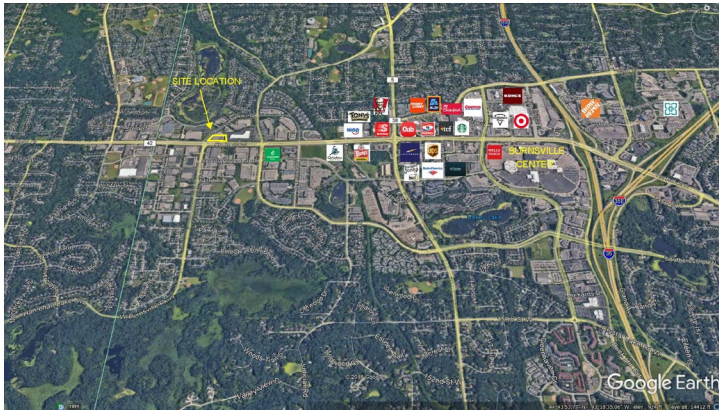




## Surrounding Area



## Highlights

- 5,628 Total SF
- Available August 1, 2022
- 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

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# Raydar Properties

3451 West Burnsville Parkway | Burnsville, MN

FOR LEASE | OFFICE

## Year Built / Renovated:

- 1989 / 2004

## Floors:

- 2

## Suites Available:

- 5,628 Total Square Feet
  - Available August 1, 2022
  - 2 Levels
  - Private Entrance
  - Executive Suites, Conference Room, Break Room & Kitchenette

