



GONYEA  
COMMERCIAL  
PROPERTIES

# PORTLAND CORPORATE CENTER - SUITE 130

**12400 PORTLAND AVENUE BURNSVILLE MN 55337**

## **FOR LEASE!**

Shared Conference Room, Walking Path, Beautiful Pond, Monument  
Signage, Restaurants, Hotels, and Other Retail Close By!

1,149 Square Feet

Convenient to Hwy 13 and 35W



**HUNTER STANEK**

✉ [HUNTER@GCPMN.COM](mailto:HUNTER@GCPMN.COM)

📞 612.500.7997

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|                                                                                     |                           |                                |
|-------------------------------------------------------------------------------------|---------------------------|--------------------------------|
|    | <b>SPACE AVAILABLE</b>    | <b>Suite 130</b>               |
|    | <b>BUILDING SIZE</b>      | <b>40,009</b>                  |
|    | <b>OFFICE SQ. FOOTAGE</b> | <b>1,149</b>                   |
|    | <b>FLOOR</b>              | <b>1</b>                       |
|    | <b>NET RENTAL RATE</b>    | <b>\$10.00 per square foot</b> |
|  | <b>ESTIMATED TAX/CAM</b>  | <b>\$9.86 per square foot</b>  |
|  | <b>PARKING RATIO</b>      | <b>4.1/1000 square feet</b>    |
|  | <b>YEAR BUILT</b>         | <b>1987</b>                    |
|  | <b>AVAILABLE</b>          | <b>Now</b>                     |

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## FLOOR PLAN

