



FOR LEASE

**13959 W PRESERVE BLVD,
BURNSVILLE, MN 55337**

Results
COMMERCIAL
RE/MAX RESULTS

EXECUTIVE SUMMARY

**13959 W PRESERVE BLVD,
BURNSVILLE, MN 55337**



PROPERTY OVERVIEW

Results Commercial is pleased to present for lease Suite 300 & Suite 202 located in the attractive and professional executive office building at 13959 W Preserve Blvd in Burnsville, MN! Built in 2004, this building has been very well maintained inside and out. There is ample parking with a large lot open to tenants and customers with easy access to Suite 300. Located on the first floor consisting of 1,800 SF, Suite 300 has an open layout, private restroom, kitchenette, tons of natural light, and great views of Sunset Ponds. Previously leased by a long-term tenant, this is one of the most desirable suites in the building.

Suite 202 is located on the Lower Level with fantastic natural light and a private entrance leading to Sunset Ponds directly from the Suite. This unit has a great buildout with a reception, dedicated workspaces, open concept, and an IT area. Totalling 817 SF this is a space you will not want to miss out on.

Landlord is very flexible and open to options. All units have access to a common area elevator, lobby, conference room, kitchenette, filtered water station and a locker room with showers. Tenant pays CAM/Tax (~\$11.34 PSF).

Contact Listing Brokers for details and tours at Sawyer@resultscommercial.com.

Presented By:

Mark Hulsey | Managing Broker | 651.256.7404 | mark@resultscommercial.com

Sawyer Hulsey | Associate Broker | 651.256.7404 | Sawyer@resultscommercial.com



PROPERTY DETAILS

13959 W PRESERVE BLVD,
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Lease Rate

\$12.00 - \$14.25 SF/YR (NNN)

LOCATION INFORMATION

Street Address	13959 W Preserve Blvd
City, State, Zip	Burnsville, MN 55337
County	Dakota
Township	115
Range	21
Section	22
Side of the Street	North
Road Type	Paved
Nearest Highway	I-35W
Nearest Airport	Minneapolis/St. Paul International

BUILDING INFORMATION

Building Size	18,065 SF
Building Class	A
Tenancy	Multiple
Number of Floors	2
Average Floor Size	8,500 SF
Year Built	2004
Construction Status	Existing
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	I3 - Office & Industrial Park
Lot Size	0.255 Acres
APN #	027323001051
Lot Frontage	170 ft
Lot Depth	65 ft
Corner Property	Yes
Traffic Count	7800
Traffic Count Street	Burnsville Pkwy W
Waterfront	Yes

PARKING & TRANSPORTATION

Street Parking	No
Parking Type	Surface
Number of Parking Spaces	30

UTILITIES & AMENITIES

Security Guard	No
Handicap Access	Yes
Number of Elevators	2
Central HVAC	Yes
Restrooms	2

