

Burnsville Showcase

12550 West Frontage Road | Burnsville, MN

FOR LEASE | SHOWROOM / OFFICE / EDUCATION



Surrounding Area



Highlights

- Showroom / Office / Higher Education Suites Available Up To ~15,550* SF
- Creative Office Suites with Easy Access to I-35W & Hwy 13
- Great Window Lines
- Recently Remodeled Restrooms on 2 Floors
- Generous Terms Offered for Lease Tenure
- Zoned Transit Oriented Development (TOD)
- 172 Surface Parking Spaces
- Interstate 35W & Highway 13 Frontage
- Great Views of Downtown Minneapolis

Average Daily Traffic Volumes:

- I-35W: 93,141 VPD
- Hwy 13: 50,773 VPD
- Combined: 143,914 VPD

Demographics

Miles	1	3	5
Population	23,006	131,791	314,108
Med Income(\$)	77,113	93,895	94,499
Households	9,403	41,760	127,124

*10% Common Area Factor will be applied to square footage.

High Visibility

High Traffic

High Demand

For more information, please contact:

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Jodi Walfoort

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Associate Broker

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*Related to building owner

Phone: 952-890-6450 | Fax: 952-890-5476 | Web: efhco.com
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.

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Year Built / Renovated:

- 1997
- Newly Remodeled Restrooms

Floors:

- 2

Total Building Rentable Area:

- 105,262 SF

Available:

- ~14,641* Contiguous SF Available on Main Level
 - ~9,517* SF – ~11,765* SF Showroom / Office / Higher Education
 - 2,876 SF Warehouse Potential with Lease
 - 2 Docks / 1 Drive-in
- Up to ~15,550* SF Contiguous 2nd Level
- Multiple Smaller Suites Available on East End of 2nd Level

Net Rate:

- Negotiable, NNN, annual escalations
- Common Area Factor Included in Net Rate

Operating Expenses & Real Estate Taxes:

- \$5.24 per SF, including Utilities, 2025 Estimate (excludes phone, cable, internet, janitorial)

Common Area Factor:

- *10% Common Area Factor will be applied to square footage

Terms of Lease:

- Flexible Depending on Build Out

Parking:

- 172 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 (TOD)

Building Amenities:

- Monument Signage Available
- Newly Remodeled Restrooms
- Freeway Visibility
- Building Signage Available for Anchor Tenants

Area Amenities:

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



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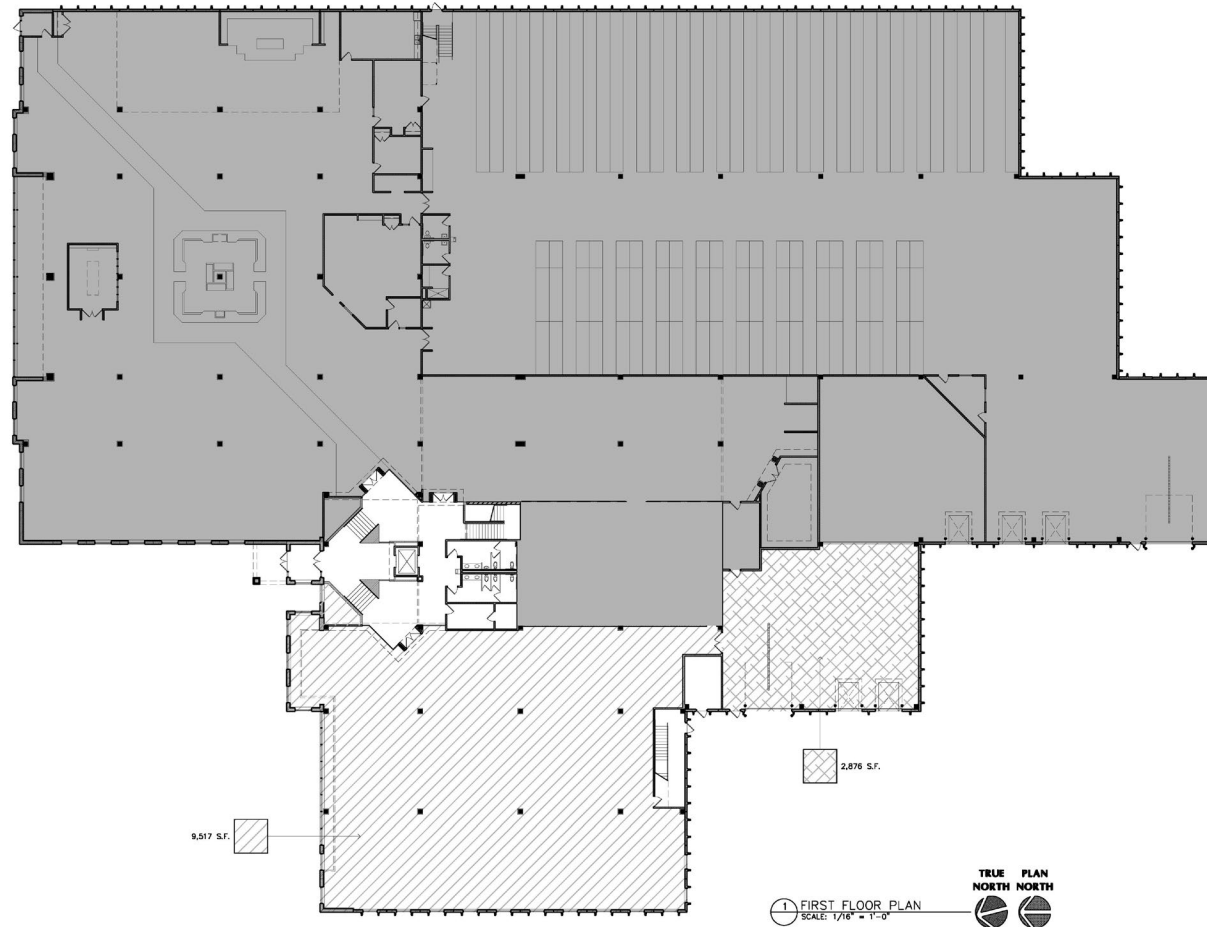
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Main Level Option 1 (Up to ~12,393* SF)



