

RIDGE RUN OFFICES—SINGLE SUITES

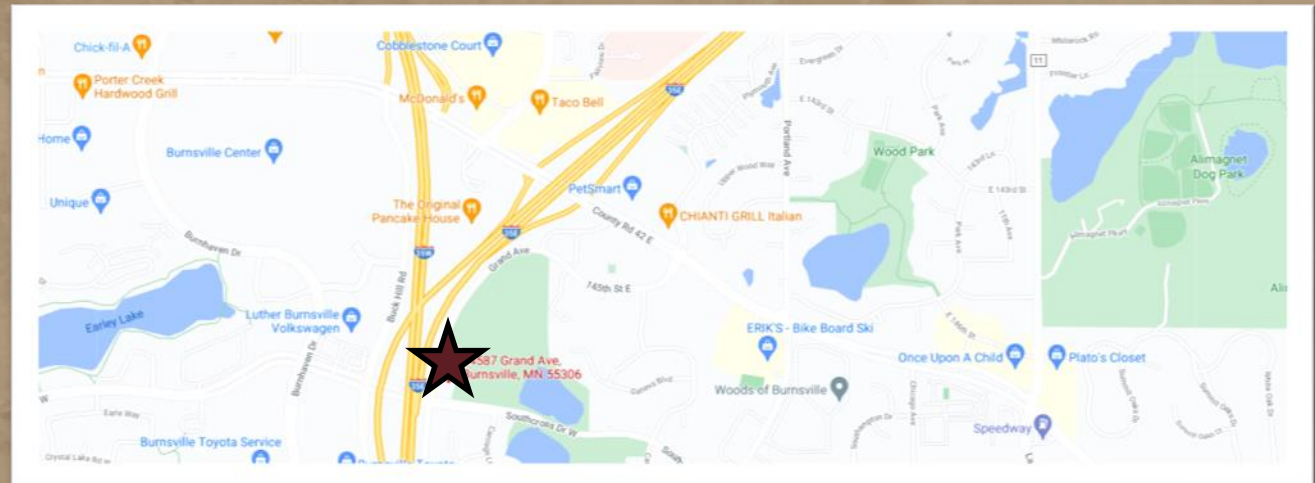
14587 GRAND AVENUE, BURNSVILLE, MN 55306

FOR LEASE | OFFICE

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

■ PROPERTY HIGHLIGHTS

- **Upper Level Availabilities:**
 - Suite 209—Approx. 208 SF
 - Suite 210—Approx. 208 SF
 - Lease Rate: \$400 each suite or \$750 if both are leased together (Available 8/1/2021)
- **Lower Level Availabilities:**
 - Suites 110-112 (\$250-\$400 each)
 - See *Floor plan* for sizing & rate details
- Tenant to pay Phone + Data
- Internet - 150 Meg Service
- Excellent location, just off the I-35 split & near retail & more



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.