## Net Rate (\*annual escalations):

- Negotiable, NNN

## Operating Expenses & Real Estate Taxes:

- \$4.95 per SF, 2022 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

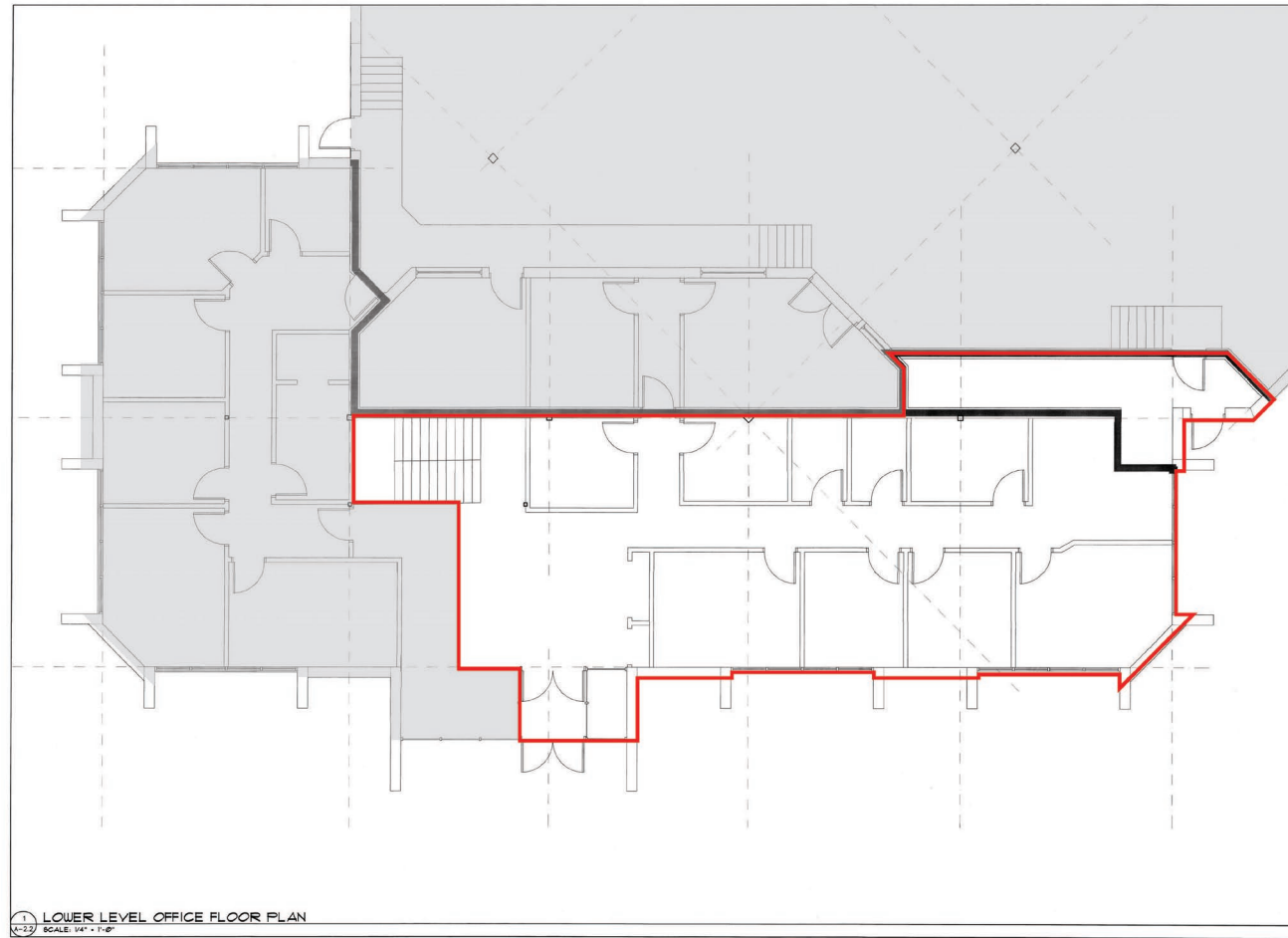


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## Main Level Floor Plan

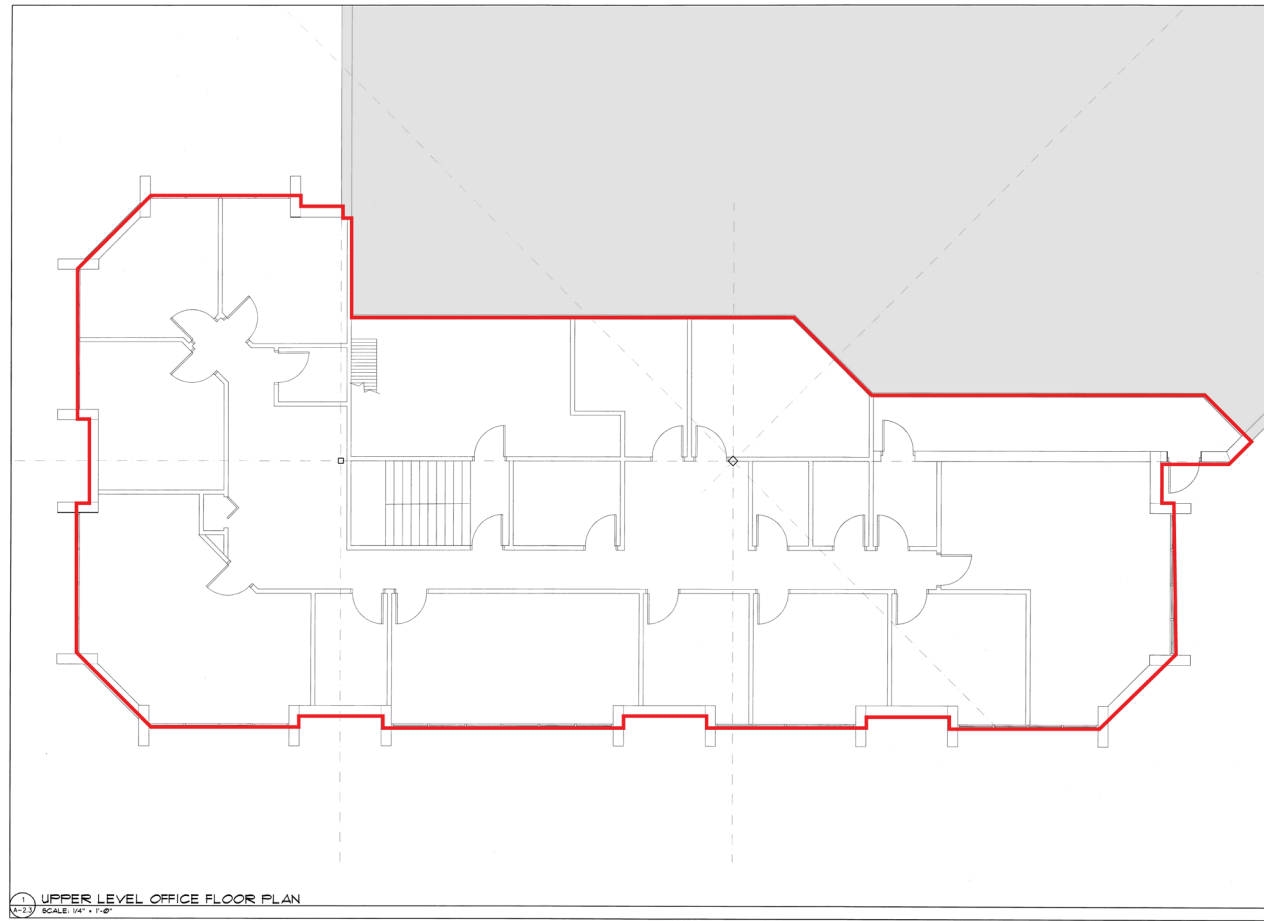


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## Upper-Level Floor Plan



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