

# SOUTHCROSS COMMONS

3000 County Road 42 W | Burnsville, MN 55337

## 1,620 SF to 1,997 SF Office Space For Lease

### Space Available:

- Suite 204: 1,997 sf
- Suite 302: 1,620 sf
- Lease Rate: \$13.00 psf Net
- 2024 CAM/Utilities: \$6.69 psf and Tax: \$3.46 psf



### Highlights and Features:

- Great fit for professional office users
- Common areas are newly remodeled
- Located 1 mile west of Burnsville Center
- Ideal frontage along County Road 42
- Near the Burnsville/Savage border
- Attractive office space
- Year Built: 2001
- 3 floors
- Elevator
- Golf simulator, putting green and fitness center
- Several private offices built out
- Kitchenette
- Large conference room
- High-end wood finishes
- Electronic kiosk
- Parking: 120 spaces
- Proximity to restaurants, shopping, and retailers
- Co-tenants: Vitae Functional Medicine, Carousel Media Group, Ryan Real Estate, Life Renewal Counseling, Professional Pension Services, Medallion Capital, Bass Law Firm, Stephen C. Fiebigler Law Office, Gold Leaf Estate Planning, Thrivent Financial, Farmers Insurance, Tyler Flatmoe Agency, and Higher Recruitment

**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)

**CORFAC**  
INTERNATIONAL

**LAURA GILL**

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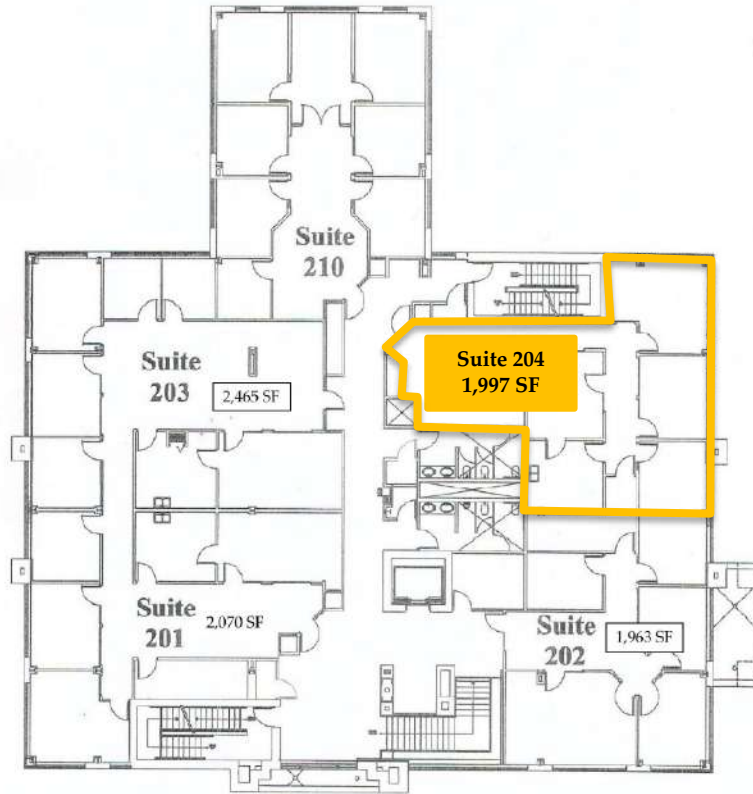
[laura@christiansonandco.com](mailto:laura@christiansonandco.com)