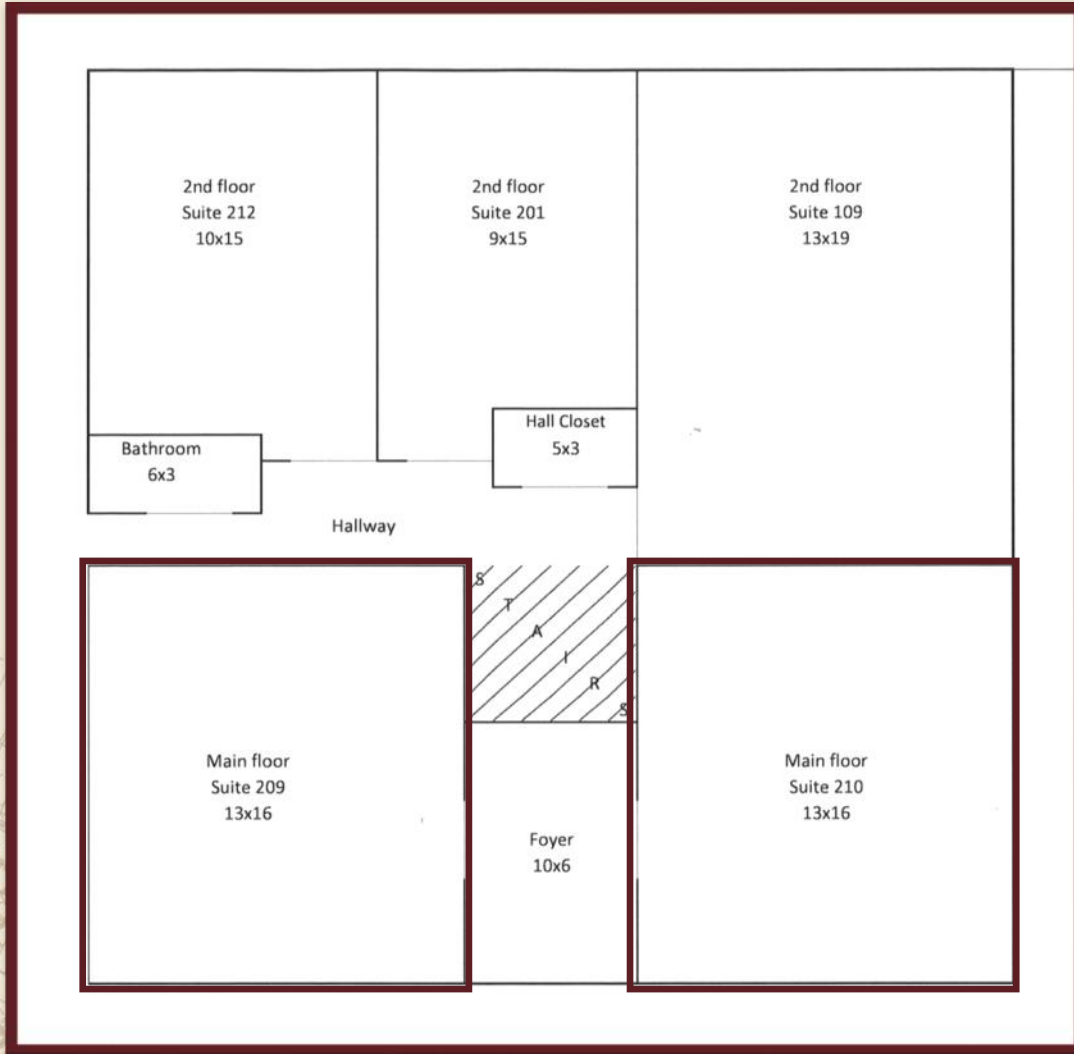


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

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MAIN FLOOR PLAN



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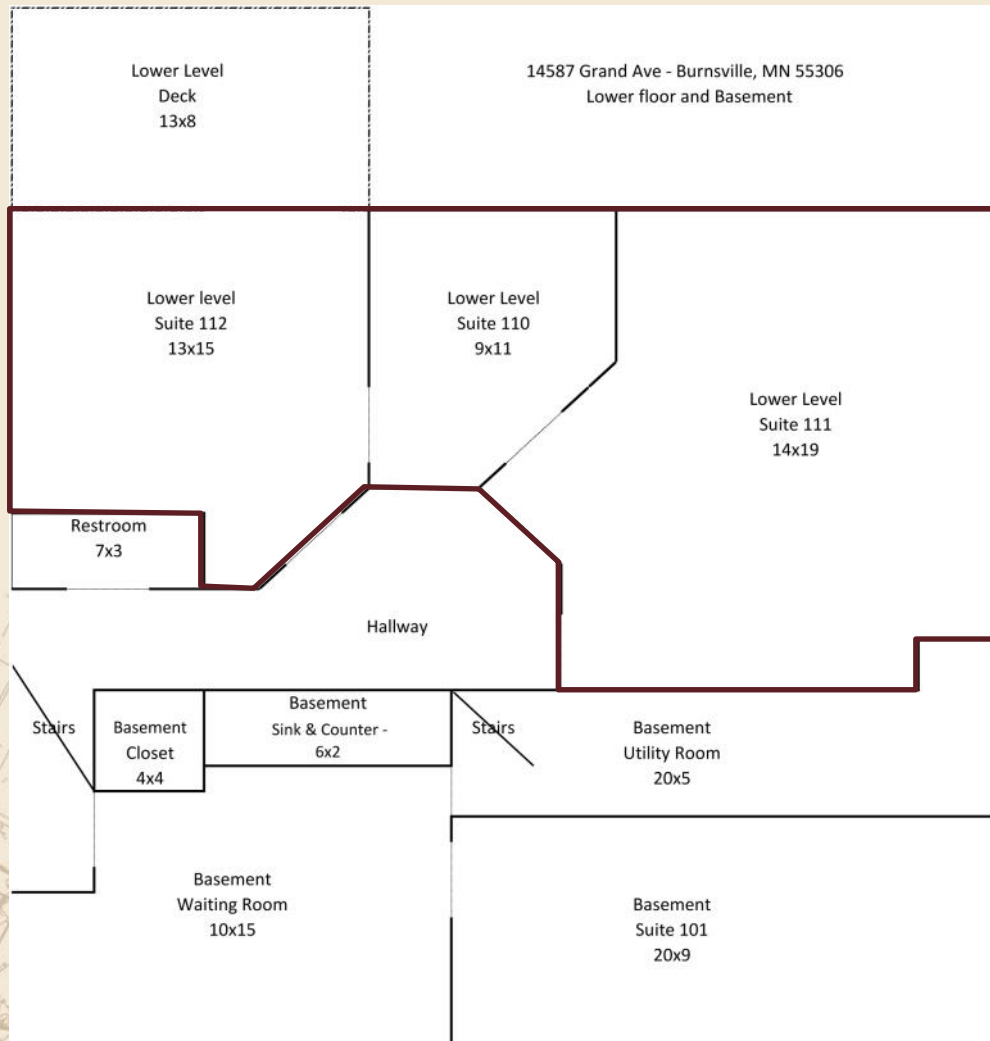


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LOWER LEVEL FLOOR PLAN



Lease Rates:

Suite 110—\$250

Suite 111—\$400

Suite 112—\$350

5% discount for 2 suites rented

