

River Ridge Commerce Center

12425 River Ridge Blvd. | Burnsville | MN

FOR SALE OR LEASE | EDUCATION / OFFICE



Highlights

- Ideal Office / Flex / Education Space
- Heavy Build-out
- 21,050 SF Total Upper and Lower Levels
- 149 Common Surface Parking
- Zoned Mixed Use (PUD)
- Easy Access to / from I-35W, Hwy 13 and Nicollet Avenue
- Close Proximity to Heart of the City and Burnsville High School

Surrounding Area



Major Roadways Average Daily Traffic Volumes*:

- I-35W: 96,000 VPD
- Hwy 13: 35,500 VPD
- Cliff Rd: 16,100 VPD
- Nicollet Ave: 3,200 VPD

*MN DOT 2017 Publication Traffic Volume

Demographics

(2020 Estimate)

Miles	1	3	5
Population	8,245	68,058	191,920
Avg Income (\$)	65,861	90,698	98,771
Households	3,865	27,479	76,549

High Visibility

High Traffic

High Demand

For more information, please contact:

EFH Realty Advisors, Inc.
952-890-6450

Susan Whalen
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Broker is related to building owner

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Associate Broker



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

REAL ESTATE | CONSTRUCTION | PROPERTY MANAGEMENT

All of the information herein has either been given to us by the Owner of the Property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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Parcel ID:

- 02-64200-05-002

Year Built:

- 2007

Property Type:

- Class B Office

Total Land Area (common):

- 2.62 Acres

Price:

- Negotiable

Real Estate Taxes & Assessments:

- \$49,336 (Net Tax payable 2023) / \$5.50 total CAM per SF

Zoning:

- Mixed Use (PUD)

Parking:

- 149 Common Surface Parking Spaces

Elevator / Handicap Accessible:

- 1 Multi-Passenger Elevator

Fire / Life / Safety:

- Wet Fire Suppression Throughout Building
- Perimeter Security System with 24/7 Access

Building & Roof Construction:

- Pre-Cast Masonry & Structural Steel
- 3-Ply Built-Up Roof

HVAC:

- Rooftop Mounted HVAC Units

Utility Services:

- X-cel Energy/ Center Point Energy
- Comcast / Century Link

Electrical:

- 120/208
- 800 Amps

Asset Features:

- Abundant Parking
- Building Signage Opportunity
- Conference Rooms, Lots of Natural Light, Breakroom Including Kitchenette
- Money Saving LED Lighting
- Attractive Maintenance-Free Exterior
- Landscape Irrigation System

Location Features:

- Easy Access To I-35W Via Highway 13 & Cliff Road
- Just 1 Block from Burnsville Transit Station
- Restaurants, Coffee, Grocery, Retail, Banking, Convenience Stores, Transit Station All Within Walking Distance
- Proximity to Downtown Minneapolis: 15 Miles
- Proximity to Mpls/St. Paul Int'l Airport: 15 Miles
- Well-Developed Residential / Workforce Area
- Adjacent to Burnsville's Heart of The City
- 2 Blocks West of Burnsville High School



