



# For Lease

## Space Available

- Suite 202: 1,973 SF
- Lease Rate: \$13.00 PSF Net
- 2026 CAM \$7.92 and Tax: \$4.48 PSF
- Suite 314 an individual office within suite 310 (includes shared kitchenette/breakroom/copy machine)
- Lease Rate: \$950/month Gross

## Contact us:

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## Colliers

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# Southcross Commons

3000 County Road 42 W | Burnsville, MN 55337

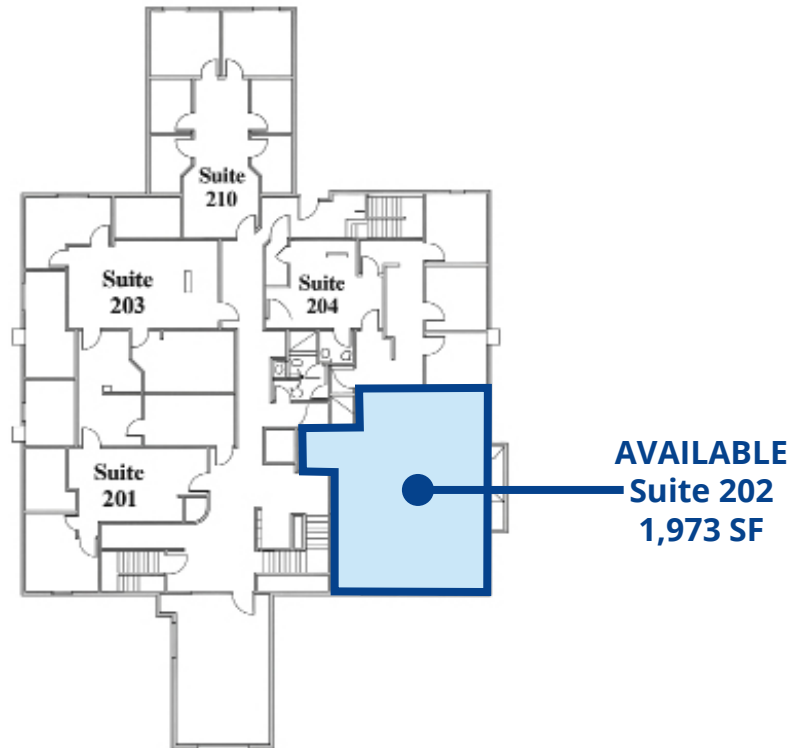
## Highlights & Features

- Professional Office Appeal - Ideal for medical, legal, financial, and other professional users
- Flexible Workspace Layout - Three windowed offices, one interior office, plus a windowed cubicle zone for 3-4 workstations
- Built-In Amenities - Front desk/reception, open kitchen with refrigerator, dishwasher, and sink
- Modern Shared Spaces - Beautifully remodeled common areas with high-end wood finishes
- Prime Location - Just 1 mile west of Burnsville Center with excellent visibility and easy access along County Road 42
- Convenient Border Position - Near the Burnsville/Savage line for broad customer reach
- Attractive Building Features - Three floors, elevator access, electronic kiosk, and 120 parking spaces
- Lifestyle Perks - On-site golf simulator, putting green, and fitness center
- Surrounded by Amenities - Close to restaurants, shopping, and major retailers
- Strong Professional Community - Co-tenants include 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 Holdings

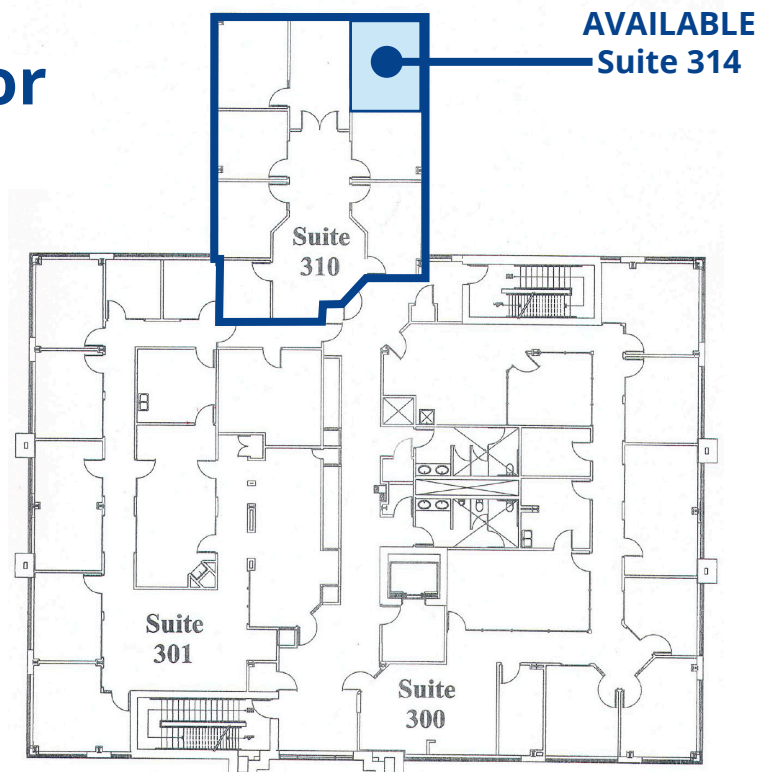
Accelerating success.

