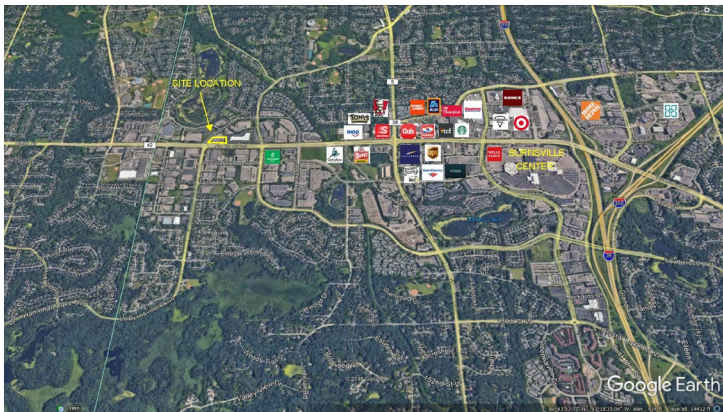




Surrounding Area



Highlights

- 5,628 Total SF
- 2 Levels
- In-suite Private Restrooms
- Individual Entrance
- Multi-Tenant Office Warehouse
- High Traffic / High Visibility
- Building & Monument Signage Available
- Direct Exposure to County Rd 42 at Burnsville Pkwy
- Ample Windows & Natural Light

Average Daily Traffic Volumes:

▪ County Road 42: 38,000 VPD
▪ Burnsville Parkway: 8,600 VPD
▪ Combined: 46,600 VPD
▪ 2 Miles from I-35 split / 5 Miles from Hwy 169

Demographics:

Miles	1	3	5
Population	9,138	64,303	152,425
Avg Income (\$)	116,731	104,837	116,746
Households	3,855	25,195	60,963

High Visibility

High Traffic

High Demand

For more information, please contact:

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Broker

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2999 W. County Rd. 42, Suite 206, Burnsville, MN 55306

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.

Year Built / Renovated:

- 1989 / 2004

Floors:

- 2

Suites Available:

- 5,628 Total Square Feet
 - 2 Levels
 - Private Entrance
 - Executive Suites, Conference Room, Break Room & Kitchenette

Net Rate (*annual escalations):

- Negotiable, NNN

Operating Expenses & Real Estate Taxes:

- \$5.41 per SF, 2024 Estimated
(excludes metered utilities, phone, cable, internet, janitorial)

Lease Term:

- 5-Year Preferred

Parking:

- 80+ Shared Surface Parking Spaces

Fire / Life / Safety

- Wet Fire System

Zoning:

- I-3 Office and Industrial Park

Building & Roof Construction:

- Steel Truss Building
- Membrane Roof

HVAC:

- Office: Rooftop Mounted HVAC Units
- WH: HVAC RTU's

Utility Services:

- Dakota Electric / Center Point Energy
- Century Link / Comcast / Integra

Electrical:

- 120/208 / 3 Phase

Building Amenities:

- Building / Monument Signage Available
- 24/7 Perimeter Security Monitoring
- Well Maintained Building with In-ground Irrigation
- Upper-Level Corner Suite with lots of Natural Light

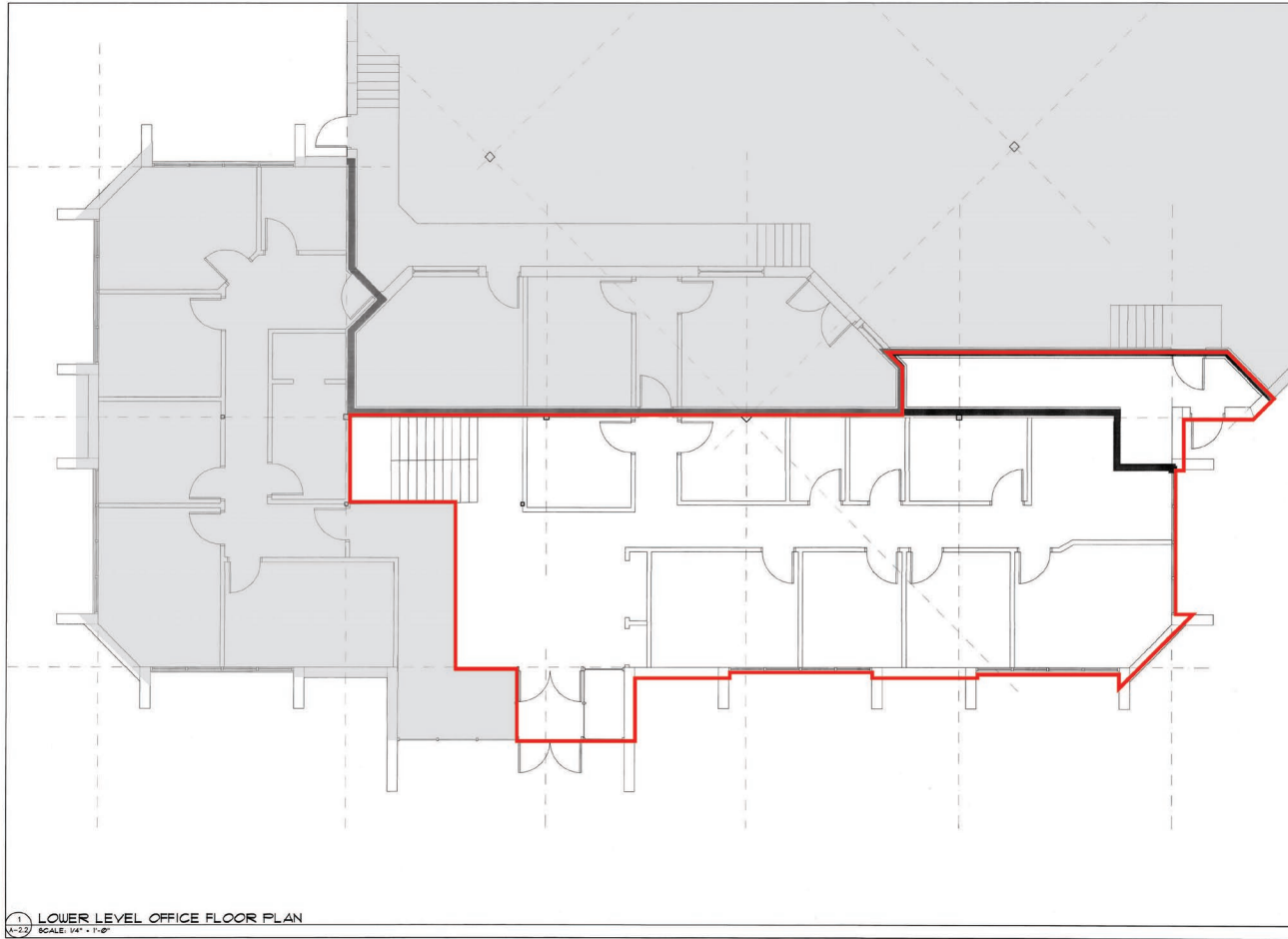
Area Amenities:

- Excellent Visibility on the Corner of Country Road 42 and Burnsville Parkway
- Minutes to I-35 Split
- Just a Few Miles East of Hwy 169
- Close to Employee Base, Restaurants, Retail, and Services



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Main Level Floor Plan

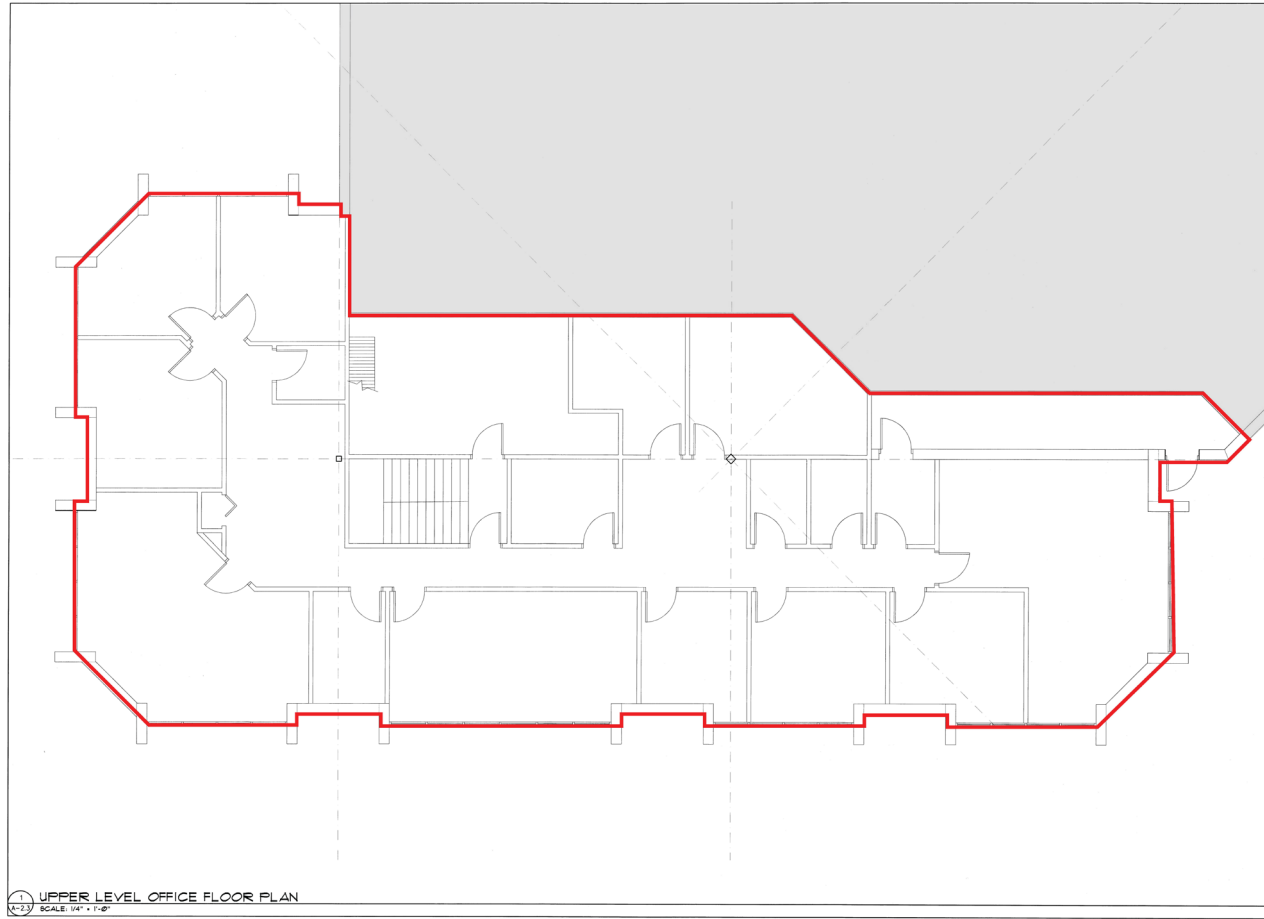


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Upper-Level Floor Plan



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