10% discount for 3 suites rented

All 3 suites connected with internal doorways.

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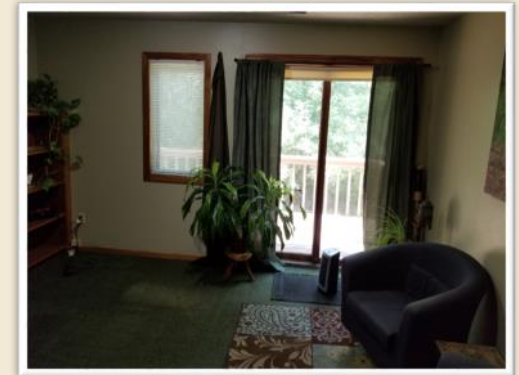
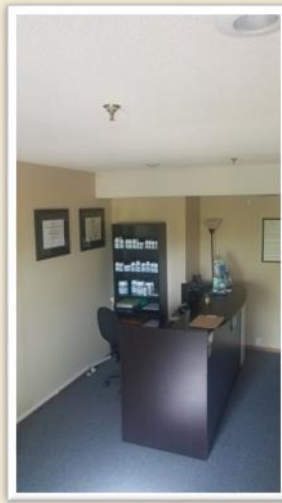


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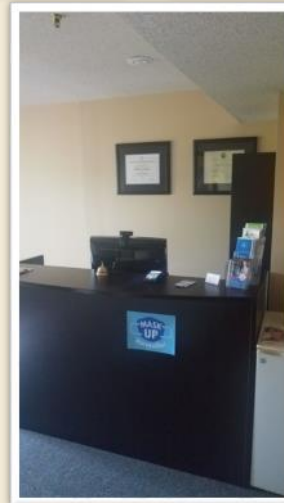
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LOWER LEVEL PHOTOS



Suite 110



Suite 111

Suite 112

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