

1000 W 140TH ST /// BURNSVILLE /// MN /// 55337

BURNSVILLE MEDICAL CENTER

FOR LEASE

NAILegacy

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ABOUT NAI

This Offering Memorandum ("Memorandum") has been prepared by NAI Legacy (the "Agent") solely for the purpose of providing preliminary information to prospective purchasers, investors, or tenants regarding the property located at 1000 W 140th Street, Burnsville MN 55337 (the "Property").

The information contained herein, including but not limited to financial data, projections, estimates, and

other information, has been obtained from sources believed to be reliable. However, no representation or warranty, express or implied, is made as to the accuracy or completeness of such information. The Agent has not independently verified any of the information contained herein and assumes no responsibility for its accuracy.

This Memorandum does not constitute a solicitation or offer to sell, lease, or otherwise dispose of the Property.

Any offer to purchase or lease the Property shall be subject to the terms and conditions to be set forth in a definitive agreement to be negotiated between the parties.

Recipients of this Memorandum should conduct their own independent investigations, analysis, and due diligence. All information contained in this Memorandum is subject to change, withdrawal, or modification without notice.

By accepting this Memorandum, the recipient agrees that it will not copy, reproduce, or distribute this document in whole or in part without the prior written consent of the Agent and that it will use this Memorandum solely for the purpose of evaluating a possible transaction involving the Property.

This Offering Memorandum is provided exclusively to qualified parties and is not intended for general public distribution.

PROPERTY INFORMATION ///

This is a rare opportunity to lease medical office space at 1000 W 140th St, Burnsville, MN, a Class A, well-maintained facility currently home to Minnesota Valley Surgical Center and Twin Cities Orthopedics. The property offers flexible suite sizes, medical-grade infrastructure, and ample parking, all within a collaborative healthcare environment. Tenants enjoy professional property management, high patient traffic, and the benefit of being co-located with two of the region’s most respected medical providers. The location is ideal for specialists, small surgery centers, pharmacies, outpatient clinics, and healthcare groups seeking a strong referral base and excellent regional access.



BUILDING NAME	Burnsville Medical Center
ADDRESS	1000 W 140th St, Burnsville, MN 55337
CROSS STREETS	Burnhaven Drive & Mcandrews Drive
COUNTY	Dakota
ZONING	Mix
LOT SIZE	5.65 Acres
APN#	02-15850-010-13
BUILDING SIZE	85602.0
BUILDING CLASS	A
OCCUPANCY (%)	95.84
TENANCY	Multiple
CEILING HEIGHT (FT)	12
NUMVER OF FLOORS	2
AVERAGE FLOOR SIZE (SF)	42,801
POWER	3 Phase Power
YEAR BUILT	2006
LAST RENOVATED	2013
LOT FRONTAGE (FT)	505
LOT DEPTH (FT)	450
CORNER PROPERTY	YES
TRAFFIC COUNT	13,200
TRAFFIC COUNT STREET	MCANDREWS RD W
TRAFFIC COUNT FRONTAGE (FT)	450

PROPERTY INFORMATION ///



- Prime Burnsville medical office location with excellent visibility and access off I-35W and County Road 42.
- Anchored by Minnesota Valley Surgical Center & Twin Cities Orthopedics—established, high-traffic healthcare tenants.
- Surrounded by major retailers and amenities: Costco, Target, Cub Foods, Burnsville Center Mall, Walgreens, and more.
- Modern, professional building with upgraded finishes and medical-grade infrastructure.
- Flexible suite sizes and floor plans to accommodate a variety of medical and healthcare practices.
- Ample surface parking.
- Close to Fairview Ridges Hospital and other major medical facilities.
- Professional property management and well-maintained common areas.
- Strong referral base from existing surgical and orthopedic practices.
- Move-in ready and build-out options available to suit tenant needs.







