



Burnsville, MN 55337

## Space For Lease

### Two Story Brick Office/Retail Building

#### Highlights and Features:

- Located off Burnsville Parkway and Nicollet Avenue S
- Easy Access to I-35W
- Positioned at a lighted intersection
- Great visibility
- Building and monument signage
- Orange Line/ Public Transportation
- Ample parking
- Area tenants: Wells Fargo, CVS, Jensen's Café, White Family Funeral Home, Burnsville Eagan Savage ISD 191, Mediterranean Cruise Restaurant, Carbone's Pizza, Dakota Learning Center, Heart of the City Dental

#### Space Available:

- Suite A: 5,909 sf
- Suite 1: 1,332 sf
- Suite 2: 1,332 sf
- Suite 3: 1,332 sf
- Suite 4: 1,332 sf
- Suites 1 to 4: 1,332 sf to 11,237 sf contiguous
- 2024 CAM/Tax: \$6.50 psf
- Lease Rate: Negotiable Net
  
- Suite 208: 2,143 sf
- Suite 209: 751 sf
- Suite 210: 611 sf
- Lease Rate: Negotiable Gross

#### Demographics and Traffic Counts:

- Average Household Population: 1 mile - 6,811, 3 miles - 37,988, and 5 miles - 108,376
- Average Household Income: 1 mile - \$72,814, 3 miles - \$80,765, and 5 miles - \$83,027
- Burnsville Parkway: 15,800 vpd, and Nicollet Avenue: 16,000 vpd



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This information is accurate as of the date of printing and is subject to change without notice. All information is deemed accurate, but cannot be guaranteed.

