

Kenyon Crossings

16233 Kenyon Ave | Lakeville, MN

FOR LEASE | OFFICE



Highlights

- 1,407 RSF Office- 2nd Floor
- Convenient Lakeville Location
- Close Proximity to I-35 Split
- Intersection of I-35 & County Rd 46
- On-site Fitness Center
- Heated, Below-Grade Parking*
- Opportunity for Professional Office or Medical with Private In-suite Restroom

Surrounding Area



Average Daily Traffic Volumes:

- I-35: 77,000 VPD
- County Road 46: 8,100 VPD
- Combined: 85,100 VPD
- Less than 1 Miles from I-35

Demographics

Miles	1	3	5
Population	6,421	57,065	165,306
Avg Income (\$)	100,788	116,054	110,985
Households	2,457	20,747	61,052

High Visibility

High Traffic

High Demand

For more information, please contact:

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952-890-6450

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Broker

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Associate Broker



Phone: 952-890-6450 | Fax: 952-890-5476 | Web: efhco.com
2999 W. County Rd 42, Suite 206, Burnsville, MN 55306

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All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

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Year Built:

- 2008

Floors:

- 2

Total Building Rentable Area:

- 23,000 SF

Office Suites Available:

- 1,407 RSF Office Available
 - Customizable Suite
 - Private Restroom

Net Rate:

(*annual escalations)

- Negotiable, Office, NNN
- *\$100/mth per Garage Parking Stall (Runs with Lease)

Operating Expenses & Real Estate Taxes:

- \$11.18 per RSF, 2024 Est. (Incl. Utilities, Janitorial & Fitness Room)
- Tenant Responsible for Phone, Cable, Internet

Common Area Factor:

- 15% Common Area Factor Included in Footage

Terms of Lease:

- 5 Years Preferred

Parking:

- 60+ Shared Surface Parking Spaces
- Heated Below-Grade Parking*

Fire / Life / Safety

- Wet Fire System
- Key Fob Building Access

HVAC:

- Office: Rooftop Mounted HVAC Units

Utility Services:

- Dakota Electric / Center Point Energy
- Spectrum (formerly Charter) / Frontier

Electrical:

- 120/208
- 3-phase

Zoning:

- C-3, General Commercial District

Building Amenities:

- Monument Signage Available
- Professionally Managed by EFH Realty Advisors, Inc.
- Tenant Fitness Center with Separate Yoga Room
- Heated, Below-Grade Parking*

Area Amenities:

- Convenient I-35 Access at Gateway to Lakeville
- High Traffic Area Includes Brunswick Zone, McDonald's, Starbucks, Banking, Retail, Restaurants and Services
- Close to Large Employee Base



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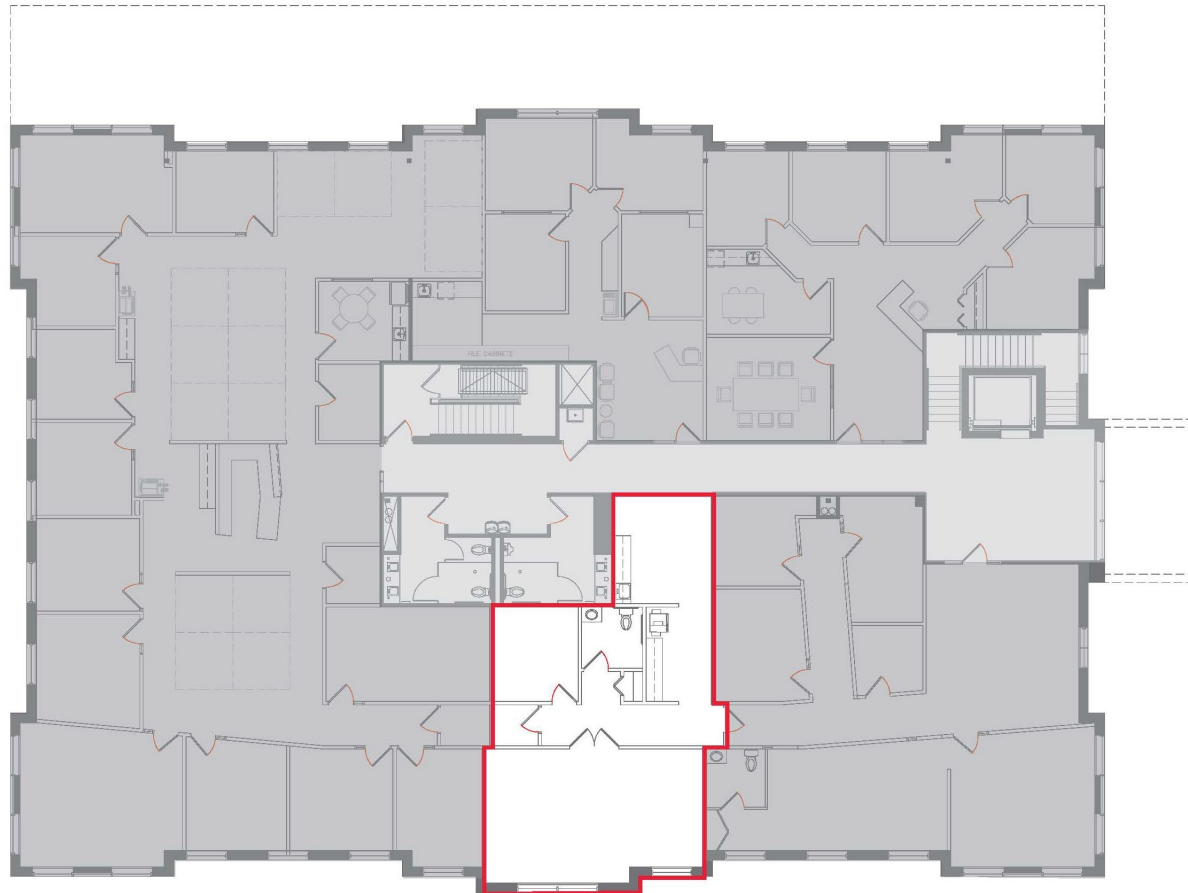
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2nd Floor Available Suite



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