SUITE 1
2,241 SF



SUITE 1 PHOTOS ///



SUITE 2
484 SF



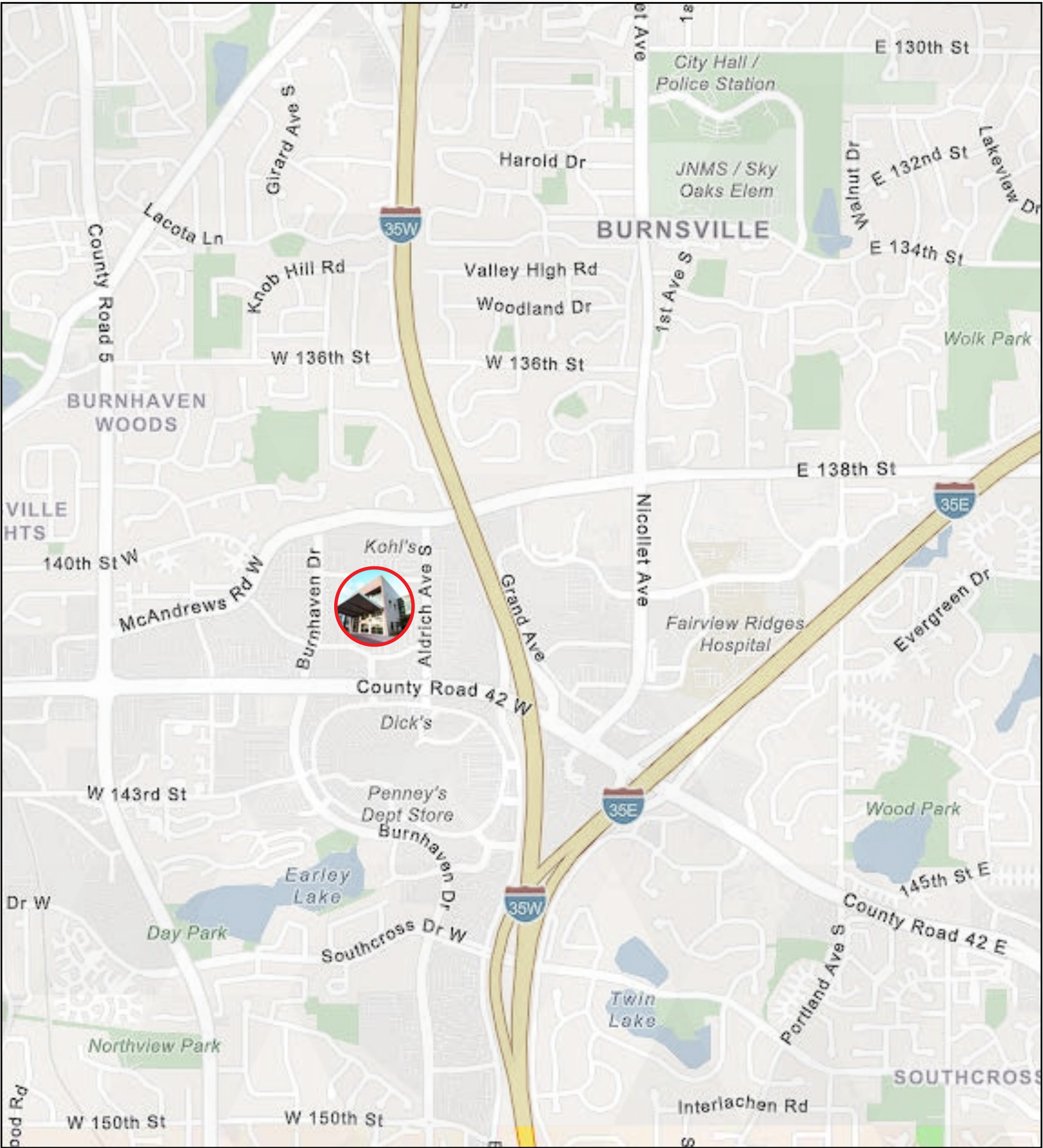