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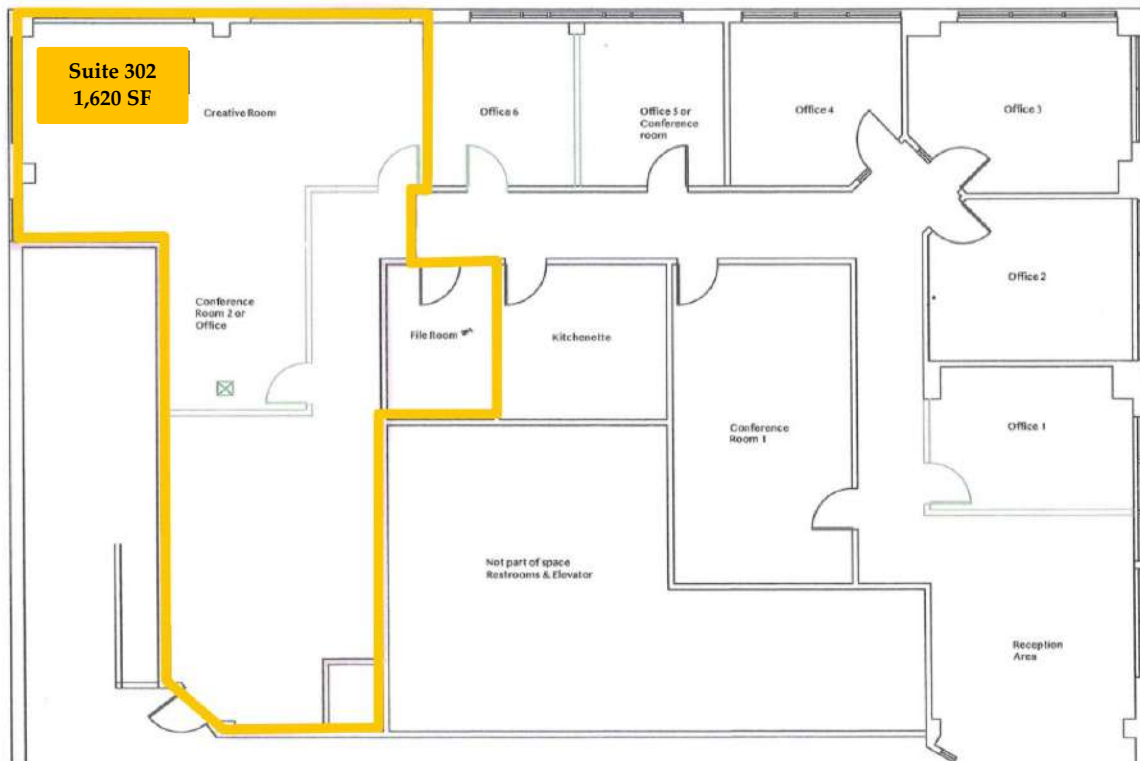
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## Second Floor Plan



## Third Floor Plan



## Interior Photos - Common Area, Simulator and Fitness Center



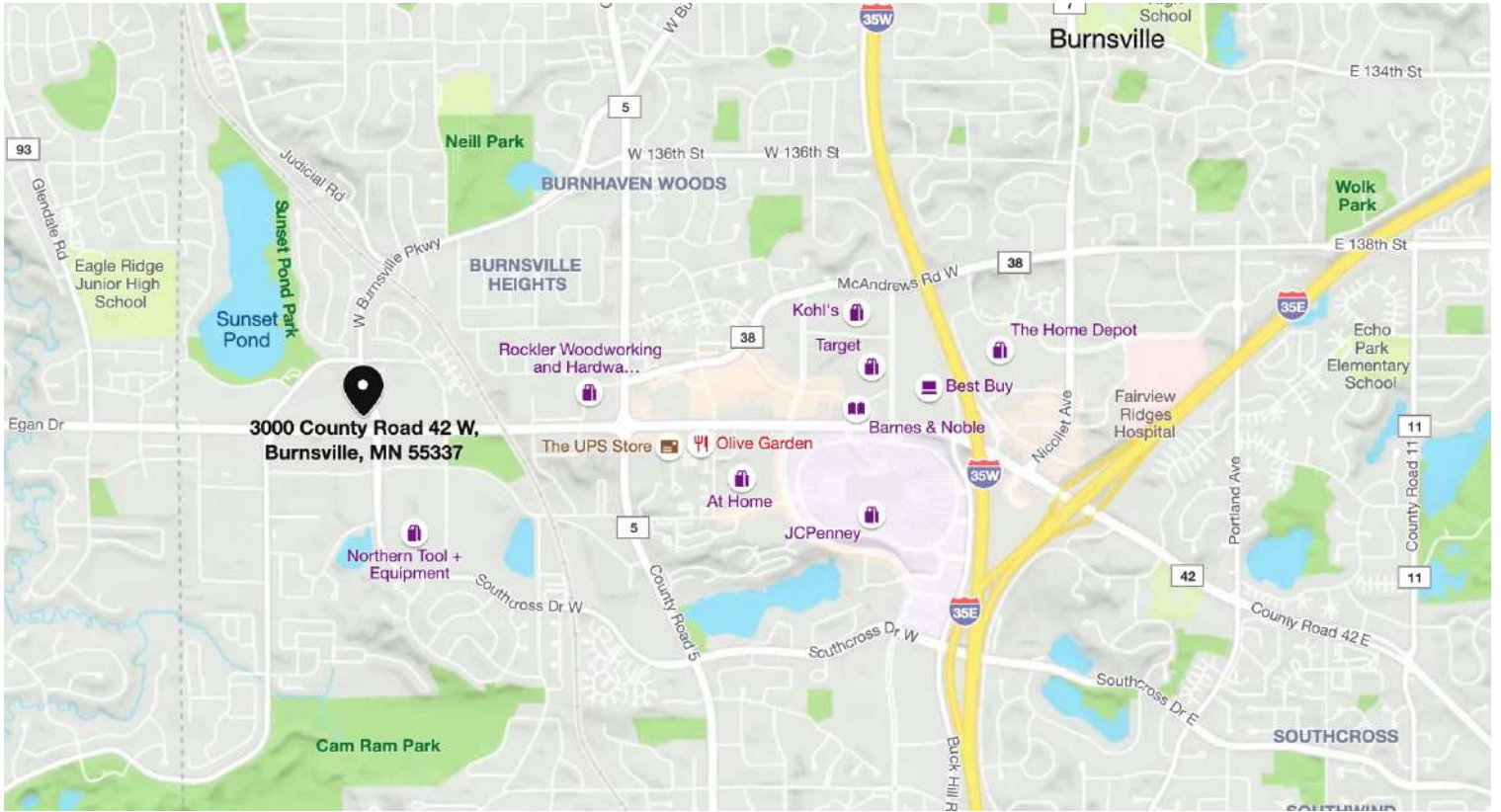
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## Interior Photos - Suite 204

