



FOR LEASE

**13959 W PRESERVE BLVD,
SUITE'S 203 & 300
BURNSVILLE, MN 55337**

Results
COMMERCIAL
RE/MAX RESULTS

EXECUTIVE SUMMARY

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



OFFERING SUMMARY

Lease Rate:	\$12.00 - 14.25 SF/yr (NNN)
Building Size:	18,065 SF
Available SF:	656 - 1,387 SF
Lot Size:	0.255 Acres
Number of Units:	11
Year Built:	2004
Zoning:	I3 - Office & Industrial Park
Traffic Count:	7,800

PROPERTY OVERVIEW

Results Commercial is pleased to present for lease Suites 300 & 203 located in the attractive and professional executive office building at 13959 W Preserve Blvd in Burnsville, MN! Suite 300 is located on the first floor consisting of 1,387 SF with an open layout, private restroom, and kitchenette. Suite 203 on the lower level has 656 SF and is available April 2025. With 2 private offices and a comfortable reception area this is a great space for many uses including but not limited to counseling, therapy, or traditional office.

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.

Contact Listing Brokers for details and tours.

PROPERTY HIGHLIGHTS

- Suite 300 - 1,387 SF on First Floor with Private Restroom & Kitchenette
- Suite 203 - 656 SF on Lower Level, Available April 2025
- CAM/Tax - \$11.34 SF/yr

Presented By:

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

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PROPERTY DETAILS

13959 W PRESERVE BLVD,
BURNSVILLE, MN 55337

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
Signal Intersection	No
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
Power	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 203

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SUITE 203

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SUITE 203

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COMMON AREA

**13959 W PRESERVE BLVD,
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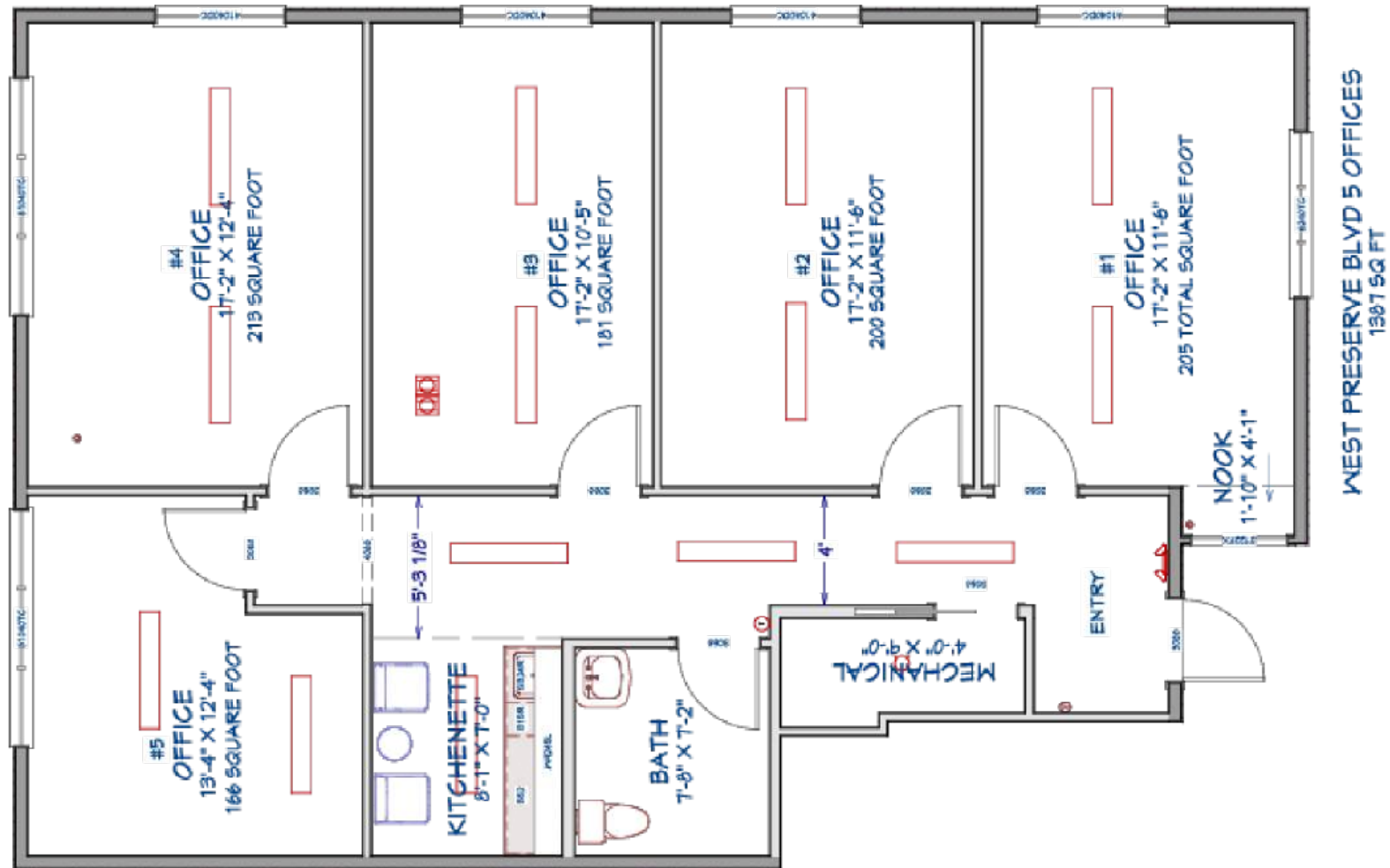
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SUITE 300 - PROPOSED BUILDOUT