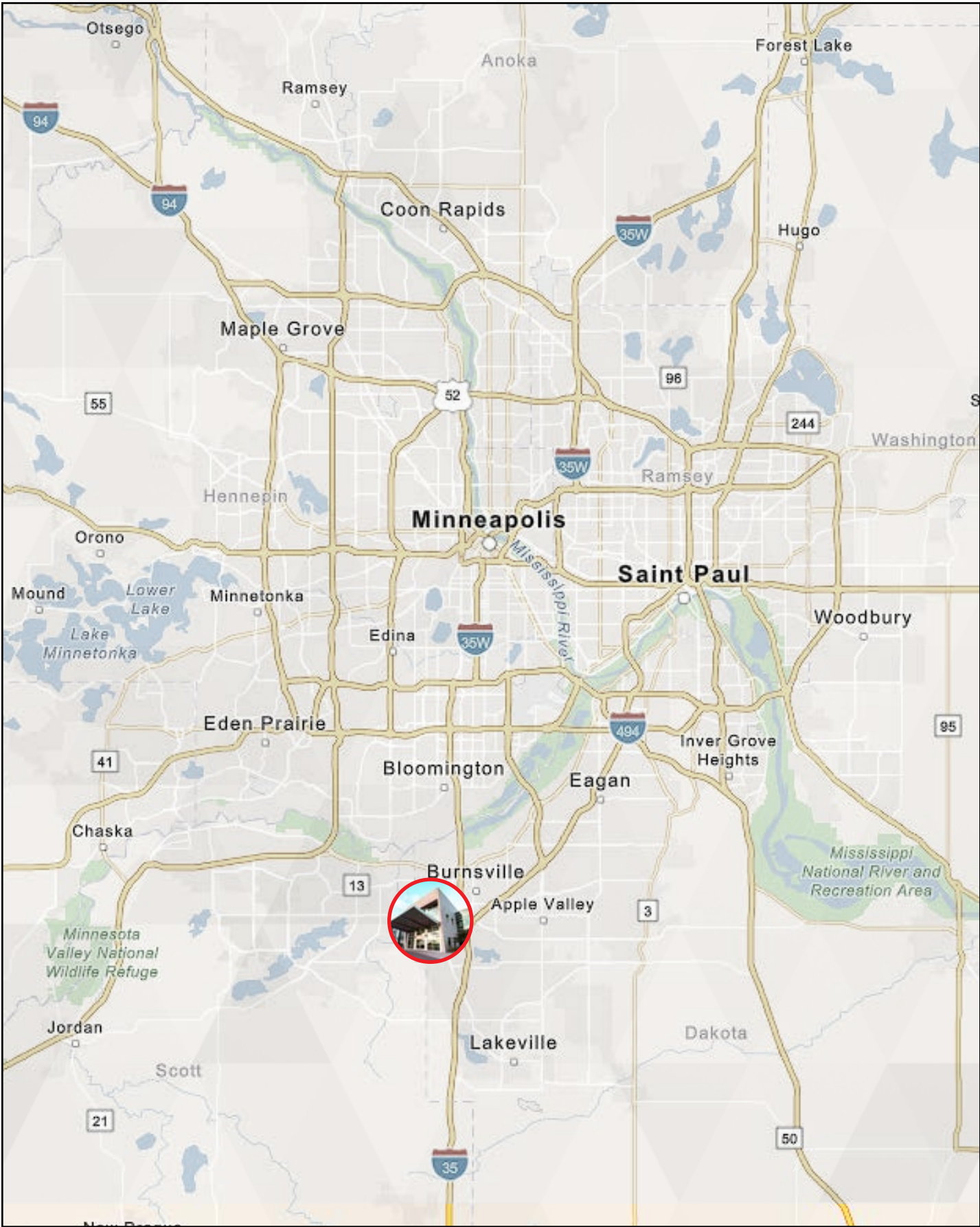
SUITE 2 PHOTOS ///



