

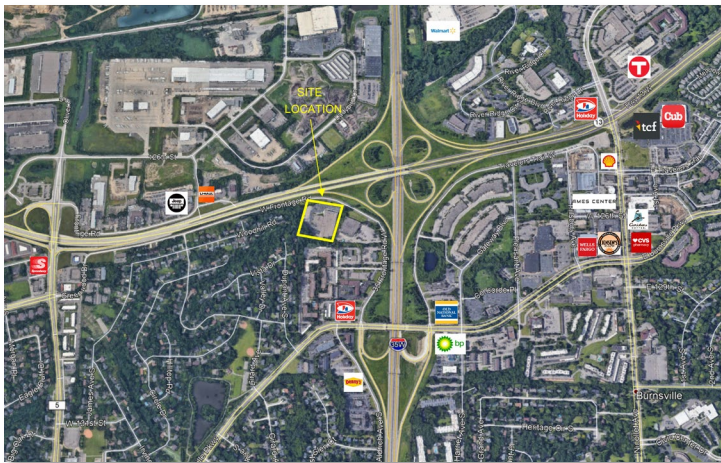
Burnsville Showcase

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: 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
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Broker is related to building owner

Jodi Walfoort
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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

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 (*annual escalations):

- Negotiable, NNN*

Operating Expenses & Real Estate Taxes:

- \$4.94 per SF, including Utilities, 2024 Estimate
- (excludes phone, cable, internet, janitorial)

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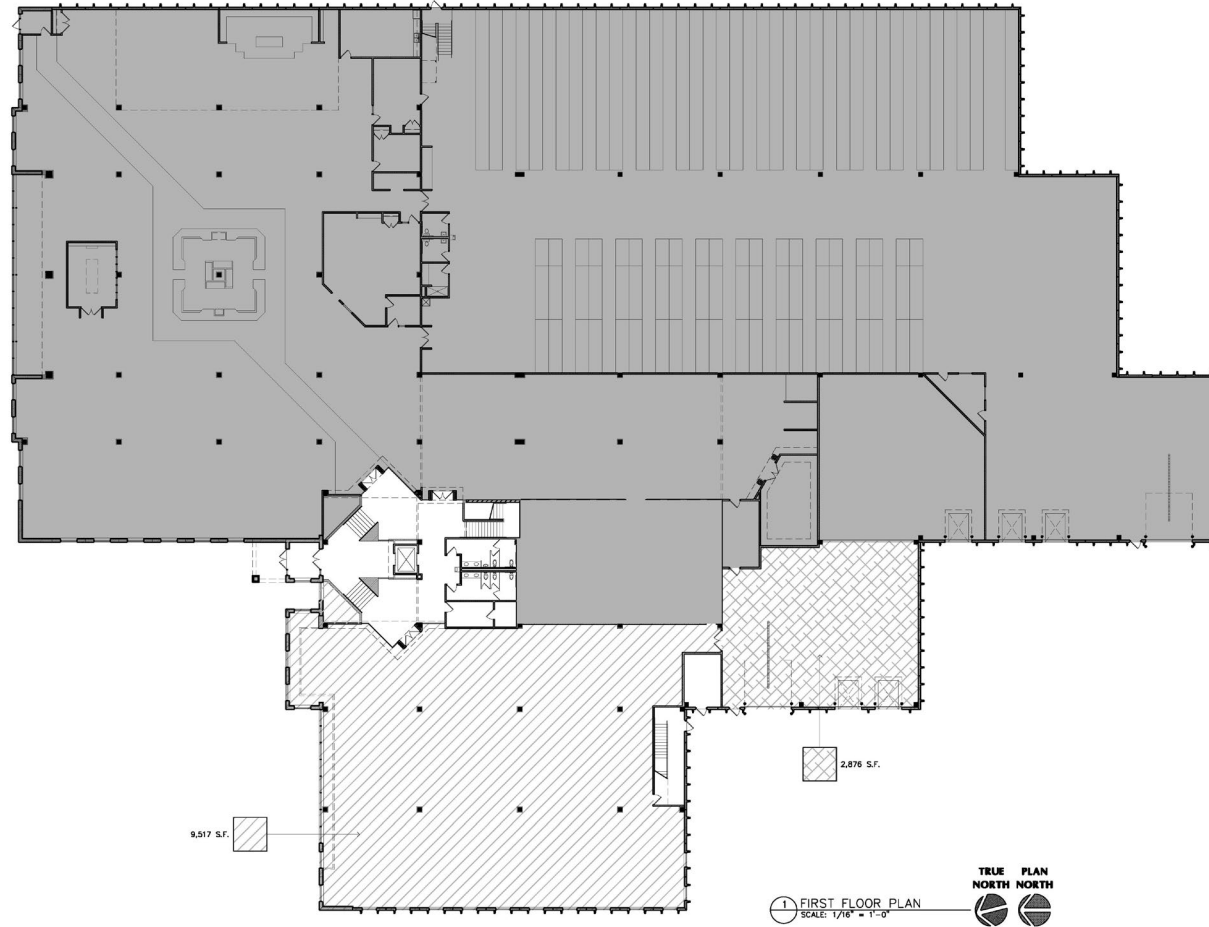
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Main Level Option 1 (Up to ~12,393 SF)



