



FOR LEASE

SPACE AVAILABLE

- Suite 202: 1.973 sf (available 6/1/26)
- Lease Rate: \$13.00 psf Net
- 2026 CAM: \$7.92 psf and Tax: \$4.48 psf

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SOUTHCROSS COMMONS

3000 County Road 42 W | Burnsville, MN 55337

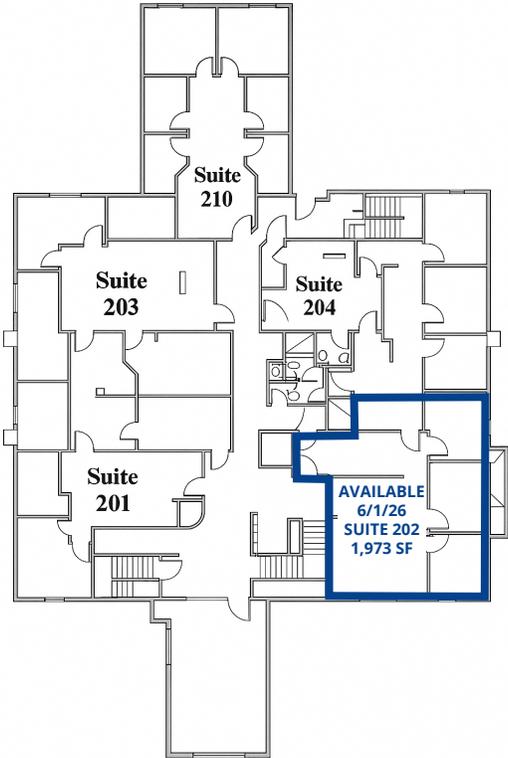
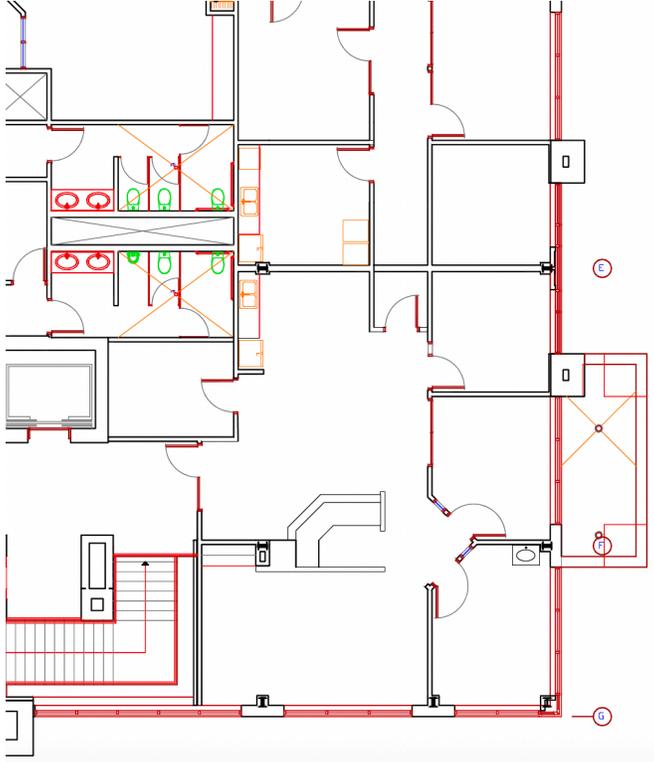
HIGHLIGHTS and FEATURES

- Great fit for professional office/medical users
- Three windowed offices, one interior and windowed cubicle area for three or four offices
- Built in front desk and open kitchen (refrigerator, dishwasher and sink)
- Common areas are beautiful & remodeled
- Located 1 mile west of Burnsville Center
- Ideal frontage and easy access along County Road 42
- Near the Burnsville/Savage border
- Attractive office space
- 3 floors
- Elevator
- Golf simulator, putting green and fitness center
- High-end wood finishes
- Electronic kiosk
- Parking: 120 spaces
- Proximity to restaurants, shopping, and retailers
- Co-tenants: Ryan Real Estate, Life Renewal Counseling, Bass Law Firm, Stephen C. Fiebiger Law Office, Gold Leaf Estate Planning, Thrivent Financial, Farmers Insurance, Higher Recruitment, Renew Women’s Health, Amesbarry Chiropractic and AvPro Global

Accelerating success.