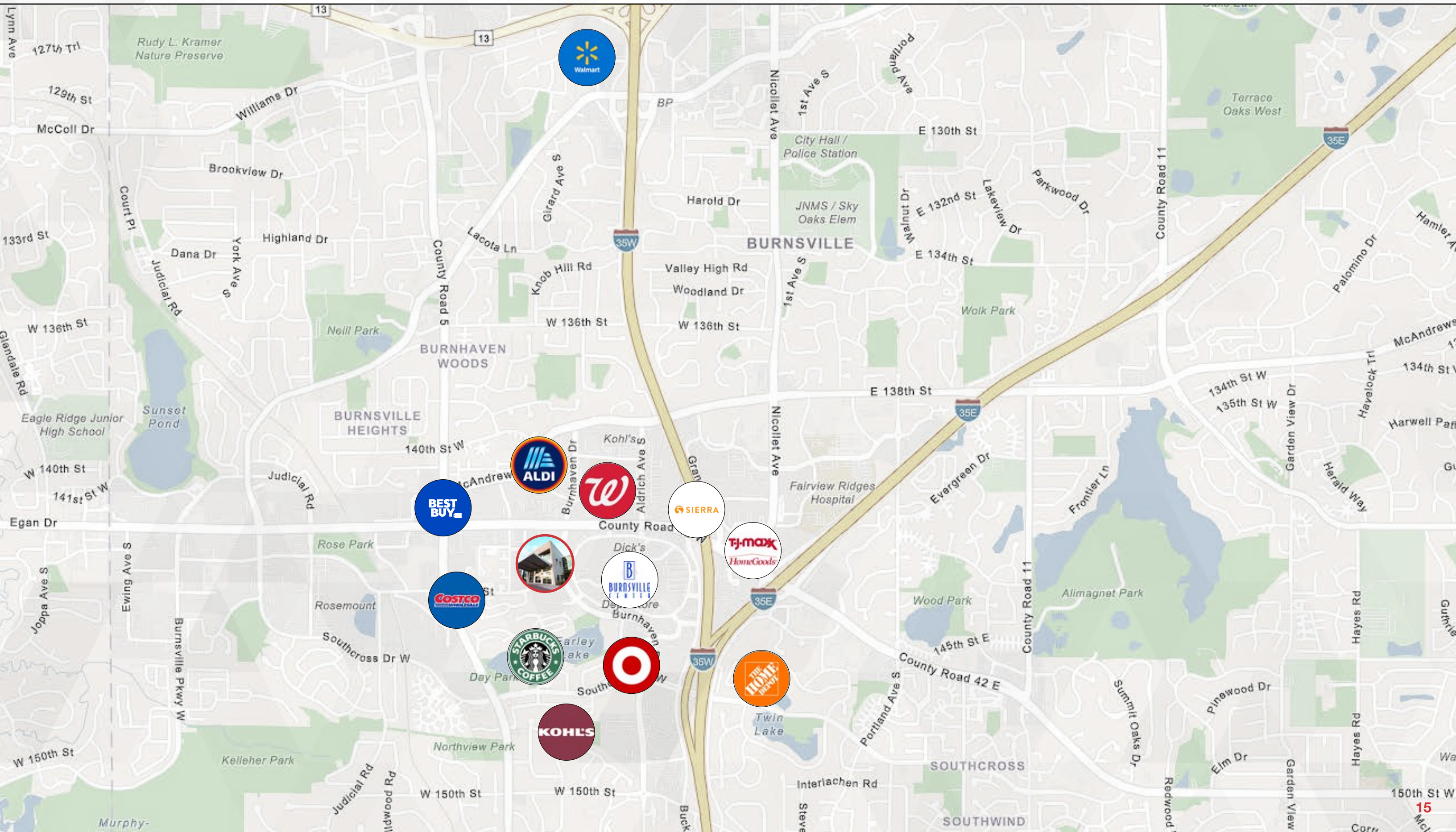
SUITE 3
835 SF







NATIONAL RETAILERS ///





MINNEAPOLIS / ST. PAUL METRO AREA: A TOP-TIER HEALTHCARE MARKET ///



As part of the thriving Minneapolis–St. Paul metro area—home to more than 3.7 million residents—Burnsville medical practices benefit from being in one of the nation’s premier healthcare destinations. The region has experienced 10% population growth in the past decade and is projected to add 500,000 new residents by 2040.