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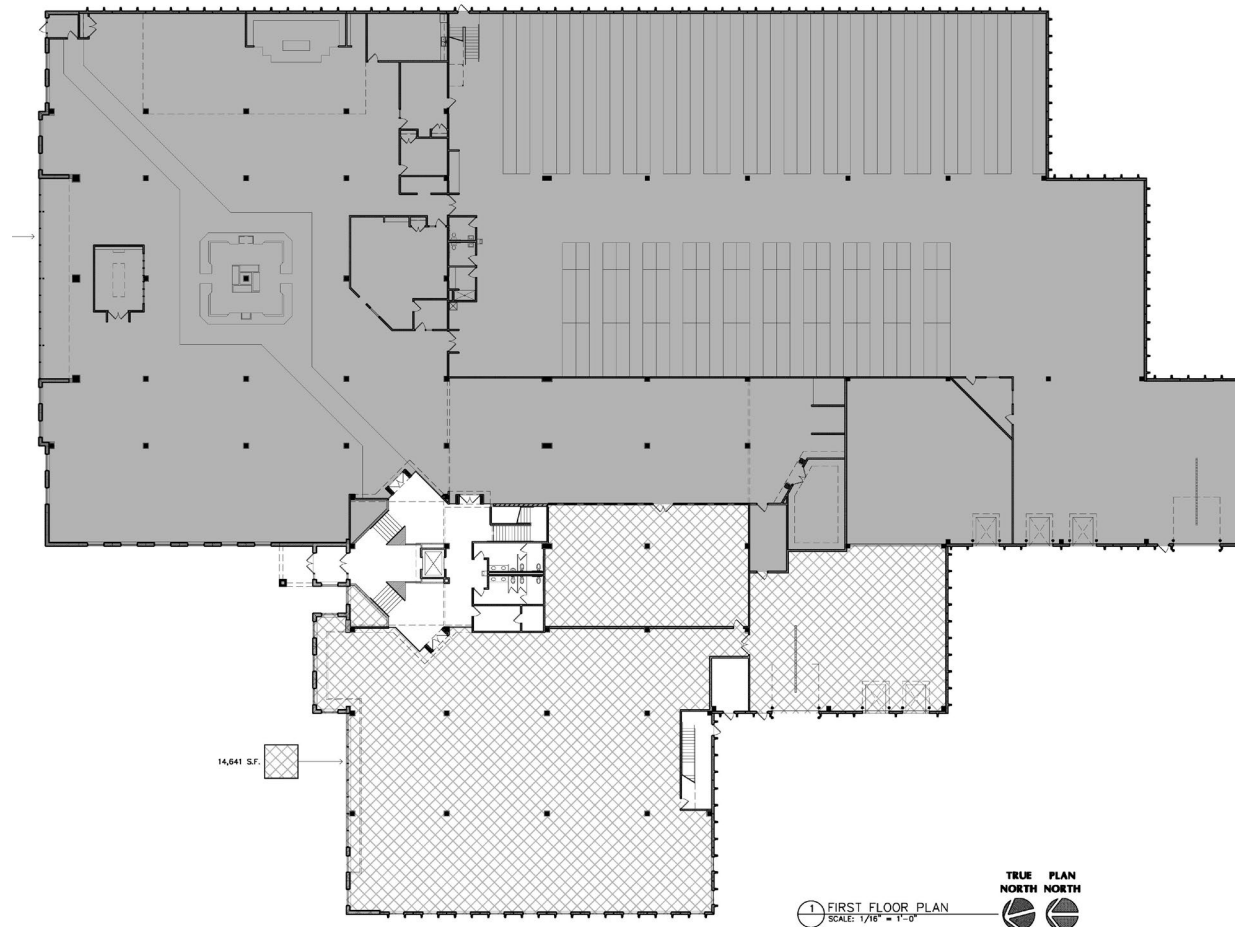
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Main Level Option 1 (Up to ~14,641* SF)