# Space and Floor Plans

## 2nd Floor Plan



## 3rd Floor Plan



# Interior Photos

## Common Area, Golf Simulator and Fitness Center



# Location Overview

## Demographics

### Average Household Population

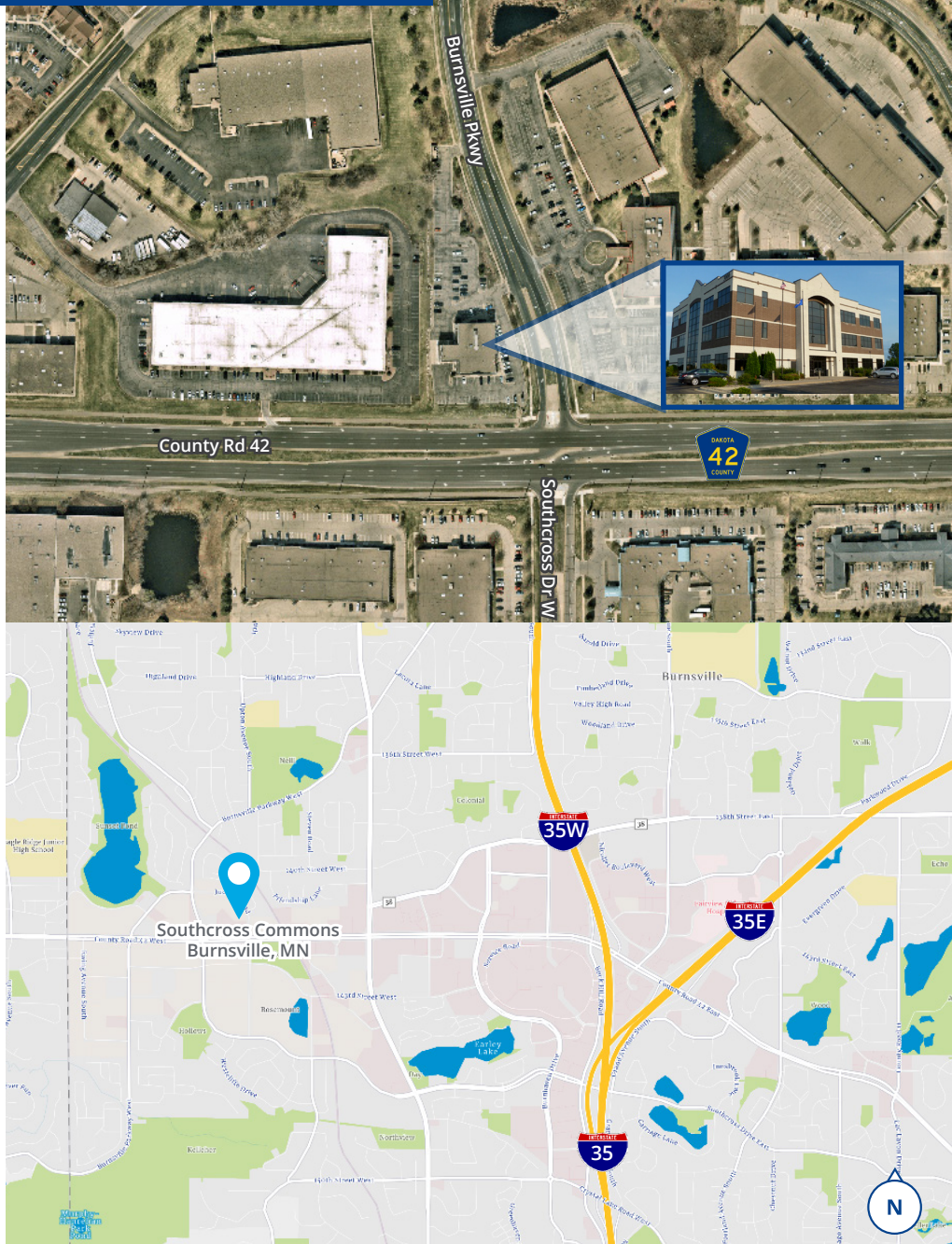
1 Mile	10,513
3 Miles	36,681
5 Miles	68,494

### Average Household Income

1 Mile	\$112,127
3 Miles	\$118,834
5 Miles	\$116,374

## Traffic Counts

- County Rd 42: 31,985 vpd
- Burnsville Pkwy: 7,878 vpd
- Southcross Dr W: 3,128 vpd



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