The metro area’s senior population (65+) has grown by over 30% since 2010 and is expected to reach 700,000 by 2040, ensuring sustained demand for healthcare services. The Twin Cities consistently rank among the best places to live, with a Quality of Life Index of 168 and a #4 ranking in U.S. News & World

Report’s “Best Places to Live” (2024). The region is a recognized healthcare leader, boasting over 400 medical device and biotech companies and hosting more than 50 hospitals and 12,000 healthcare providers. This extensive network fosters collaboration, referrals, and professional growth for medical office tenants.

The area’s economic vitality—reflected in a median household income of \$85,000 and healthcare employment supporting nearly 300,000 jobs—creates a stable environment for your practice to thrive. With a rapidly aging and diversifying population, outstanding medical infrastructure, and a supportive business climate,

the Minneapolis–St. Paul metro area stands out as an ideal location for medical office tenants seeking long-term success and growth.





Burnsville, Minnesota, is a vibrant community and a strategic hub for healthcare providers, offering significant opportunities for medical office tenants. With over 2,500 businesses—including more than 200 healthcare-focused organizations—Burnsville provides a collaborative environment for medical professionals. An overwhelming 83% of local businesses rate Burnsville’s climate for business

as “Good” or “Excellent,” reflecting a supportive and thriving business community.

The city’s patient base continues to grow and diversify. Burnsville’s population has increased by over 6% since 2010, with a notable 40% rise in residents aged 60 and older over the past decade. Today, seniors make up about 20% of the local

population, creating robust demand for medical, dental, and specialty care. In addition, more than 25% of Burnsville residents are people of color, driving increased need for culturally competent and specialized healthcare services.

Burnsville’s healthcare ecosystem is robust, featuring over 40 medical clinics, 30 dental

offices, and numerous pharmacies. Major health systems such as Allina Health and Fairview Health offer strong referral networks and partnership opportunities. The city’s high median household income of \$80,000 and a median home value of \$325,000 further support a stable and affluent patient base, making Burnsville an attractive and sustainable location for growing your practice.

Amelia Bjorklund

BUSINESS DIRECTOR / VICE PRESIDENT



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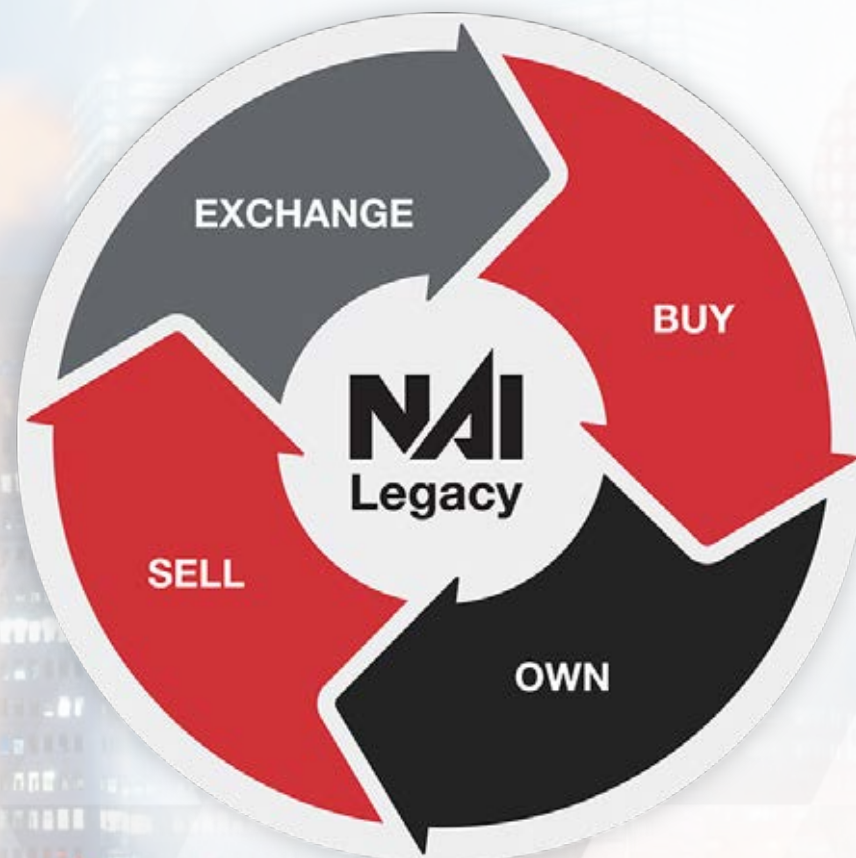
At NAI Legacy, Ms. Bjorklund is a “real estate athlete” acting as a leasing specialist, specifically related to multi-tenant office and retail properties. She has played a significant part of the leasing, acquisition, and syndication of over \$350M of properties since graduating and attaining her license. Amelia is highly skilled at the use of real estate technology and ‘guerilla’ marketing. Ms. Bjorklund graduated from Gustavus Adolphus College in the Spring of 2021 with a degree in Biology and Psychology. She earned high levels of success by gaining acceptance in Beta Beta Beta, Psi Chi, and Phi Beta Kappa – the biology and psychology honors society and the liberal arts & sciences honors society, respectively. She also exhibited athletic excellence as a captain on the Gustavus Swimming and Diving team earning multiple conference and All-American recognitions and awards.