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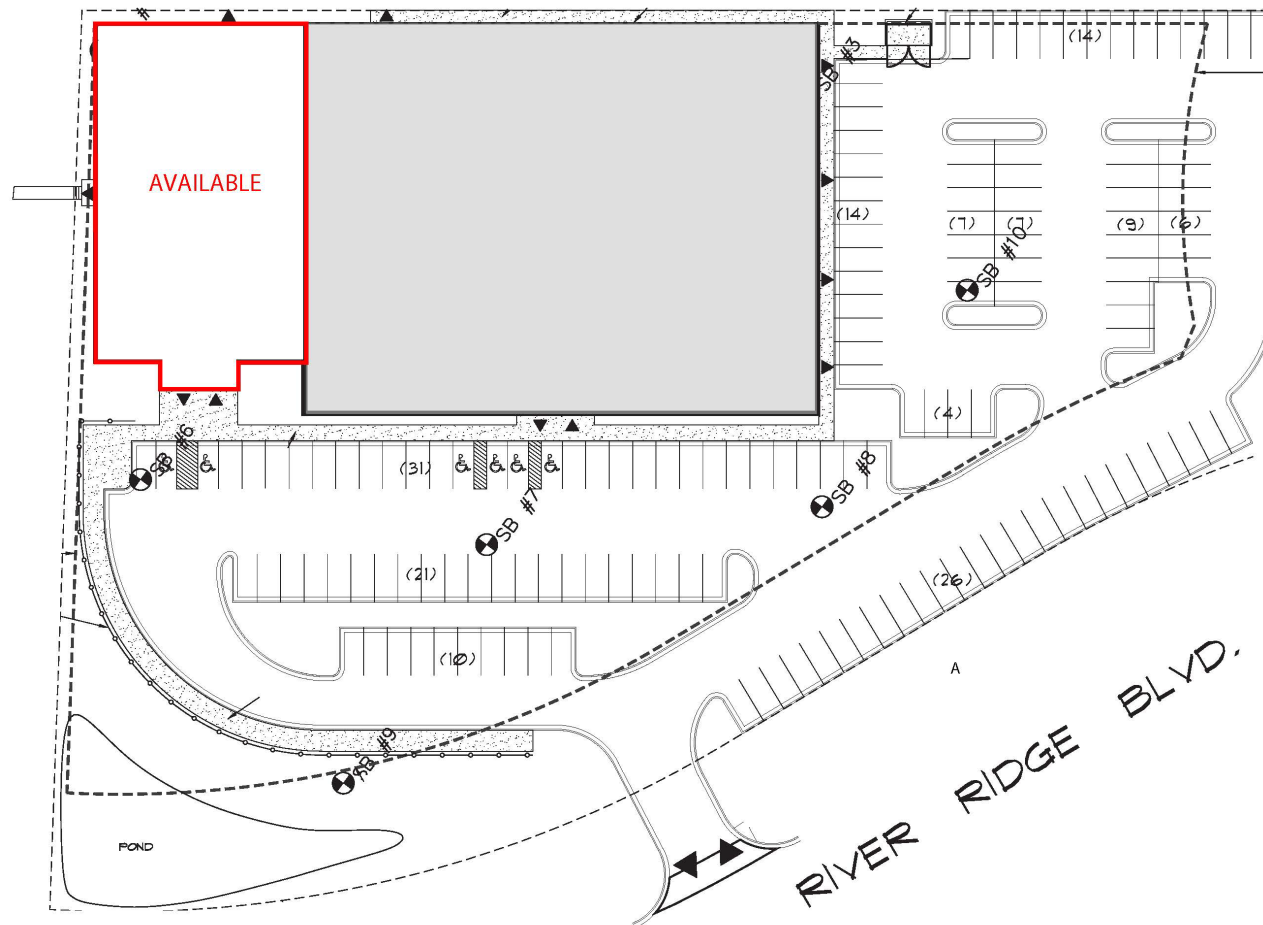
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Site Plan



