



LAKEVILLE TOWN OFFICES II

10523-10527 165TH STREET WEST, LAKEVILLE, MN 55044

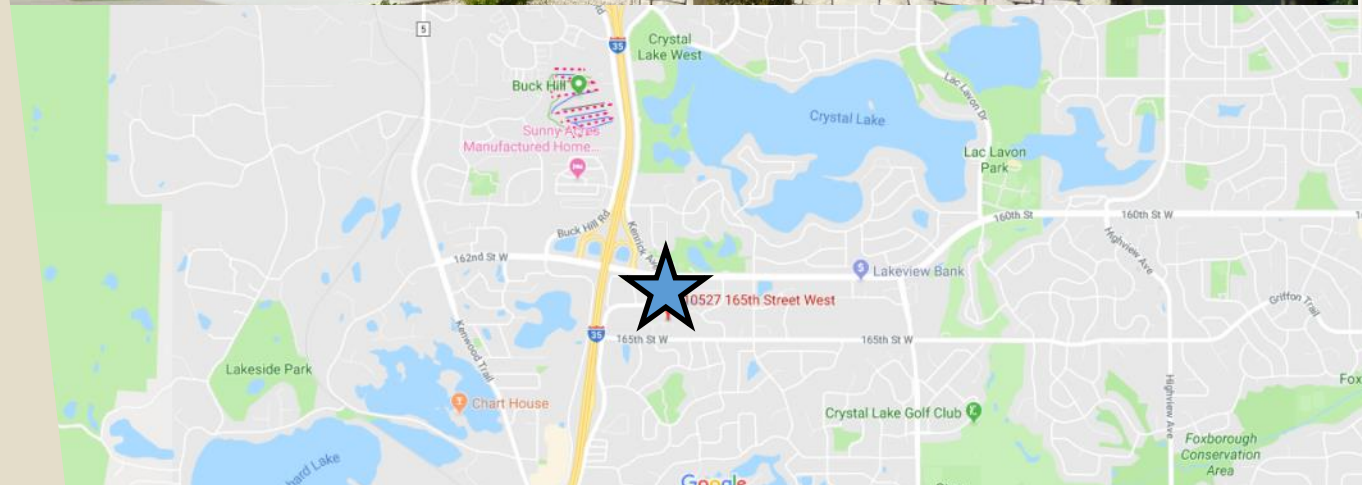
CERRON Commercial Properties, LLC
21476 Grenada Avenue
Lakeville, MN 55044
CERRON.com

Property Highlights:

- ◆ 1,000-7,400 SF available
- ◆ Multiple options on three (3) levels in two (2) adjoining suites
- ◆ Excellent location with quick access to I-35 & near many restaurant, hotel and shopping options
- ◆ Ample Parking
- ◆ Building Security System
- ◆ Competitive Lease Rates—see attached summary



FOR LEASE | PROFESSIONAL OFFICE



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
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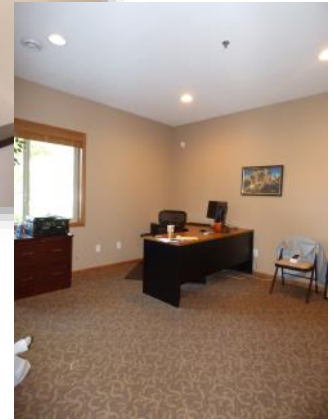
INTERIOR PHOTOS

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Shared & Private Offices



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OPTIONS

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	OPTION A	OPTION B	OPTION C	OPTION D	OPTION E	OPTION F
SUITE	10523 & 10527	10527	10523	10523 & 10527	10527	10523
SIZE & FLOOR	7,400 SF ON ALL THREE LEVELS	MAIN-1,600 SF <u>MEZZ.-1,000 SF</u> TOTAL: 2,600 SF	MAIN-1,600 SF	LOWER LEVELS (BOTH SIDES) 3,032 SF	LOWER LEVEL SINGLE SIDE— 1,432 SF	LOWER LEVEL— 1,600 SF
LEASE AMT. / MONTH	\$12,860	\$4,550	\$2,900	\$5,100	\$2,800	\$2,500

NOTE: RENT AMOUNT IS QUOTED AS A GROSS LEASE AMOUNT; TENANT PAYS UTILITIES (Est. at \$1.05/SF).