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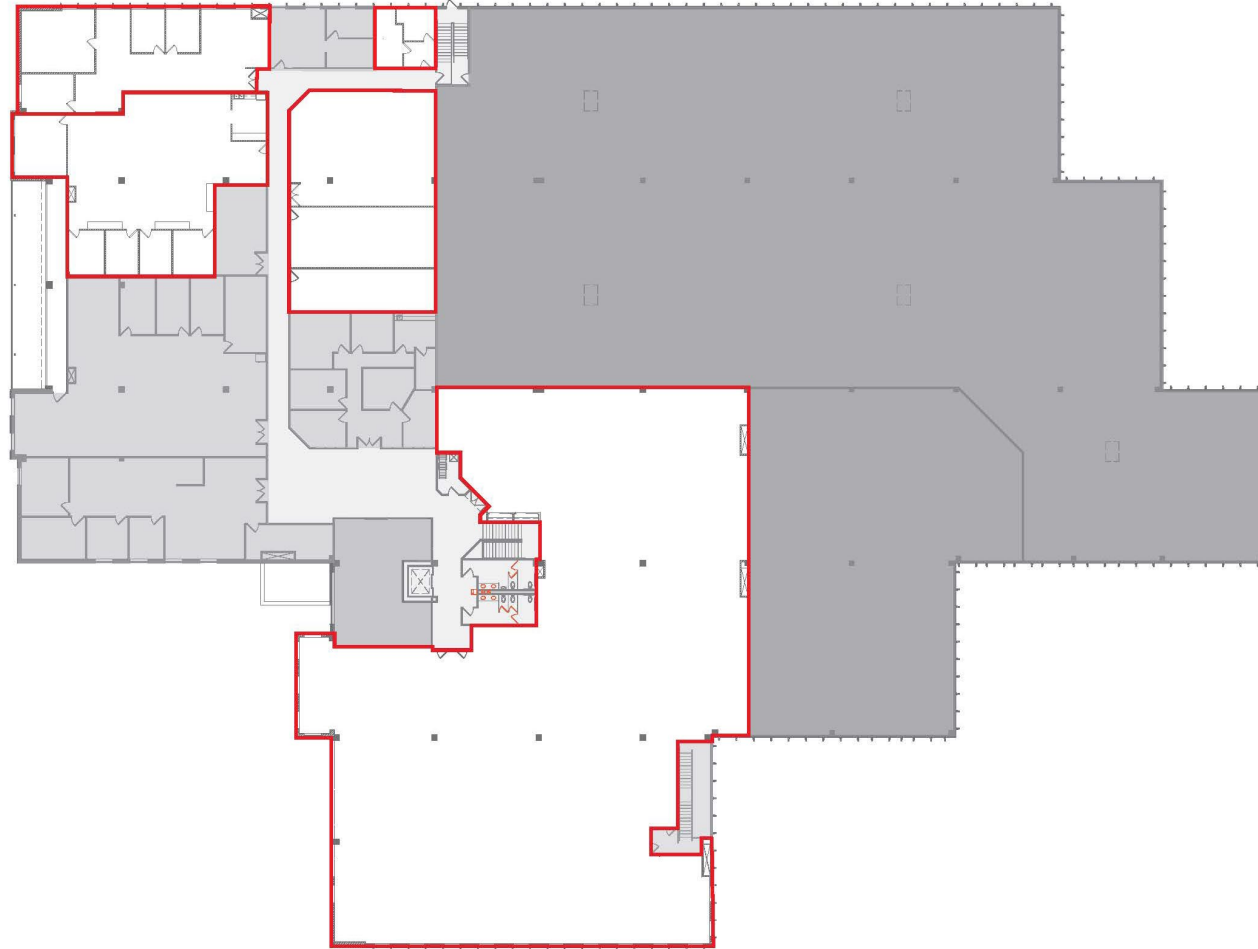
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FOR LEASE | SHOWROOM / OFFICE / EDUCATION

