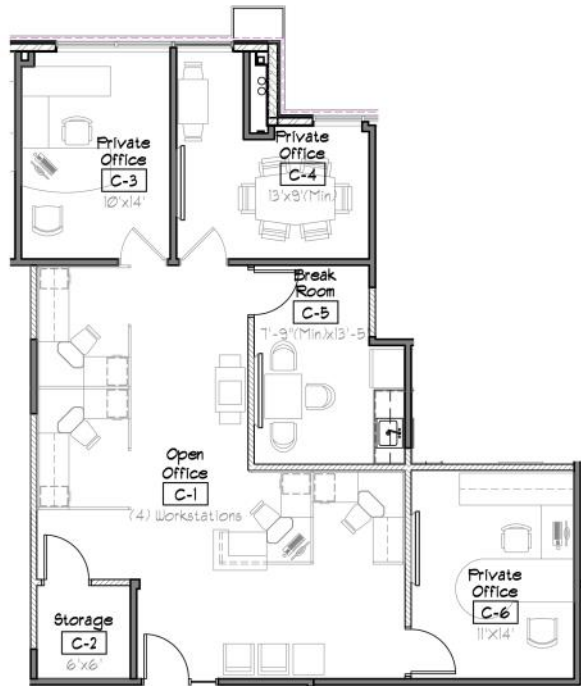


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

CEDAR AVENUE PROFESSIONAL BUILDING

17305 CEDAR AVENUE, LAKEVILLE, MN 55044

FLOOR PLAN-C & D



Floor Plan
Scale: 1/8"=1'-0"

Lease Info:

1,171 USF

~~1,358 R.S.F.~~

1,358 RSF
X \$13/SF Net Rent
\$1,471 Net Rent

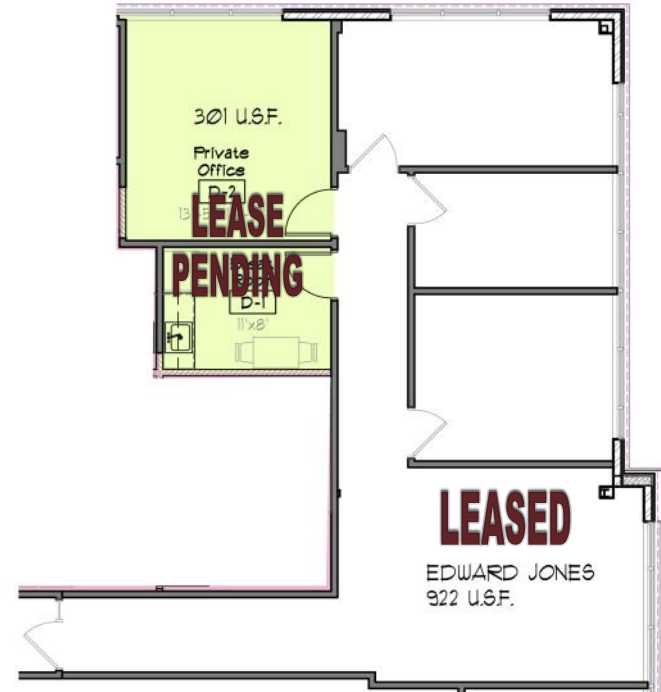
1,358 RSF
X \$11/SF CAM
\$1,245CAM

\$1,471 + \$1,245 = **\$2,716/month**

Building Key - Second Floor



C



Floor Plan
Scale: 1/8"=1'-0"

1,223 USF

Building Key - Second Floor



D

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.