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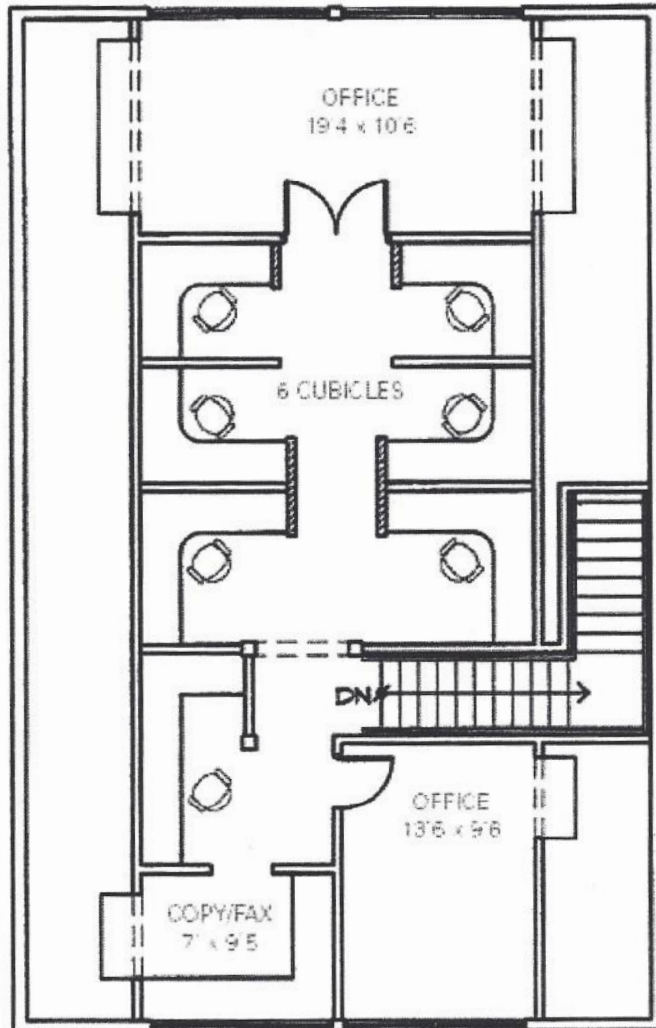


UPPER FLOOR PLAN

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Upper Level / Mezzanine Space includes a total of approximately 1,000 square feet of space with a large office (currently conference room), built-in cubicles, private office with window views and work area.



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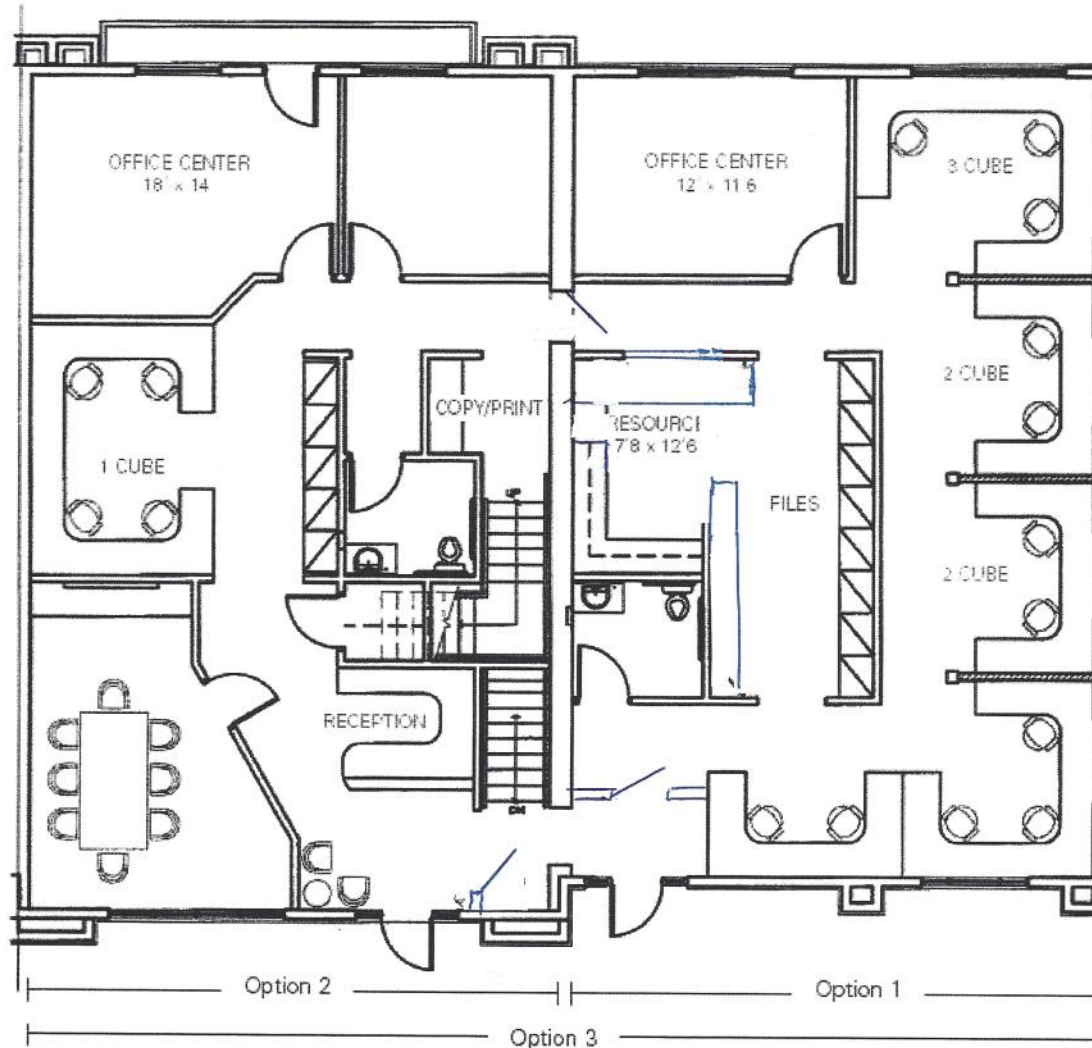
MAIN FLOOR PLAN

