

MEDICAL SPACE FOR LEASE

Fairview Ridges Specialty Care Center

14101 Fairview Drive, Burnsville, MN 55435



MEDICAL SPACE FOR LEASE

Fairview Ridges Specialty Care Center

14101 Fairview Drive, Burnsville, MN 55435

Building Information:

Total Building Square Footage	133,000
Number of Floors	4

Move-In Ready Space

Fully Finished / 3rd floor	2,243 RSF
2019 Annual Net Rent	\$29.85/RSF

Lease Terms:

Lease Term	10 years
2019 Operating Cost Estimate	\$16.61

Amenities:

- Skyway connection to Fairview Ridges Hospital
- Convenient parking with 629 total stalls including covered parking ramp
- Drive-up pharmacy, conference room, extended hours, 2 high-speed gurney elevators
- On-site property management

Specialties on-campus:

Cancer center	Endoscopy center	Musculoskeletal center	Pharmacy
Cardiac Rehab	ENT	OB/GYN	Surgery center
Colon/Rectal	Heart center	Oral & Maxillofacial	
DME store	Imaging center	Orthopedic center	



For Leasing Information:

Tom Immen ▶ (952) 829-3497 ▶ TImmen@MedCraft.com

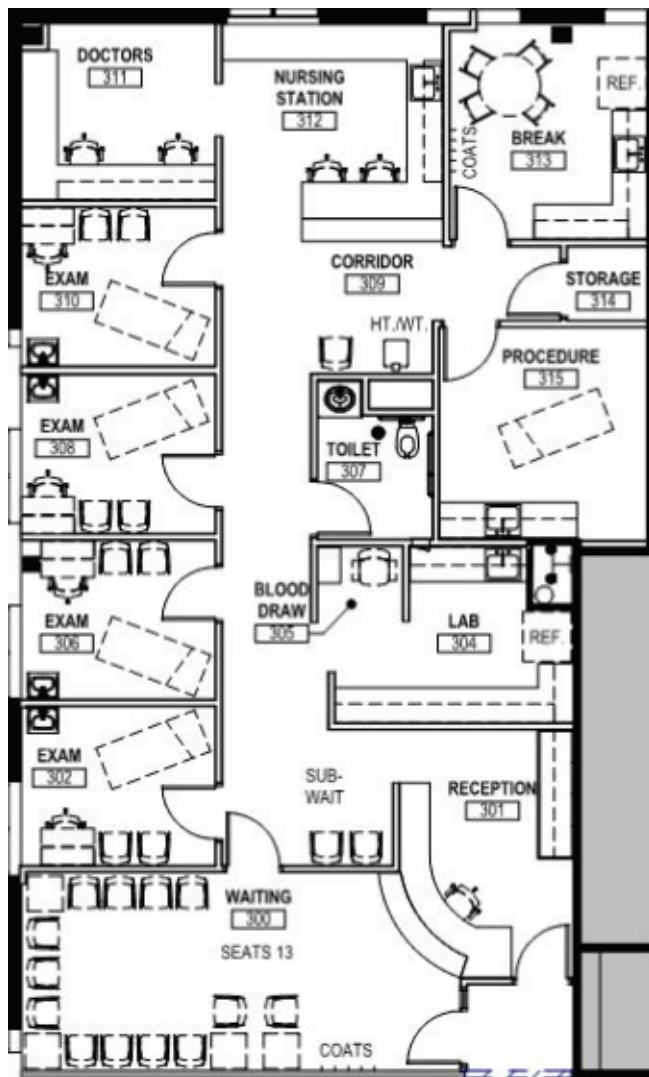


THIRD FLOOR



AVAILABLE
2,243 RSF

MOVE-IN READY
Fully finished suite



- 4 Exam rooms
- 1 Procedure room
- 1 Office
- 1 Restroom
- Nurse station
- Lab
- Reception & sub-wait
- Waiting room (seats 13)



CONVENIENT & VISIBLE LOCATION



welltower

WELLTOWER INC.
877 670 0070 | welltower.com

 **MedCraft**
Healthcare Real Estate

MEDCRAFT HEALTHCARE REAL ESTATE
952 829 3488 | medcraft.com