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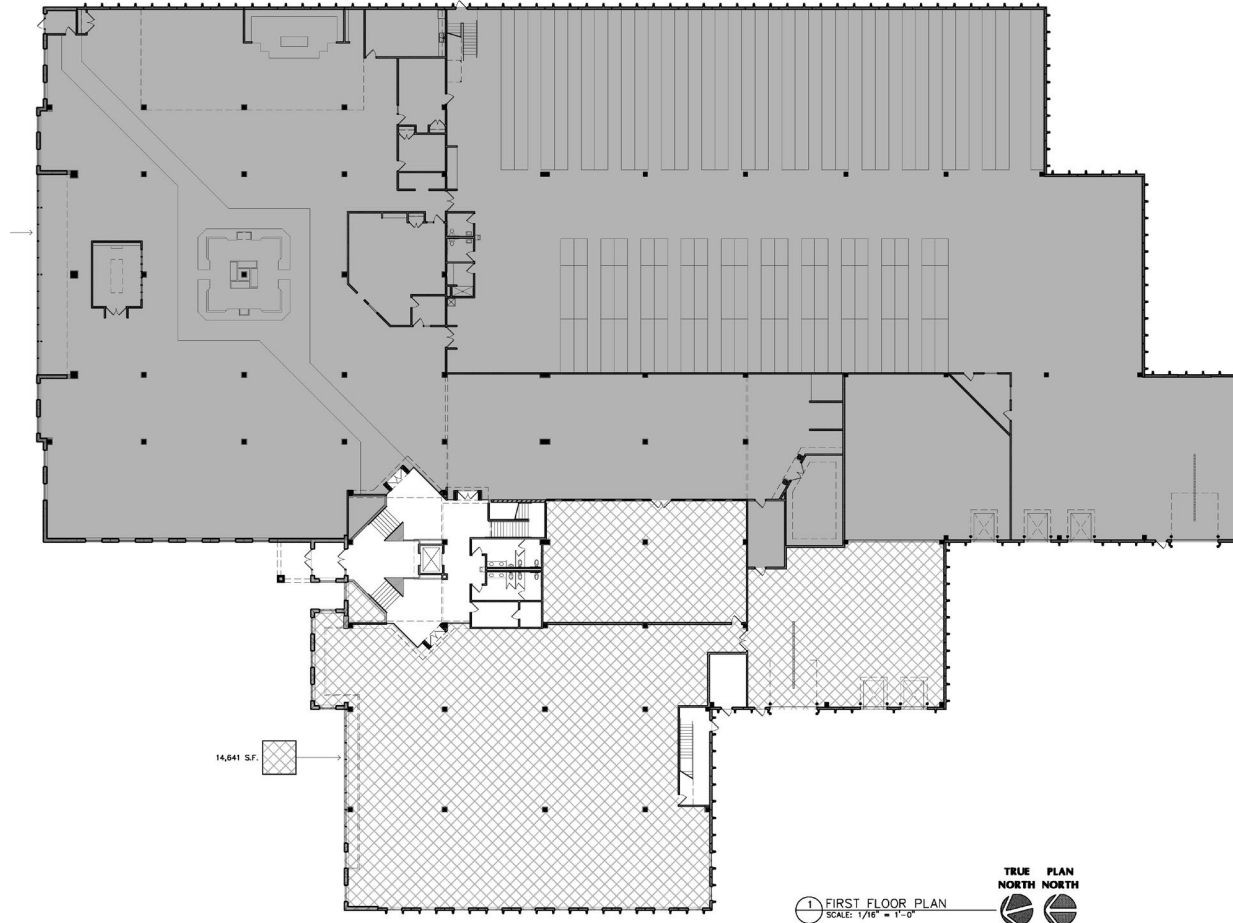
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Main Level Option 1 (Up to ~14,641 SF)