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PROPERTY PHOTOS

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SUITE 300

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SUITE 300

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SUITE 202

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SUITE 202

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COMMON AREA

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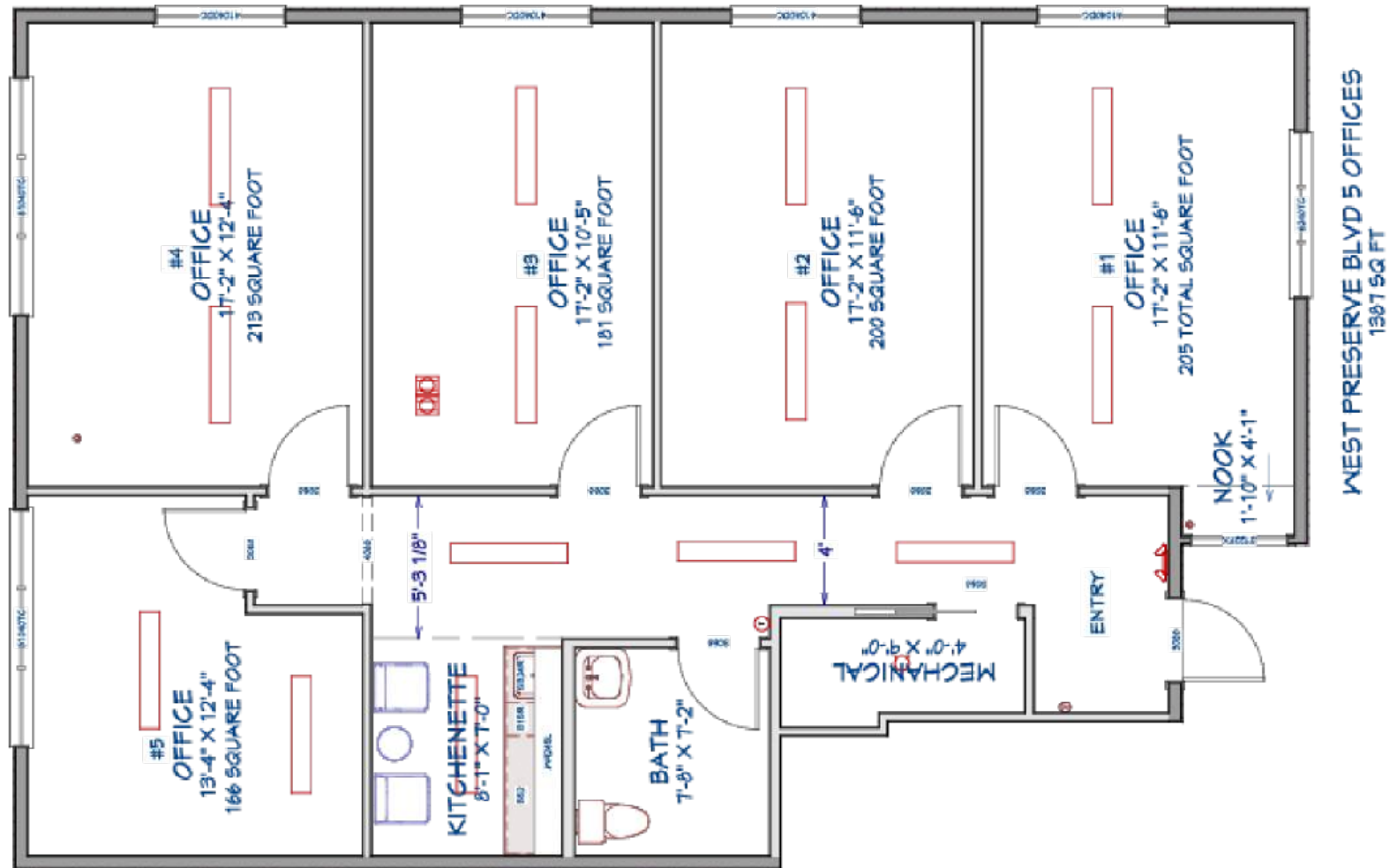
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SUITE 300 - PROPOSED BUILDOUT

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ZONING INFORMATION

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I3 - OFFICE AND INDUSTRIAL PARK

The purpose of the I-3 Office and Industrial Park District is to provide for the establishment of warehouse, light manufacturing alongside a larger office type development. The City's objective for this district is to attract high quality industrial development that will provide higher income employment and provide an opportunity for creation and expansion of employment centers, business centers, corporate headquarters and a diverse tax base.

Permitted Uses: Adult daycare, Bus benches/shelters & transit facilities, Commercial zero lot line development, Daycare nursery, Instruction/learning center, Manufacturing, production, processing, cleaning, storage, servicing, repair or testing materials, goods or products that wholly contained within a building and which meets and maintains all applicable standards by the State, Mini storage, Office, Research laboratories, Sports performance training center provided that requirements are met, Trade or business schools, Warehousing and wholesaling subject to requirements.