Industry Associations:

Certified Commercial Investment Member Minnesota/Dakotas Chapter (CCIM, Candidate) Minnesota Commercial Real Estate Women (MNCREW), Federation of Exchange Accommodators (FEA) | NAI Global Marketing Council | NAI Global Retail Council | NAI Global Advisory Services | NAI Global Office Council | NAI Global Women’s Alliance Member | NAI Global Young Professionals Member

NAI Legacy

FULL CIRCLE, WE'RE THERE.



We are a full-service real estate firm specializing in three core areas: private real estate investments tailored for tax-motivated investors; brokerage services for the sale and leasing of commercial properties; and comprehensive property management services, offering day-to-day operational oversight, vendor coordination, and accounting support. NAI Legacy is committed to supporting its clients throughout the entire real estate investment life cycle—helping investors buy properties, own them through active management and leasing, sell when the time is right, and reinvest using tax-advantaged strategies such as 1031 exchanges to maximize long-term returns. From acquisition to disposition and reinvestment, we deliver seamless solutions in every phase of your journey. Full circle, we're there.

And we're all in. Our team of industry professionals brings together years of experience in real estate investment, brokerage, and property management, delivering strategic insight, hands-on expertise, and trusted execution to help clients achieve their goals. Fully committed to our clients' success, we go beyond the transaction with a deep dedication to understanding your objectives, anticipating your needs, and providing tailored solutions with integrity and precision. Whether navigating complex deals or managing day-to-day operations, we treat your investments as if they were our own.

NAI Global[®]

OPTIMIZING LOCAL VALUE WITH GLOBAL REACH

In today's competitive landscape, companies must think globally while optimizing every aspect of their local operations. At NAI Legacy, we go beyond rent analysis to help you evaluate total business costs—transportation, operations, build-out, staffing, and more—ensuring your real estate strategy aligns with your broader business objectives. Our deep expertise in identifying and capitalizing on real estate opportunities gives our clients a competitive and exciting edge that drives smarter location and investment decisions.

As a proud member of NAI Global—one of the world's largest commercial real estate networks with 300+ offices in 45 countries—we combine local insight with global strength. This affiliation empowers us to deliver tailored strategies backed by international data, proven tools, and a network of high-performing professionals. Whether you're expanding across town or across continents, NAI Legacy leverages this global platform to deliver unmatched value, insight, and results.



A photograph of a modern building with large glass windows and a dark sky background. The building has a prominent entrance with a large glass door and windows. The sky is dark with some clouds. The overall tone is dark and professional.

**THANK
YOU**