

# Kenyon Crossings

16233 Kenyon Ave | Lakeville, MN

FOR LEASE | OFFICE



## Highlights

- 1,407 RSF Office- 2<sup>nd</sup> 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:

EFH Realty Advisors, Inc.  
952-890-6450

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Associate Broker



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2999 W. County Rd 42, Suite 206, Burnsville, MN 55306

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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:

- \$10.70 per RSF, 2023 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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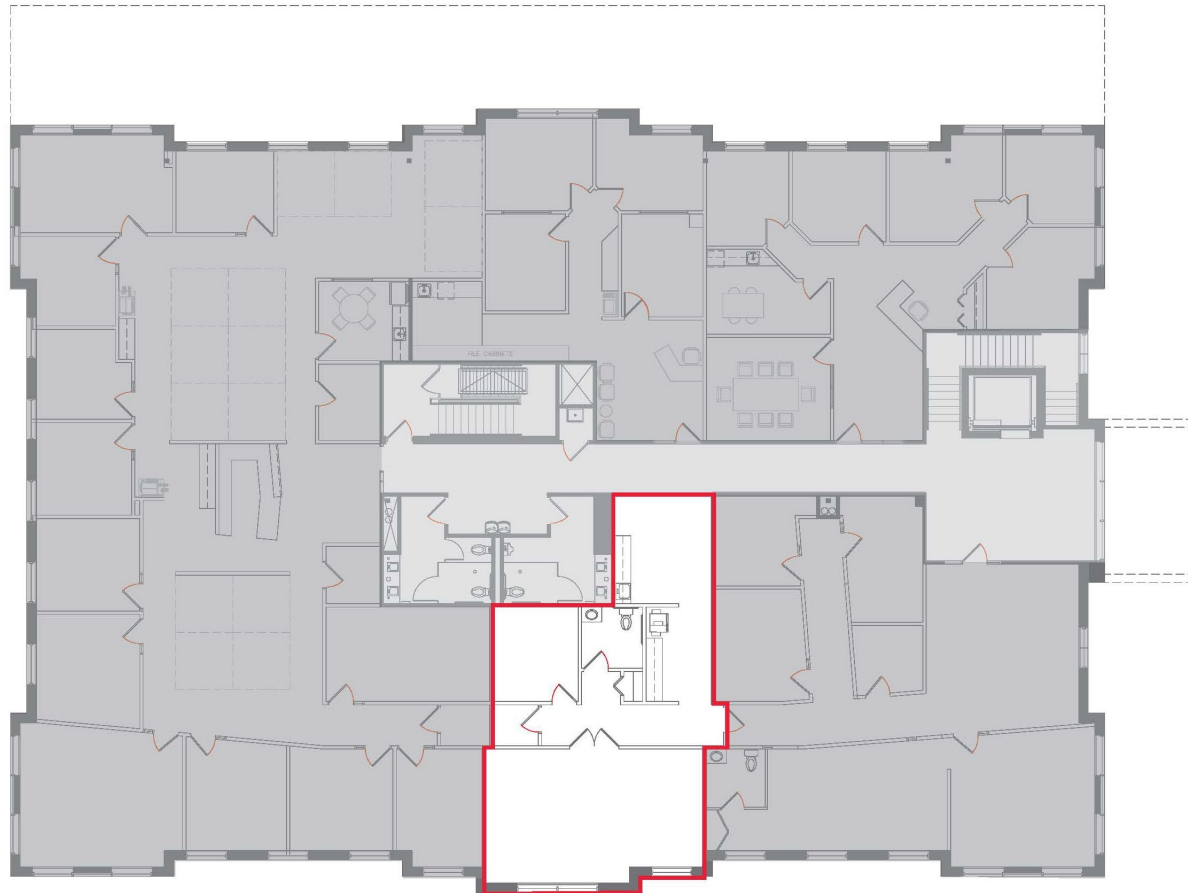
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## 2<sup>nd</sup> Floor Available Suite



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