For more information: http://sterlingcodifiers.com/codebook/index.php?book_id=468&chapter_id=22222#s1335728

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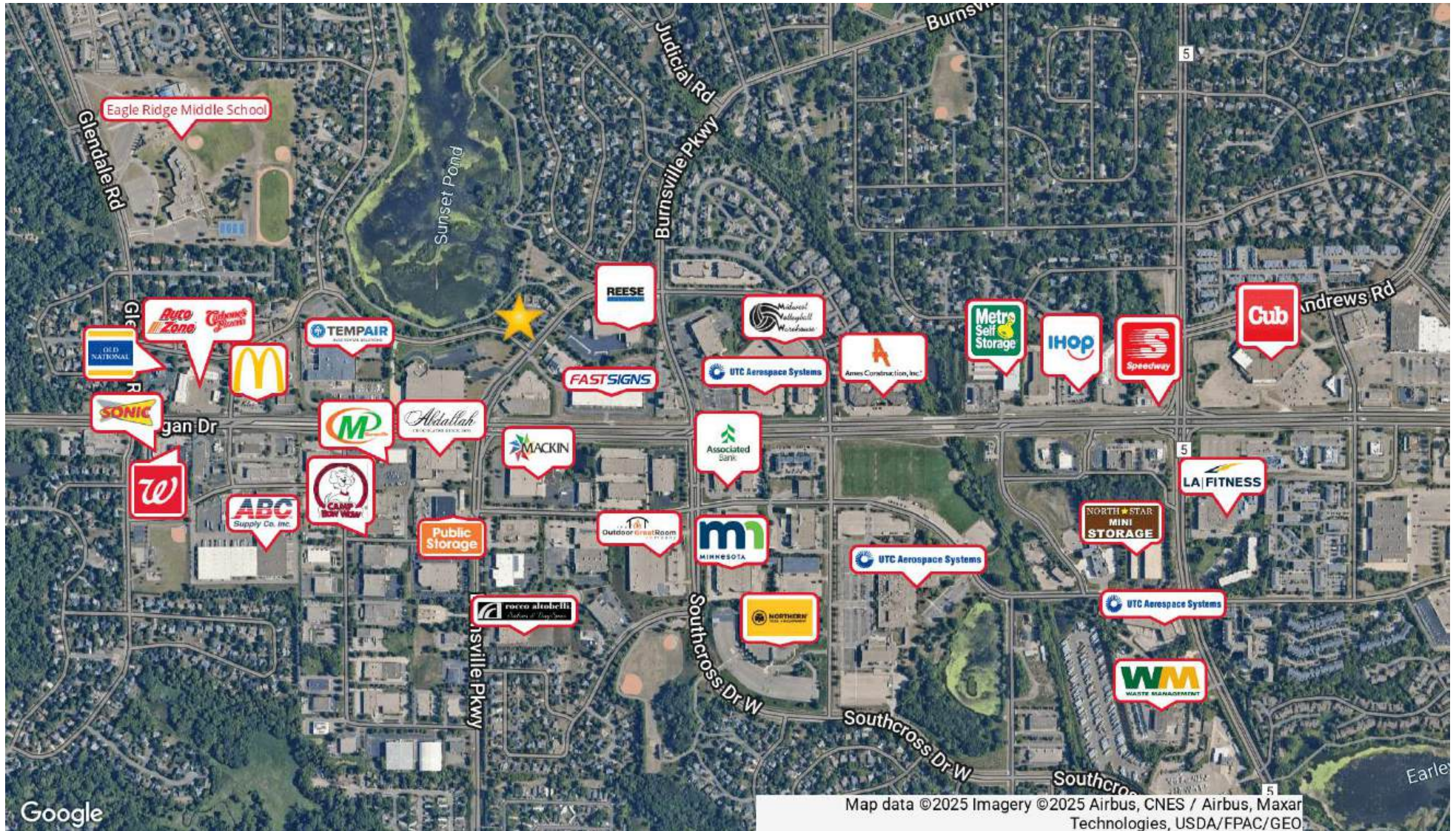
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RETAILER MAP