SPACE and FLOOR PLAN

Suite 202
1,973 SF



INTERIOR PHOTOS

Common Area, Golf Simulator and Fitness Center



LOCATION OVERVIEW

DEMOGRAPHICS

Number of Households

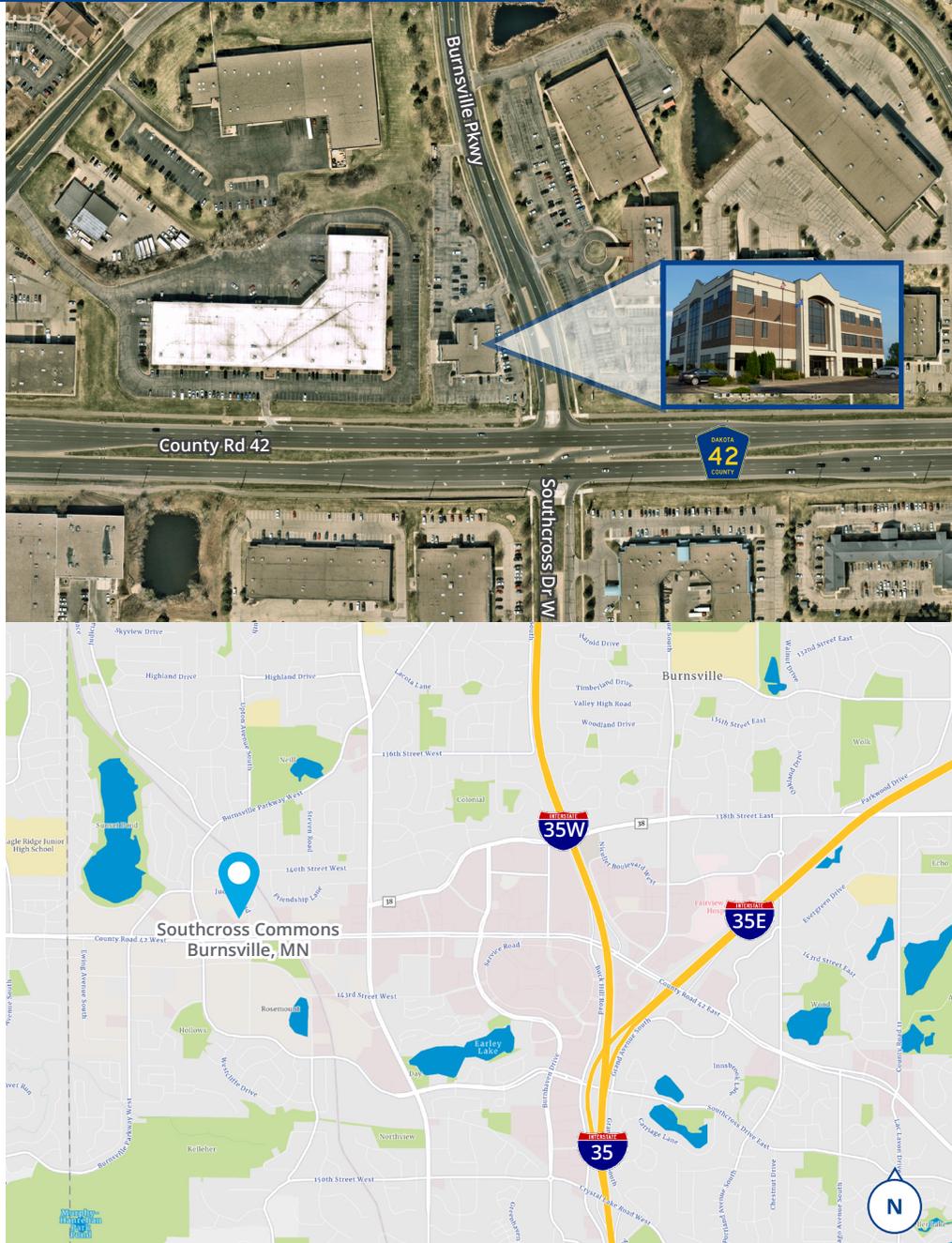
1 Mile	3,799
3 Miles	26,402
5 Miles	59,805

Average Household Income

1 Mile	\$114,339
3 Miles	\$119,000
5 Miles	\$134,297

TRAFFIC COUNTS

- County Rd 42 - 38,307 vpd
- Burnsville Pkwy - 8,261 vpd
- Southcross Dr W - 2,418 vpd



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