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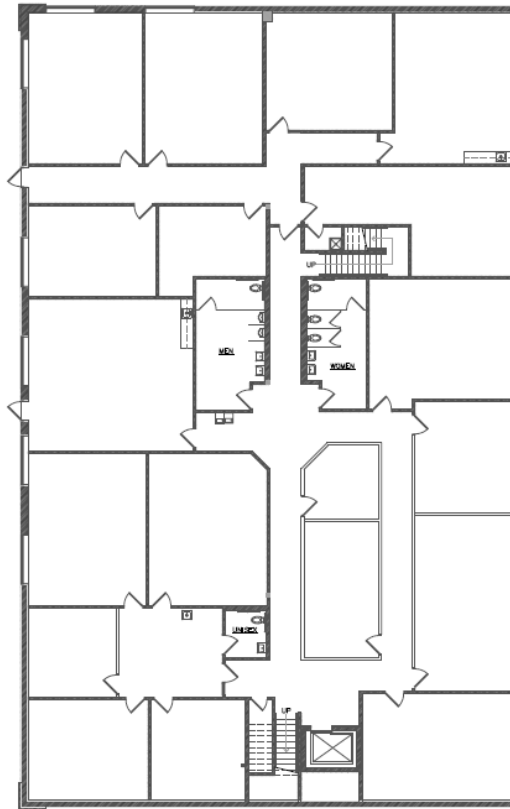
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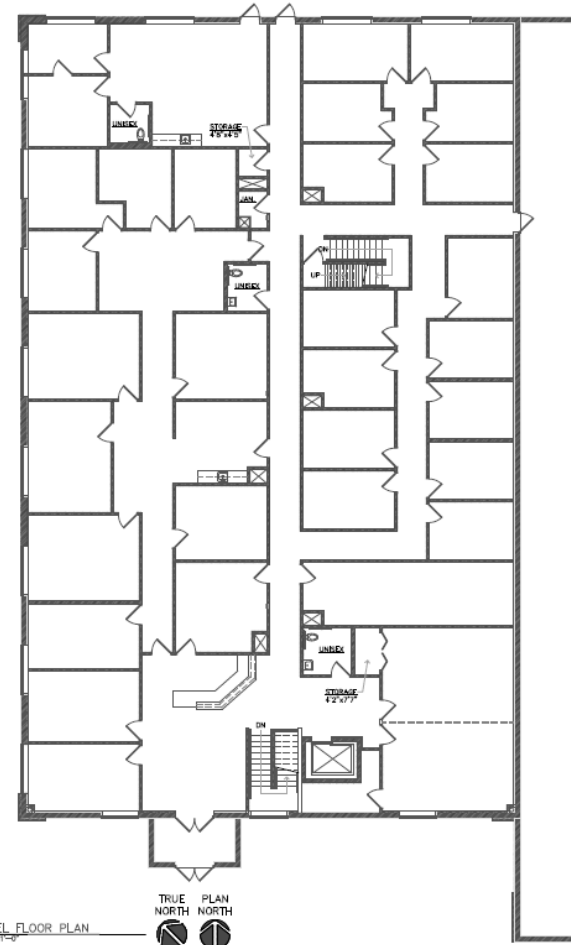
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Floor Plans



1 LOWER LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
TRUE NORTH PLAN NORTH



2 MAIN LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"
TRUE NORTH PLAN NORTH



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Disclaimer & Confidentiality Agreement

This Offering Memorandum was prepared by EFH Realty Advisors, Inc. ("Broker" solely for the use of prospective purchasers of the River Ridge Commerce Center (the "Property"). Neither the Broker nor the owner of the Property ("Owner") makes any representation or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

Prospective purchasers of the Property are advised that changes may have occurred in the physical or financial condition of the Property since the time this Offering Memorandum or the financial statements therein were made by Broker and not by Owner and are based upon assumptions or events beyond the control of Broker and Owner, and therefor may be subject to variation. Other than historical revenue and operating expense figures for the Property, Owner has not, and will not, provide Broker or any prospective purchaser with any income or expense figures, budgets, or projections regarding the Property. Prospective purchasers of the Property are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

The Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right, at their sole discretion, to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such offer for the Property is approved by Owner pursuant to its Finance Committee authorities and the signature of a Vice President or Owner is affixed to a Real Estate Purchase Agreement prepared by Owner. This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree (i) that you will hold and treat the Offering Memorandum and its contents in the strictest confidence, (ii) that you will not photocopy or duplicate any part of the Offering Memorandum, (iii) that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and (iv) that you will not use the Offering Memorandum in any fashion or manner detrimental to the Owner or Broker.

This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto.



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