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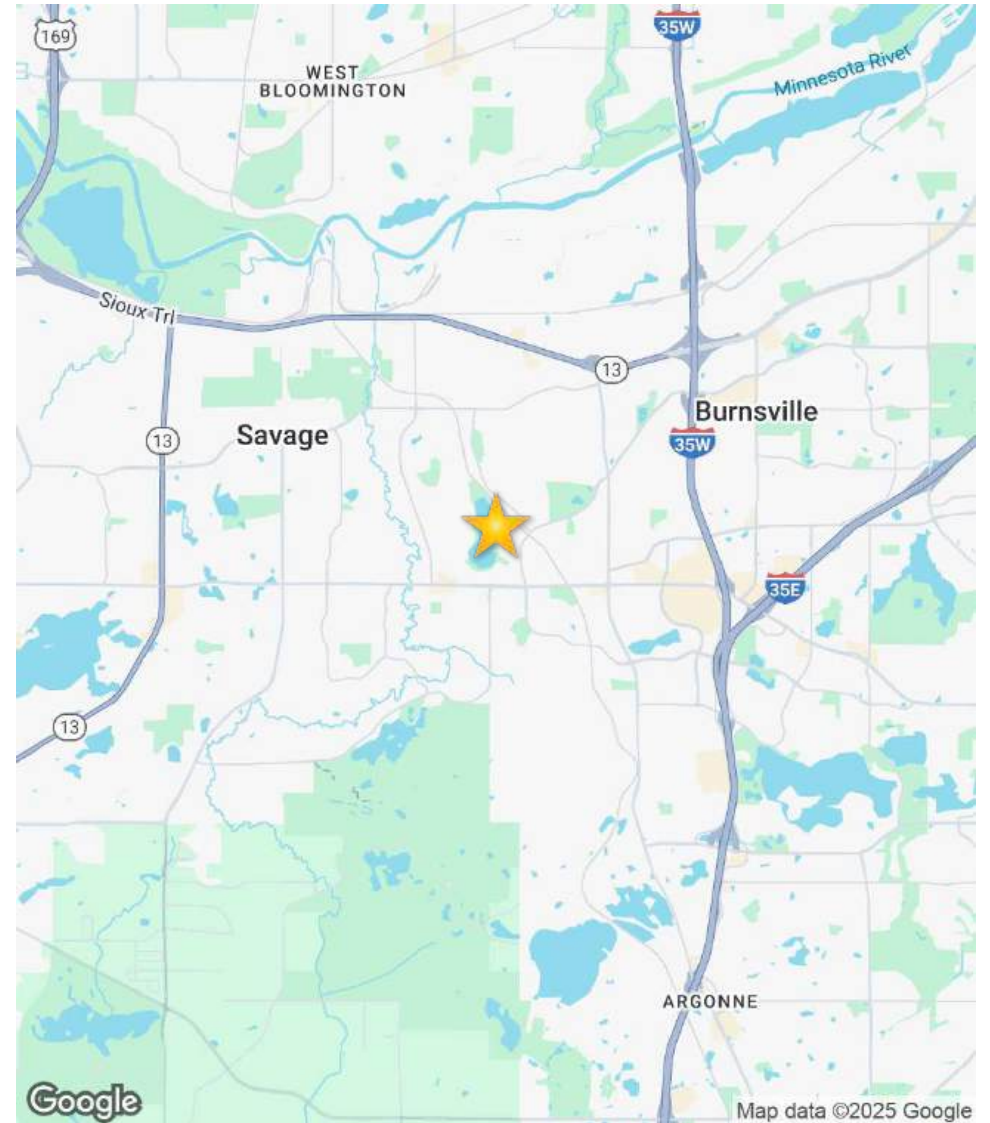
