

# Kenyon Crossings

16233 Kenyon Ave | Lakeville, MN

FOR LEASE | OFFICE

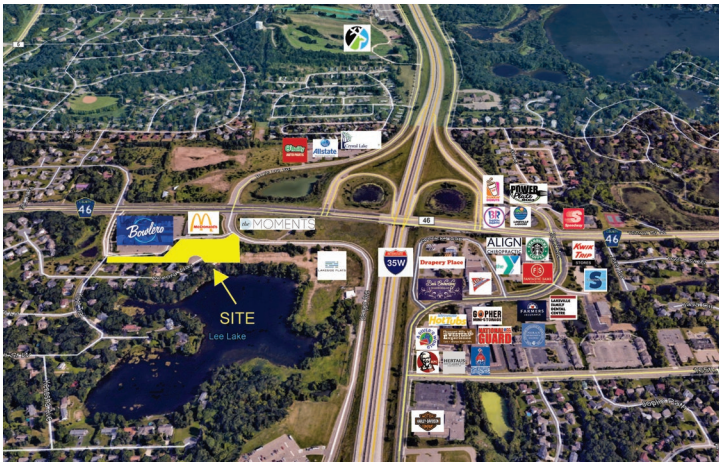


## Highlights

- 1,210 - 7,867\* RSF Office
  - 1,210 RSF Office (Av. 9/1/2025)
  - 1,286 RSF Office
  - 5,371 RSF Office

*\*includes 1,210 RSF available 9/1/2025*
- 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: 79,431 VPD
- County Road 46: 7,384 VPD
- Combined: 86,815 VPD
- Less than 1 Miles from I-35

### Demographics

Miles	1	3	5
Population	21,352	124,041	236,709
Med Income (\$)	121,828	110,670	108,160
Households	8,126	45,772	89,206

**High Visibility**

**High Traffic**

**High Demand**

For more information, please contact:

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

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: 1,210 – 7,867 RSF

- 7,867\* RSF Office Total Contiguous
  - \*1,210 RSF Available 9/1/2025 Included in Square Footage
- 5,371 RSF Office Available Now
  - Balanced mix of private offices and open areas for cubes
  - Kitchen / Breakroom
  - Corner Office Suites
- 1,286 RSF Office Available Now
  - Customizable Suite with Private Restroom

## Net Rate:

(annual escalations)

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

## Operating Expenses & Real Estate Taxes:

- \$11.61 per RSF, 2025 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



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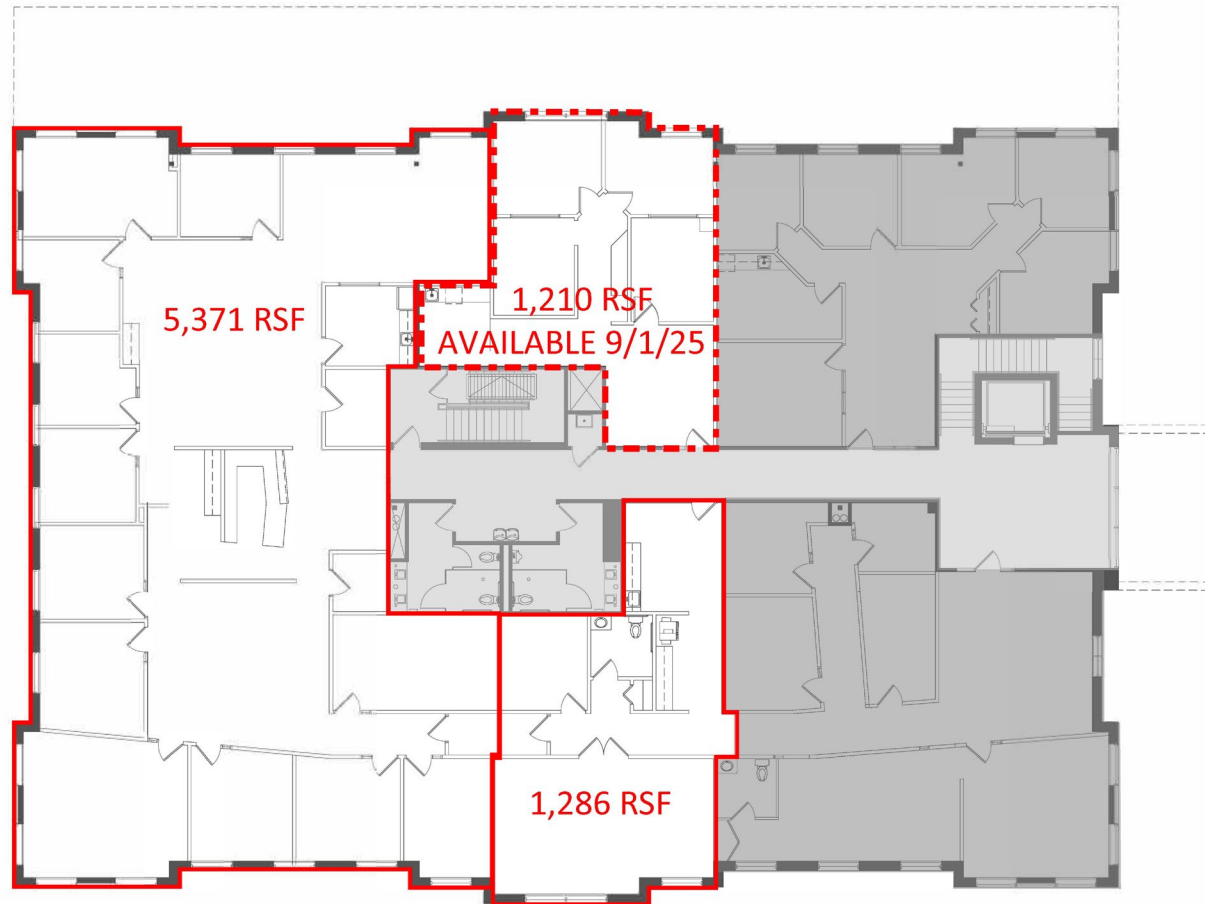
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## Available Suites



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5,371 RSF



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