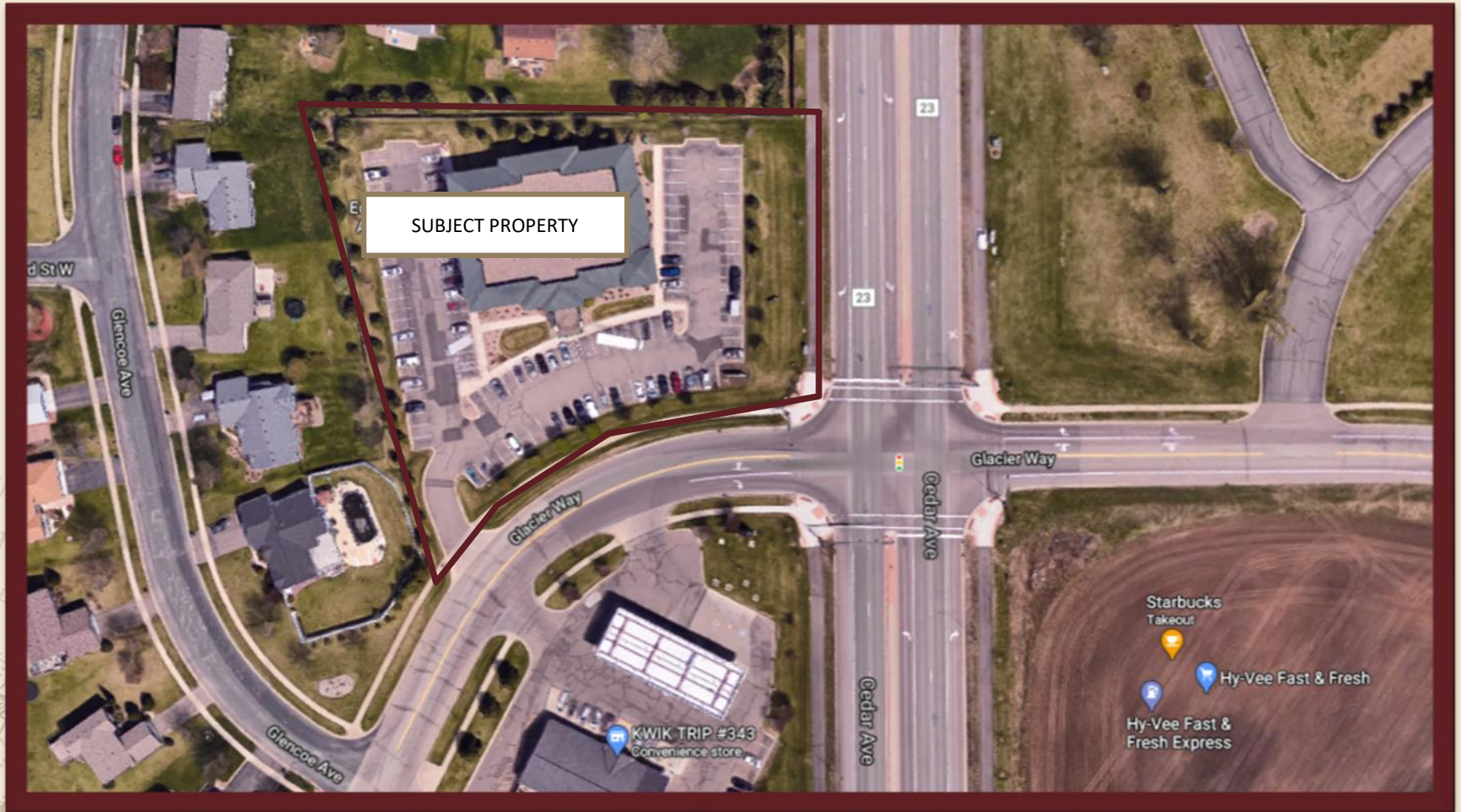


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

CEDAR AVENUE PROFESSIONAL BUILDING

17305 CEDAR AVENUE, LAKEVILLE, MN 55044

AREA MAP



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:
Bruce Rydeen
952.469.9444
brucer@cerron.com

let's get started!

Bruce Rydeen | 952.469.9444 | brucer@cerron.com

CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044



WWW.CERRON.COM