2nd Floor Showroom (~317 SF Up to ~15,550* SF)



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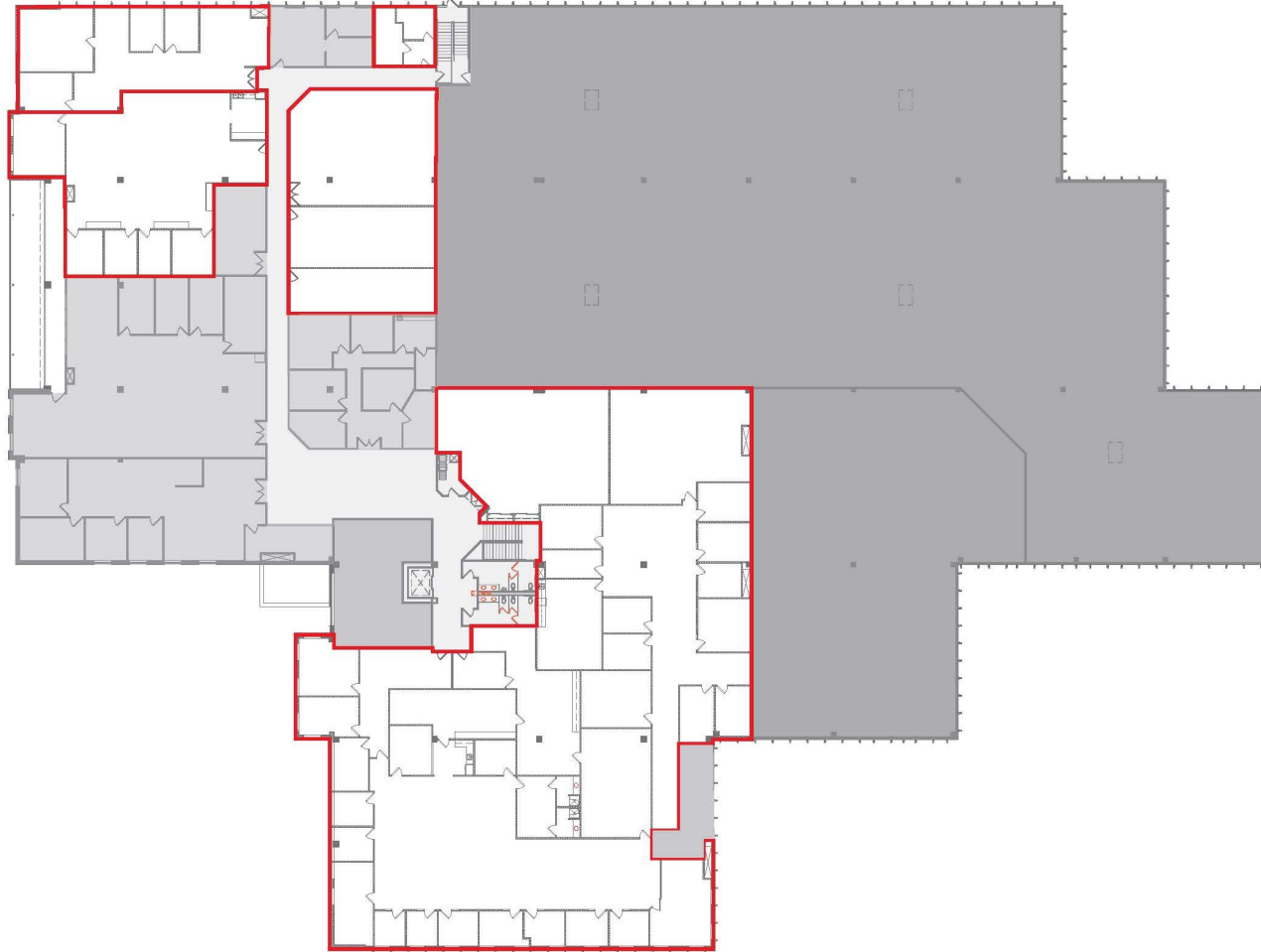
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2nd Floor Office Buildout (~317 SF Up to ~15,550* SF)



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