

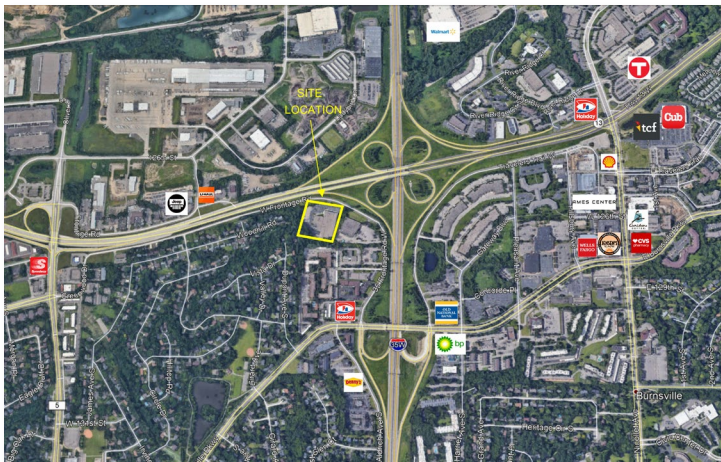
Burnsville Showcase

12550 West Frontage Road | Burnsville, MN

FOR LEASE | OFFICE / SHOWROOM



Surrounding Area



Highlights

- 847 SF Office (Min. Divisible 317 SF)
- 1,918 SF Office (Av. with 30-day notice)
- 2,663 SF Office (Min. Divisible 542 SF)
- 3,279 SF Office
- 13,940 SF Office
- 1 - 816 SF Storage Unit Available with Office Lease
- Zoned General Business
- 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:

EFH Realty Advisors, Inc.
952-890-6450

Susan Whalen
susan.whalen@efhco.com
Broker is related to building owner

Jodi Walfoort
jwalfoort@efhco.com
Associate Broker



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

Suites Available:

- 847 SF Office / Minimum Divisible 317 SF
- 1,918 SF Office / Available with 30-day notice
- 2,663 SF Office / Minimum Divisible 542 SF
- 3,279 SF Office
- 13,940 SF Office
- 1 – 816.5 SF Storage Unit Including Common Dock / Drive-In Available with Office Lease

Net Rate (*annual escalations):

- Negotiable, NNN

Operating Expenses & Real Estate Taxes:

- \$4.67 per SF, including Utilities, 2022 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:

- General Business

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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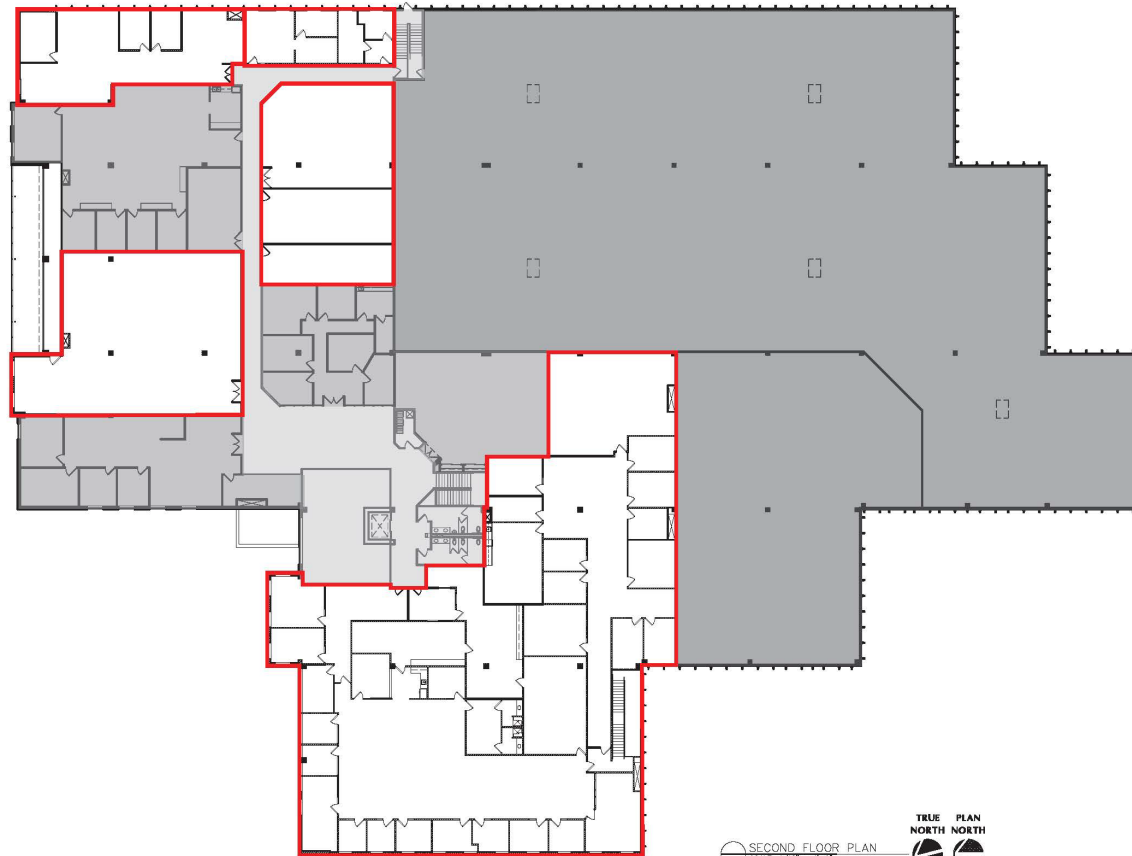
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2nd Level Office Floor Plan



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