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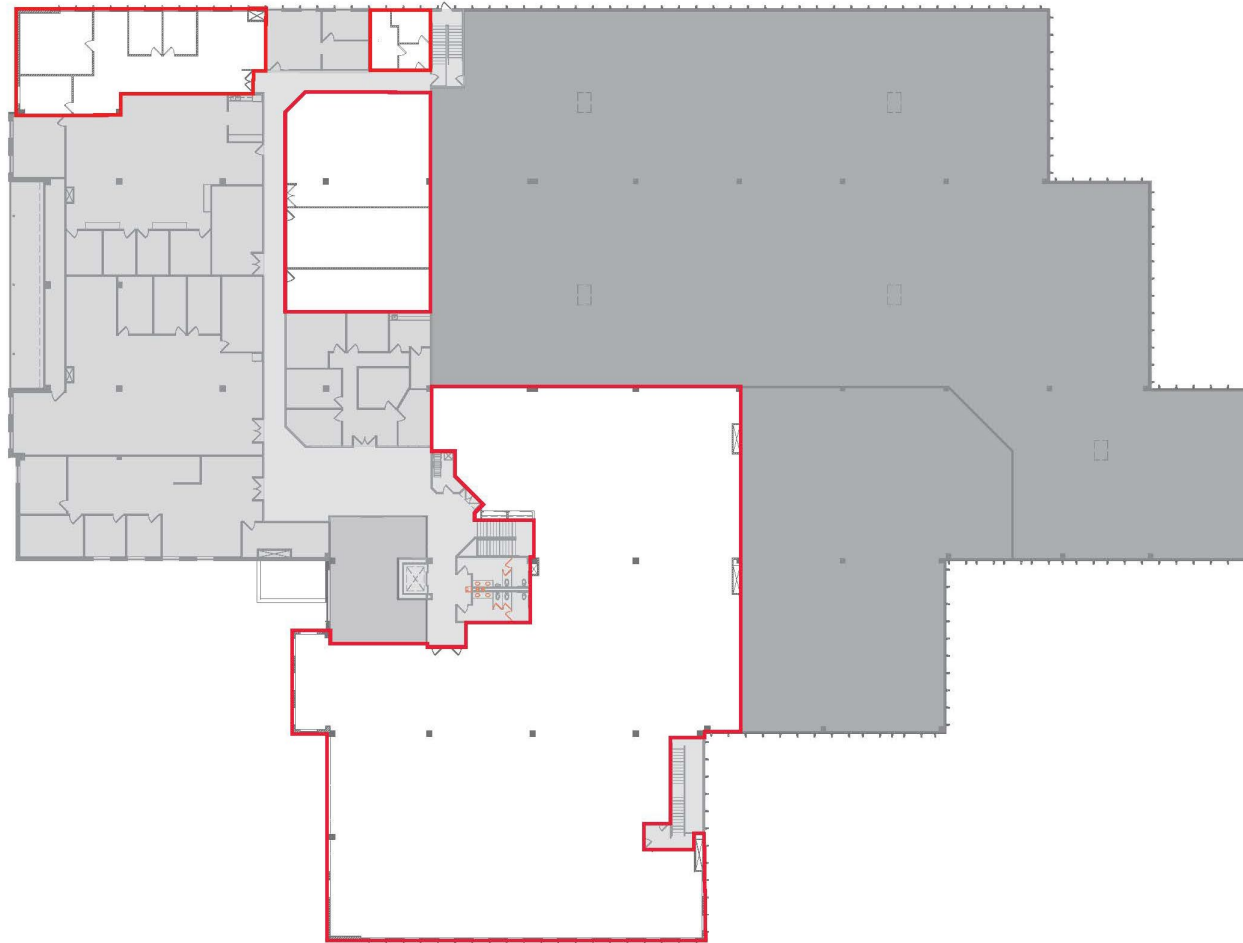
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2nd Floor Showroom (Up to 15,550 SF)