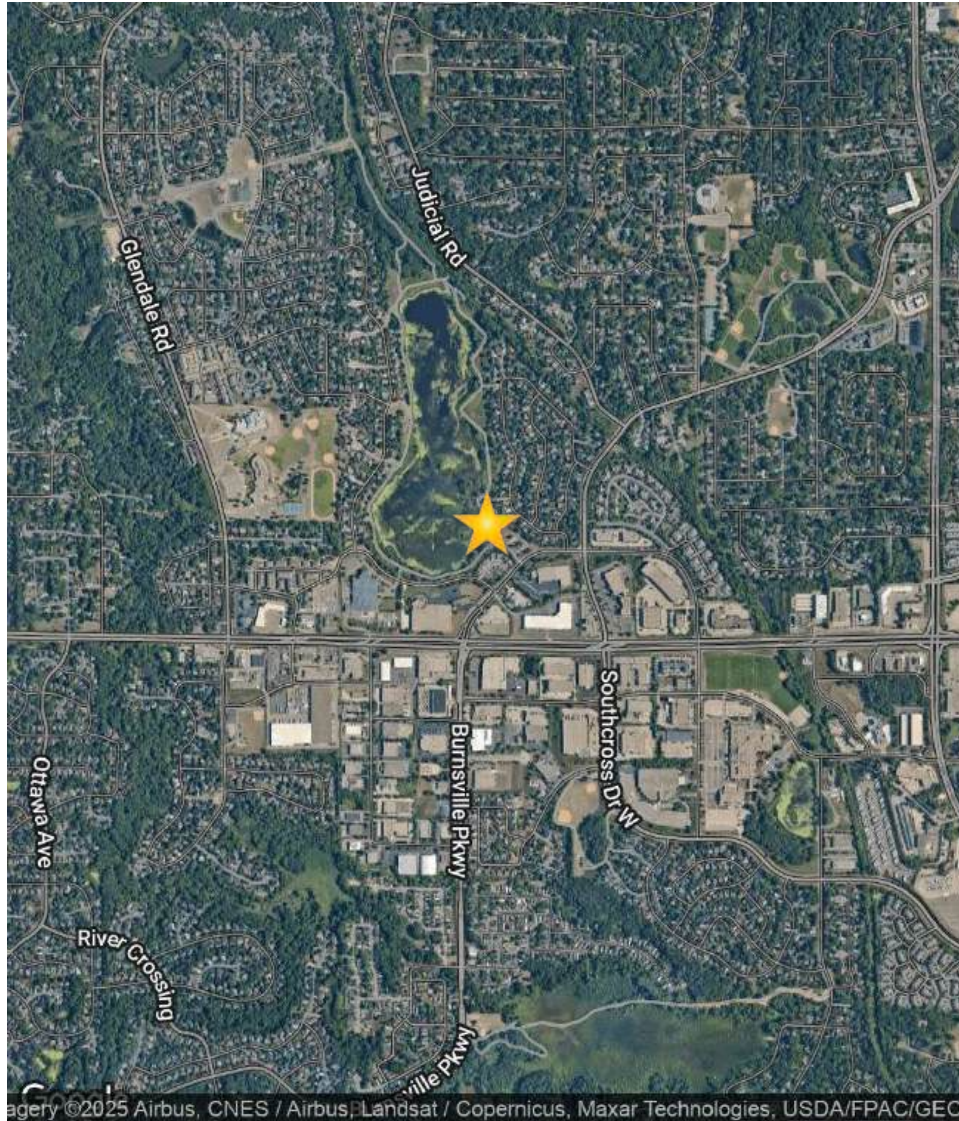
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REGIONAL MAP