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**Building Photo**

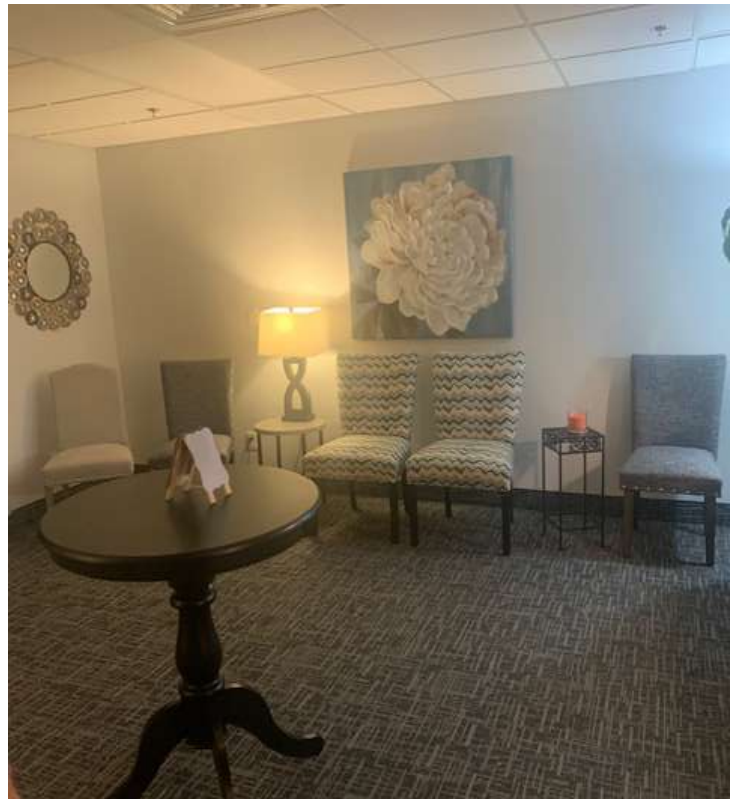


**Building Photo**

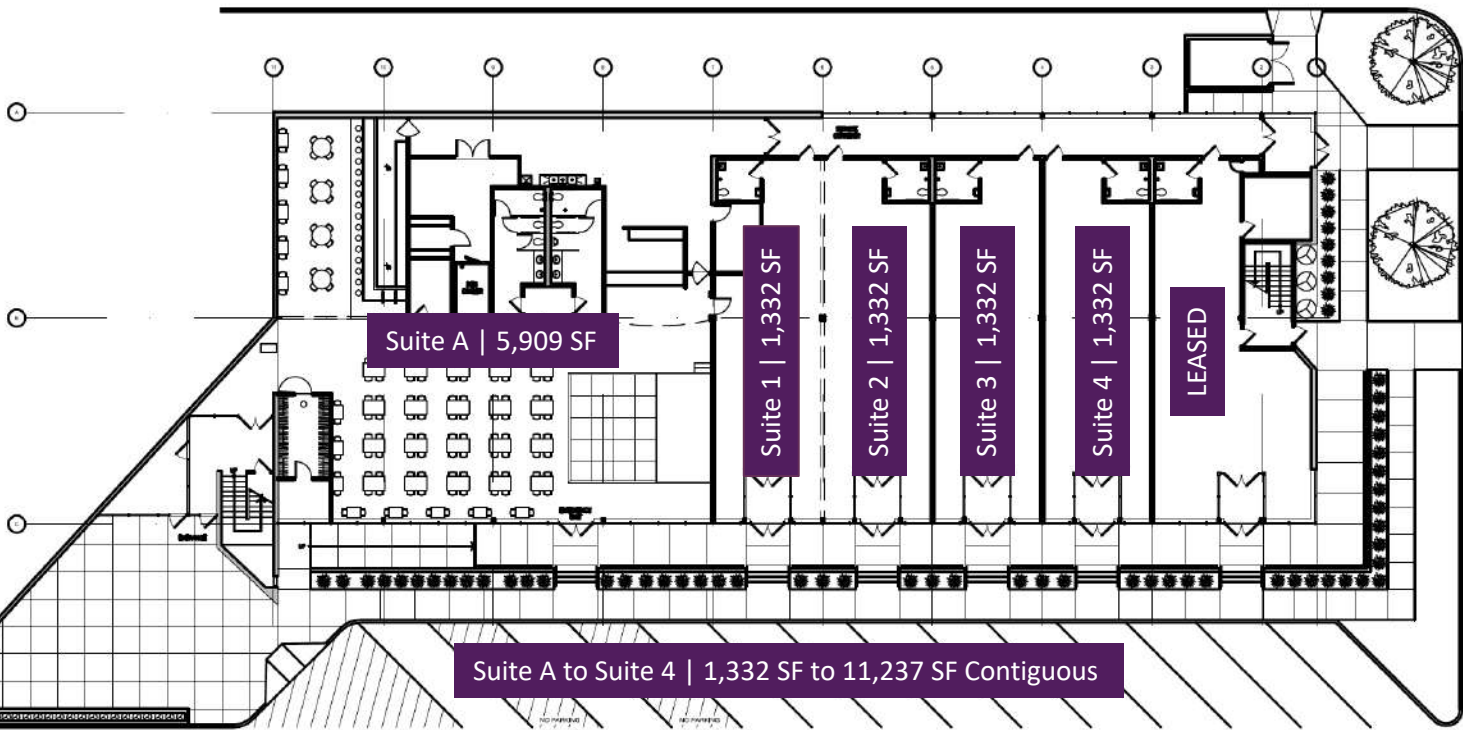


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Suite 208

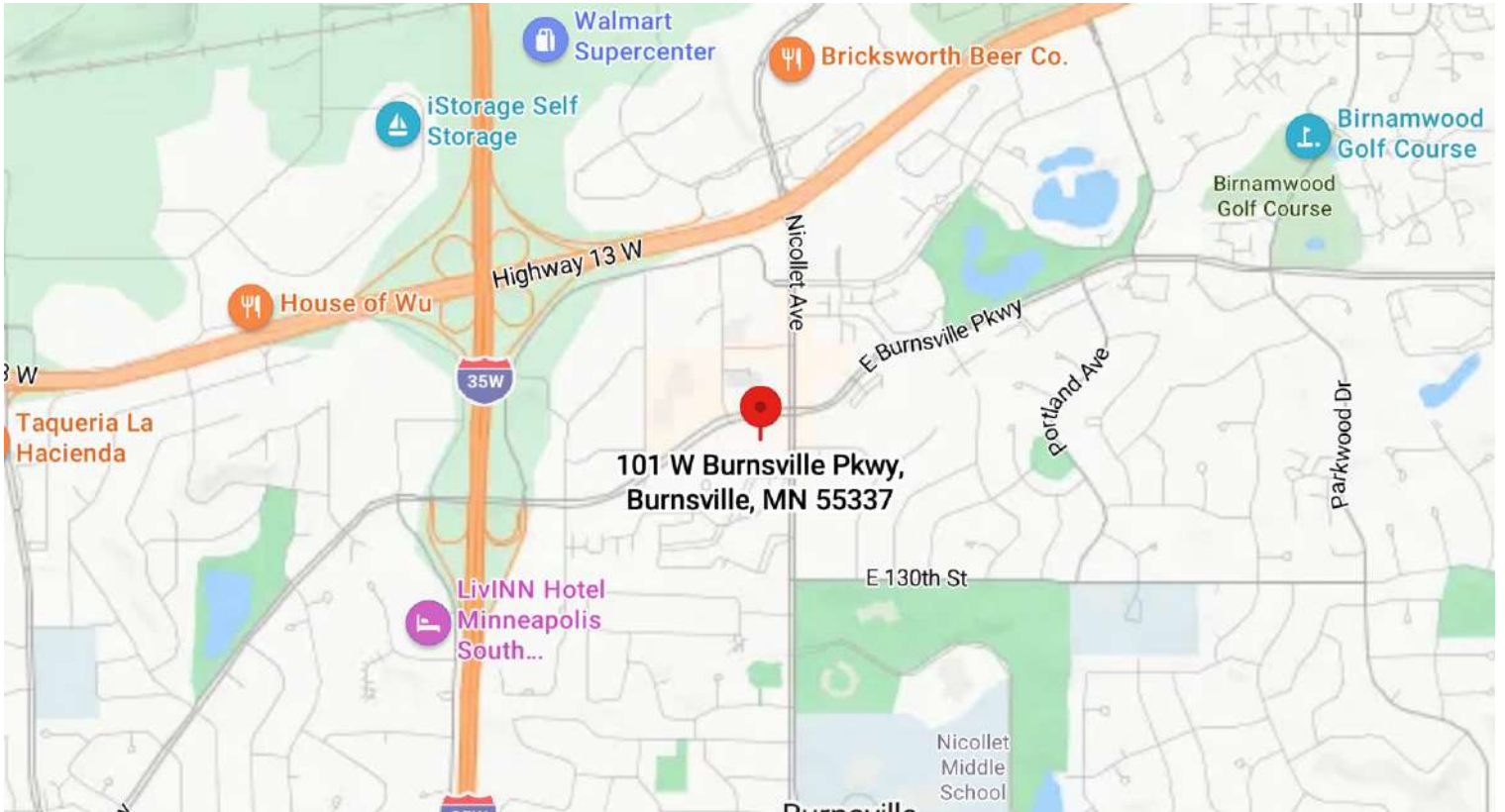


# Overall Plan



2 OVERALL FLOOR PLAN  
SD1 SCALE: 1/32" = 1'-0"

## Map



## Aerial



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