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The Main Floor Plan offers multiple space options up to 3,200 SF.

Easily split into two separate spaces of approximately 1,600 SF in each suite. Reception and waiting area, large conference room, private offices, many built-in cubicle spaces, and resource room / work areas. Private restroom available in each suite.



Example of stair access to mezzanine level.

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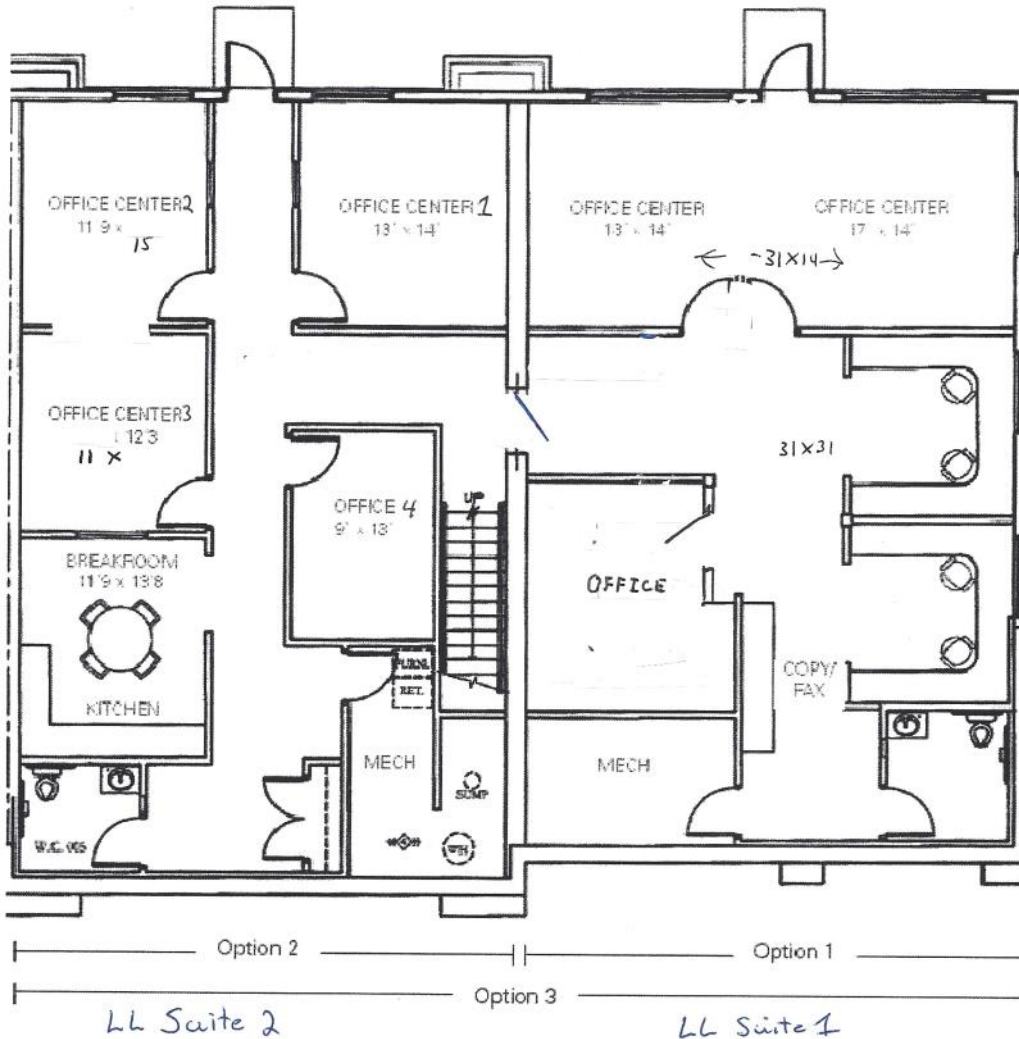


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LOWER FLOOR PLAN

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The Lower Level Plan offers approximately 3,200 SF which is easily divisible into two separate areas, each with private restroom, and one option with lower level direct access. "Lower level -suite 2" includes a breakroom, four (4) private offices, private restroom, and an exterior access point. "Suite 1" features open, shared workspace, in addition to a private restroom and either a private office, or could be used as a storage or additional work room.



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