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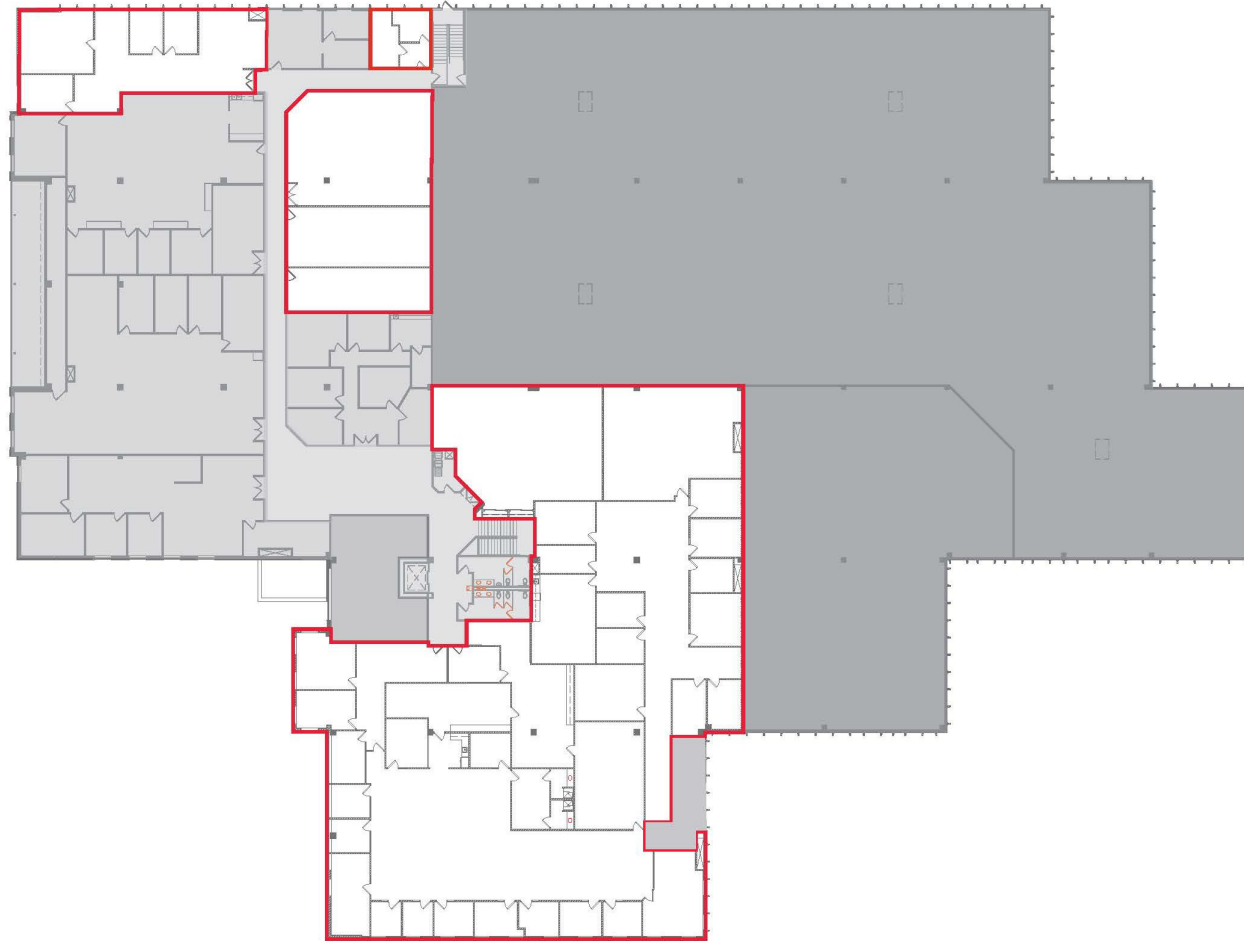
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2nd Floor Office Buildout (Up to 15,550 SF)



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