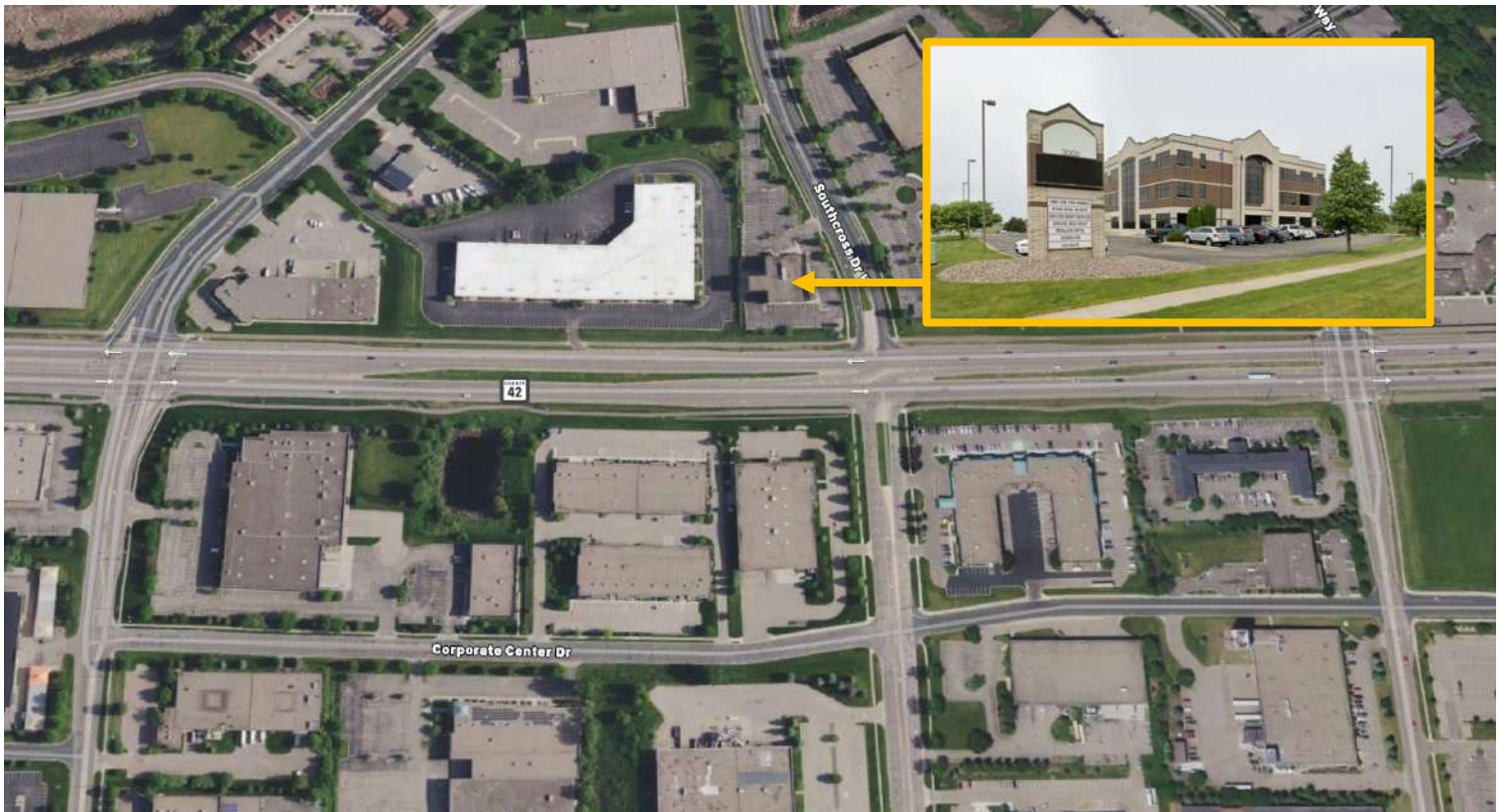


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## Map



## Aerial



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