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ABOUT THE CITY OF BURNSVILLE

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ABOUT THE CITY OF BURNSVILLE

Burnsville boasts nearly 2,700 businesses (many in the areas of science, technology, healthcare, engineering and math) hundreds of shops and restaurants (including 1.2 million square foot Burnsville Center) more than 75 parks and miles of open spaces; a 1,000 seat regional theater, the Ames Center, that draws acts and attendees from far and wide; and many more amenities than you can imagine. Neighborhoods are friendly and safe, and ideal for young professionals, growing families and active seniors. Burnsville also values partnerships with residents, private businesses and other government agencies to help keep taxes low and continue to provide unparalleled service to the 60,000 plus people who call Burnsville home. Burnsville's commitment to quality, making the community a truly desirable place to live and do business and look forward to providing an exemplary for years to come.

Learn more: <http://www.ci.burnsville.mn.us/58/Doing-Business>

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DEMOGRAPHICS MAP & REPORT

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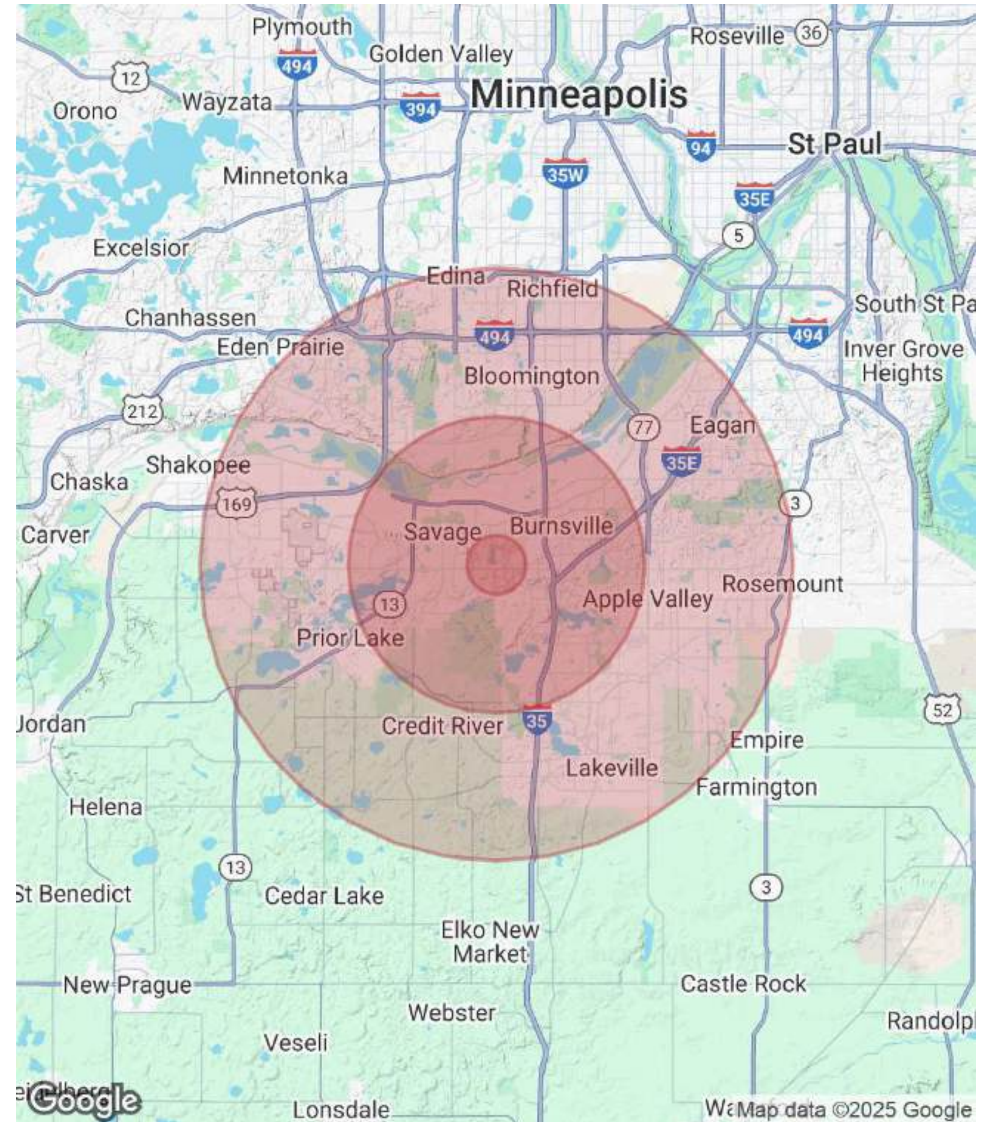
POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	9,482	166,581	617,179
Average Age	38	40	40
Average Age (Male)	37	39	39
Average Age (Female)	38	41	41

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,155	63,168	239,810
# of Persons per HH	3	2.6	2.6
Average HH Income	\$119,489	\$135,717	\$143,682
Average House Value	\$389,542	\$428,254	\$450,462

Demographics data derived from AlphaMap



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