

Kenyon Crossings

16233 Kenyon Ave | Lakeville, MN

FOR LEASE | OFFICE



Highlights

- 1,286 - 6,657 RSF Office
 - 1,286 RSF Office
 - 5,371 RSF Office
- 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:

EFH Realty Advisors, Inc.
952-890-6450

Susan Whalen
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President & Primary Broker

Madison Whalen
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Licensed Agent



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

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

- 6,657 RSF Office Total Contiguous
- 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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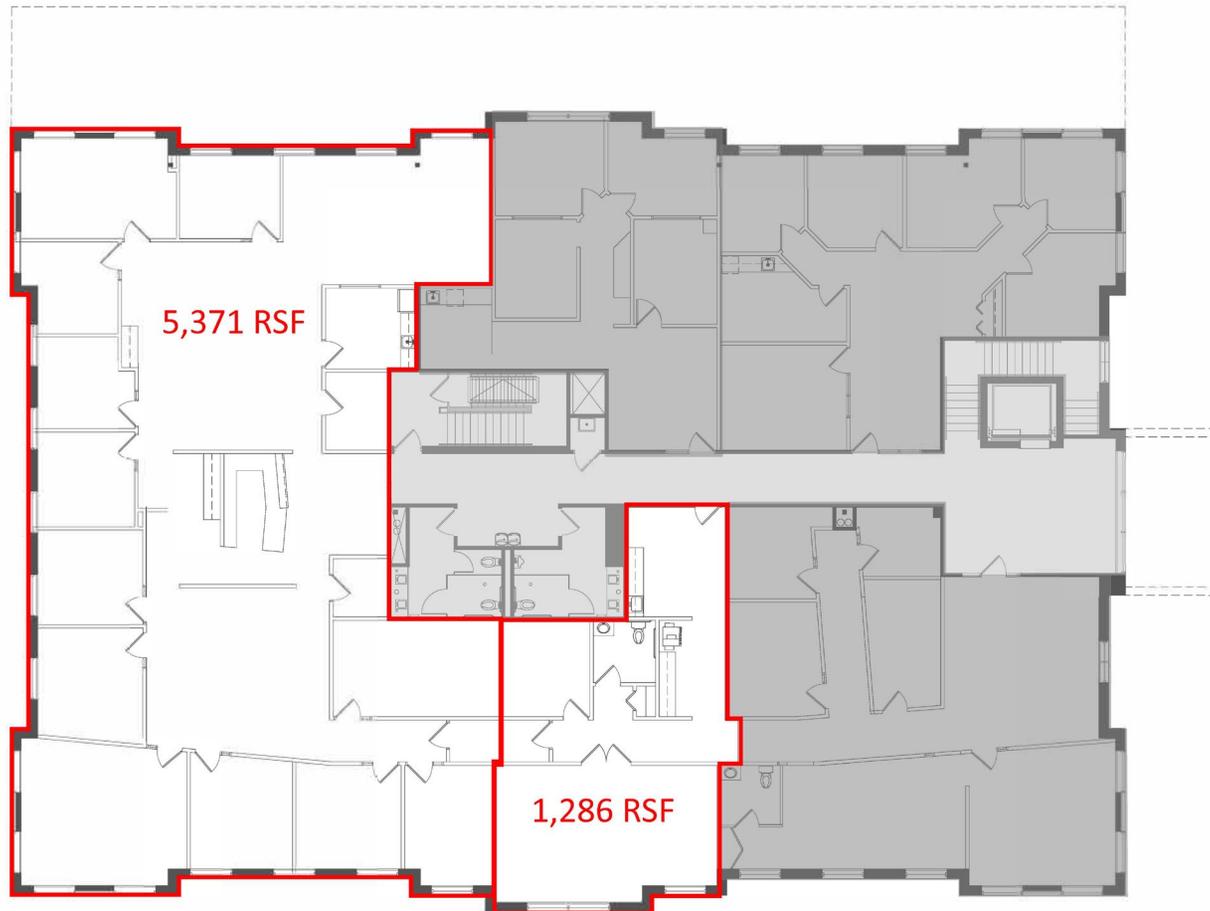
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Available Suites



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5,371 RSF



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