

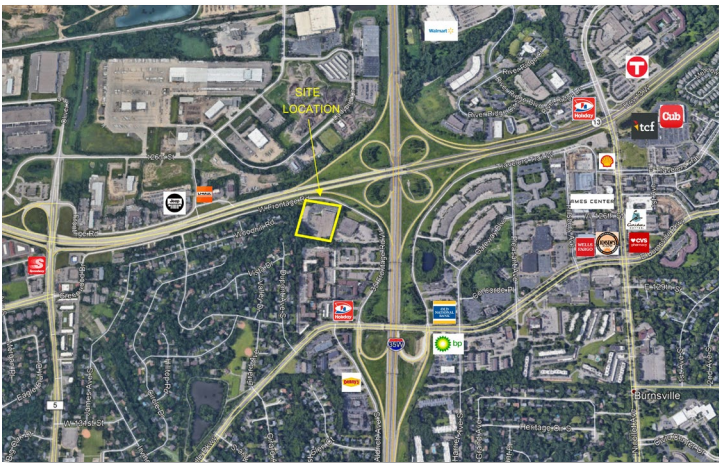
Burnsville Showcase

12550 West Frontage Road | Burnsville, MN

FOR LEASE | SHOWROOM / RETAIL / EDUCATION / OFFICE



Surrounding Area



Highlights

- Showroom / Retail / Research / Education / Office / Entertainment Suites Available Up To 13,940 SF Contiguous
- Creative Office Suites with Easy Access to I-35W & Hwy 13
- In-line and Corner Office Suites
- Tenant Improvements Available to Suit
- Recently Remodeled Restrooms
- Generous Terms Offered for Lease Tenure
- Zoned TOD
- 145 Surface Parking Spaces
- I-35W & Hwy 13 Frontage
- Great View of Downtown Minneapolis

Average Daily Traffic Volumes:

- I-35W: 84,000 VPD
- Hwy 13: 35,000 VPD
- Combined: 119,000 VPD

Demographics

Miles	1	3	5
Population	9,174	66,480	187,096
Avg Income (\$)	71,735	89,582	1010,105
Households	3,921	26,473	74,106

High Visibility

High Traffic

High Demand

For more information, please contact:

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REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All information herein has been provided by sources we deem reliable. It is provided without any representation, warranty, or guaranty. Prospective Tenant should conduct any investigation and verification it deems material. Consult your accountant, attorney, or other professional advisors.

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Year Built / Renovated:

- 1997
- Newly Remodeled Restrooms

Floors:

- 2

Total Building Rentable Area:

- 105,262 SF

Available:

- 317 SF – 13,940 SF Contiguous
- Create-a-Suite Options Available
- 1 – 816.5 SF Storage Unit Including Common Dock / Drive-In Available with Office Lease
- Creative, Open Floor Plans Available for Showroom, Retail, Research, Education, Office, Entertainment and more!

Net Rate (*annual escalations):

- Negotiable, NNN

Operating Expenses & Real Estate Taxes:

- \$4.86 per SF, including Utilities, 2023 Estimate
- (excludes phone, cable, internet, janitorial)

Terms of Lease:

- Flexible Depending on Build Out

Parking:

- 145 Surface Parking Spaces

Fire / Life / Safety

- Wet Fire System Monitored 24/7
- A.E.D. Equipped Building
- Site Security Cameras

HVAC:

- Office: Rooftop Mounted HVAC Units
- WH: Gas-Fired Unit Heaters

Utility Services:

- Dakota Electric / Center Point Energy
- Century Link Fiber Available
- Comcast

Electrical:

- 120/208
- 3 Phase

Zoning:

- Transit Oriented Development District

Building Amenities:

- Monument Signage Available
- Newly Remodeled Restrooms
- Freeway Visibility
- Main Level Storage Available with Common Dock and Drive-In

Area Amenities:

- Overlooks I-35W & Hwy 13 With View of Downtown Minneapolis
- Close to Employee Base, Restaurants, Retail, and Service



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