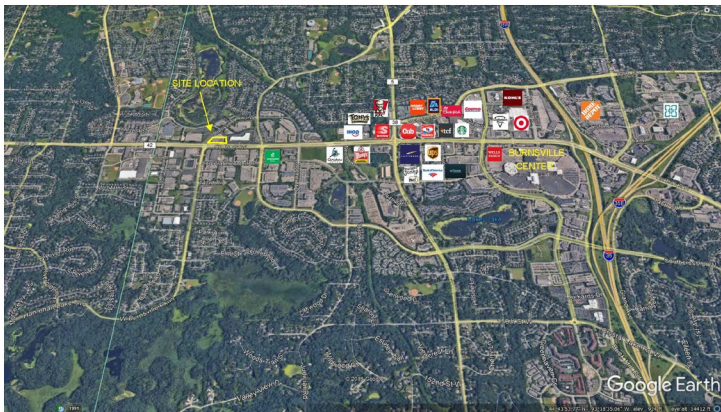




Highlights

- 5,628 Total SF
- 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

Surrounding Area



Average Daily Traffic Volumes:

▪ County Road 42: 38,307 VPD
▪ Burnsville Parkway: 7,146 VPD
▪ Combined: 45,453 VPD
▪ 2 Miles from I-35 split / 5 Miles from Hwy 169

Demographics:

Miles	1	3	5
Population	27,219	99,711	250,701
Med Income (\$)	115,558	99,800	106,986
Households	9,575	39,133	96,852

High Visibility

High Traffic

High Demand

For more information, please contact:

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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.

Year Built / Renovated:

- 1989 / 2004

Floors:

- 2

Suites Available:

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

Net Rate (*annual escalations):

- Negotiable, NNN

Operating Expenses & Real Estate Taxes:

- \$5.81 per SF, 2025 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

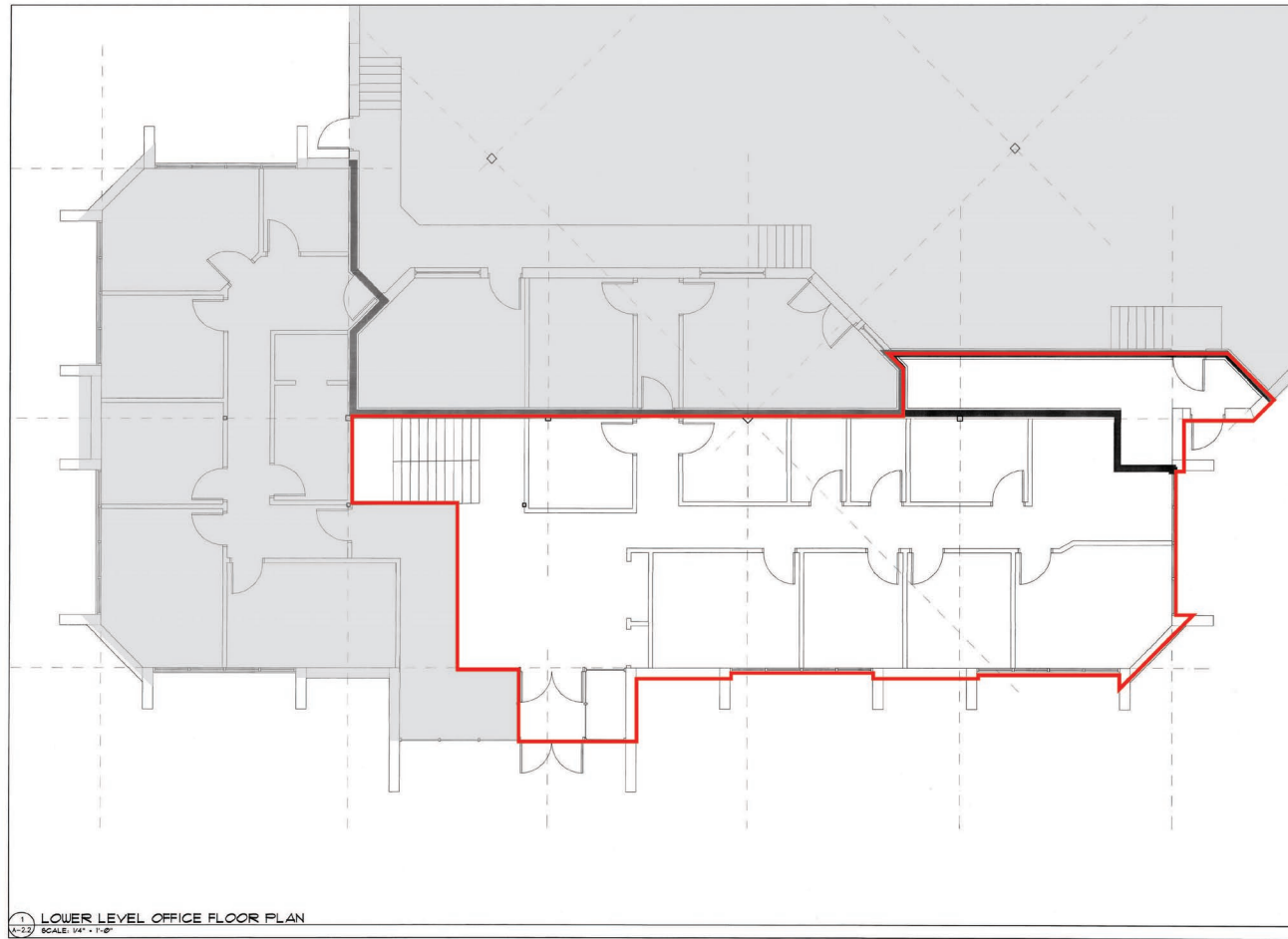
Area Amenities:

- Excellent Visibility on the Corner of Country Road 42 & Burnsville Parkway
- Minutes to I-35 Split
- Just a Few Miles East of Hwy 169
- Close to Employee Base, Restaurants, Retail, & Services



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Main Level Floor Plan

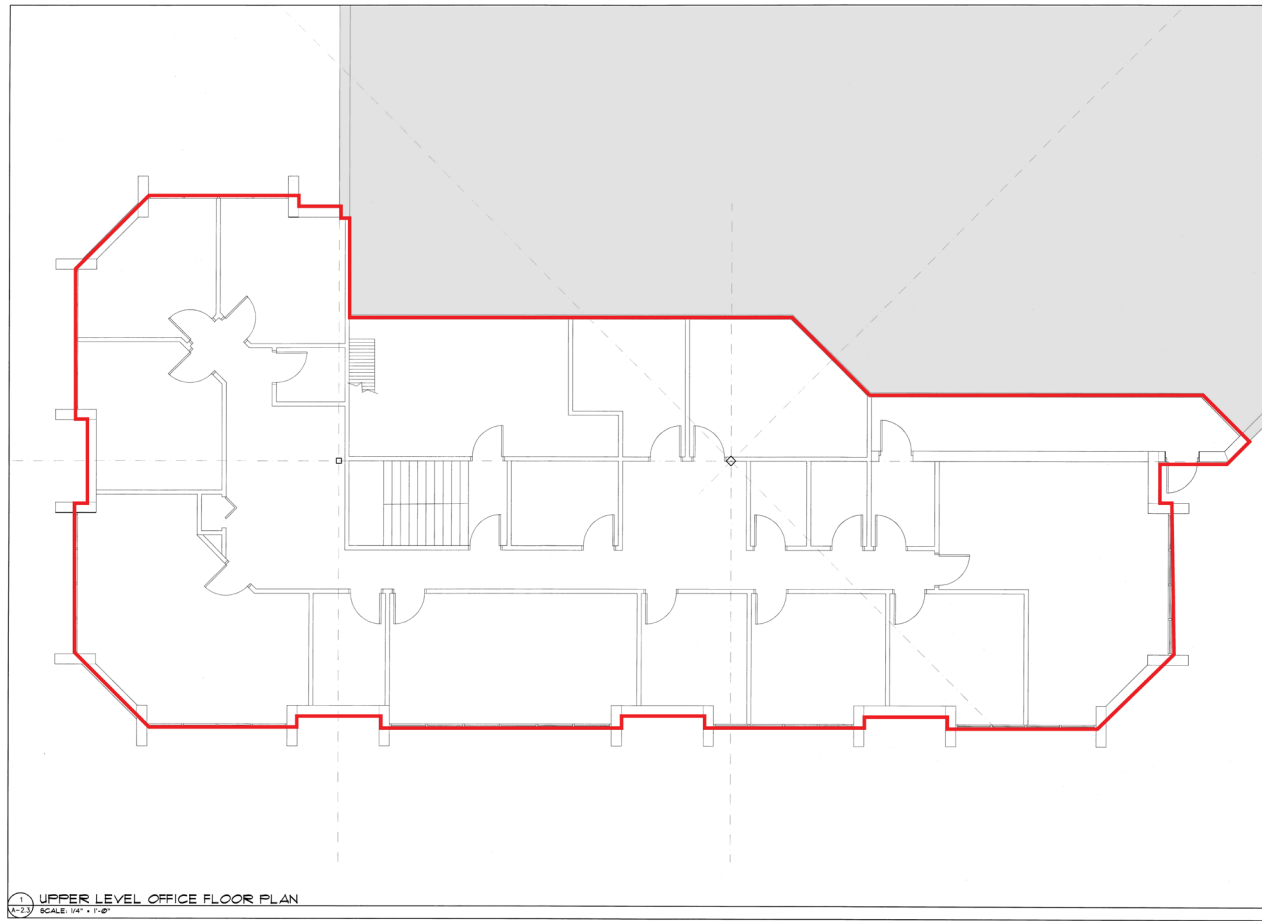


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Upper-Level Floor Plan



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