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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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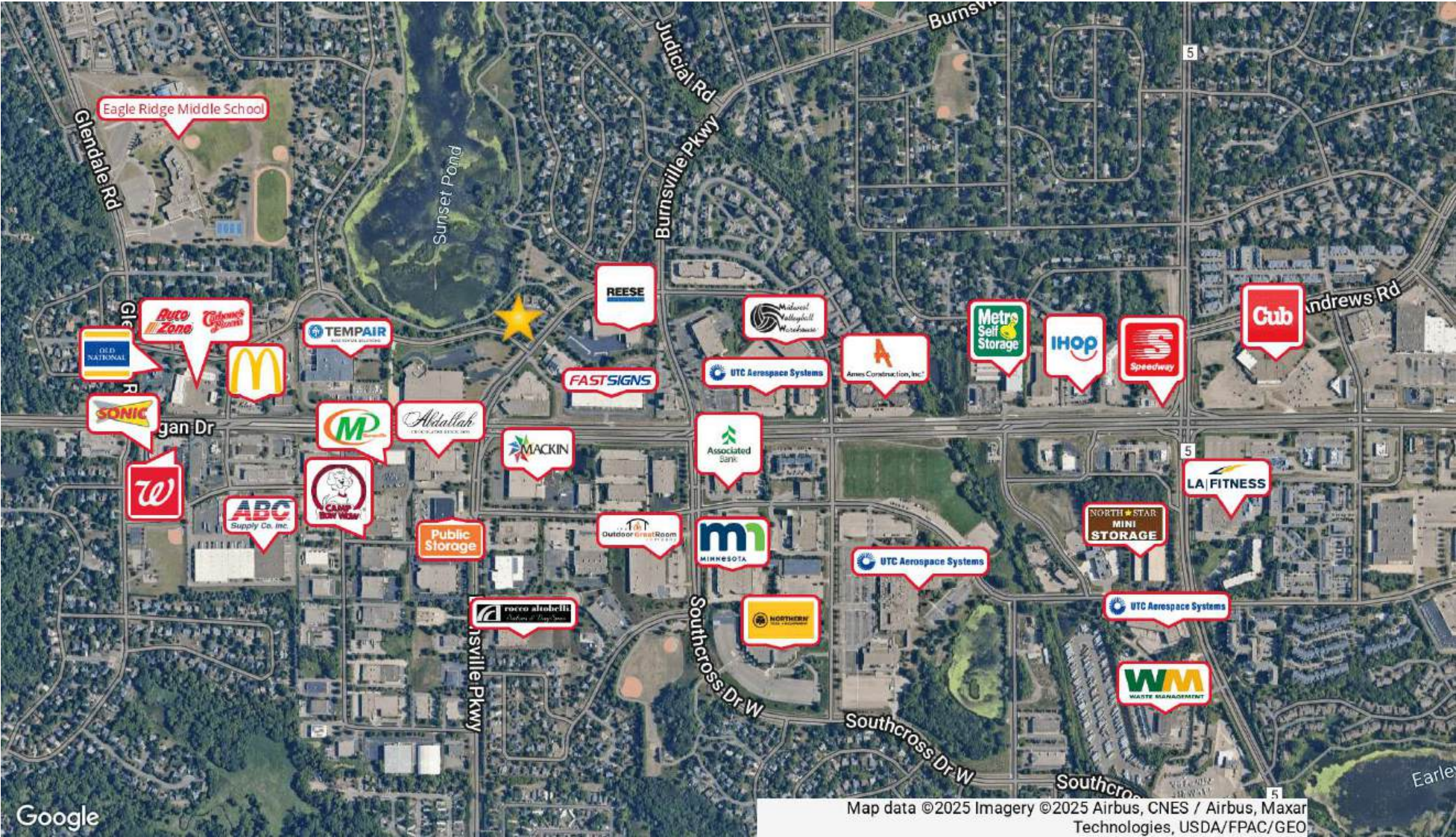
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RETAILER MAP

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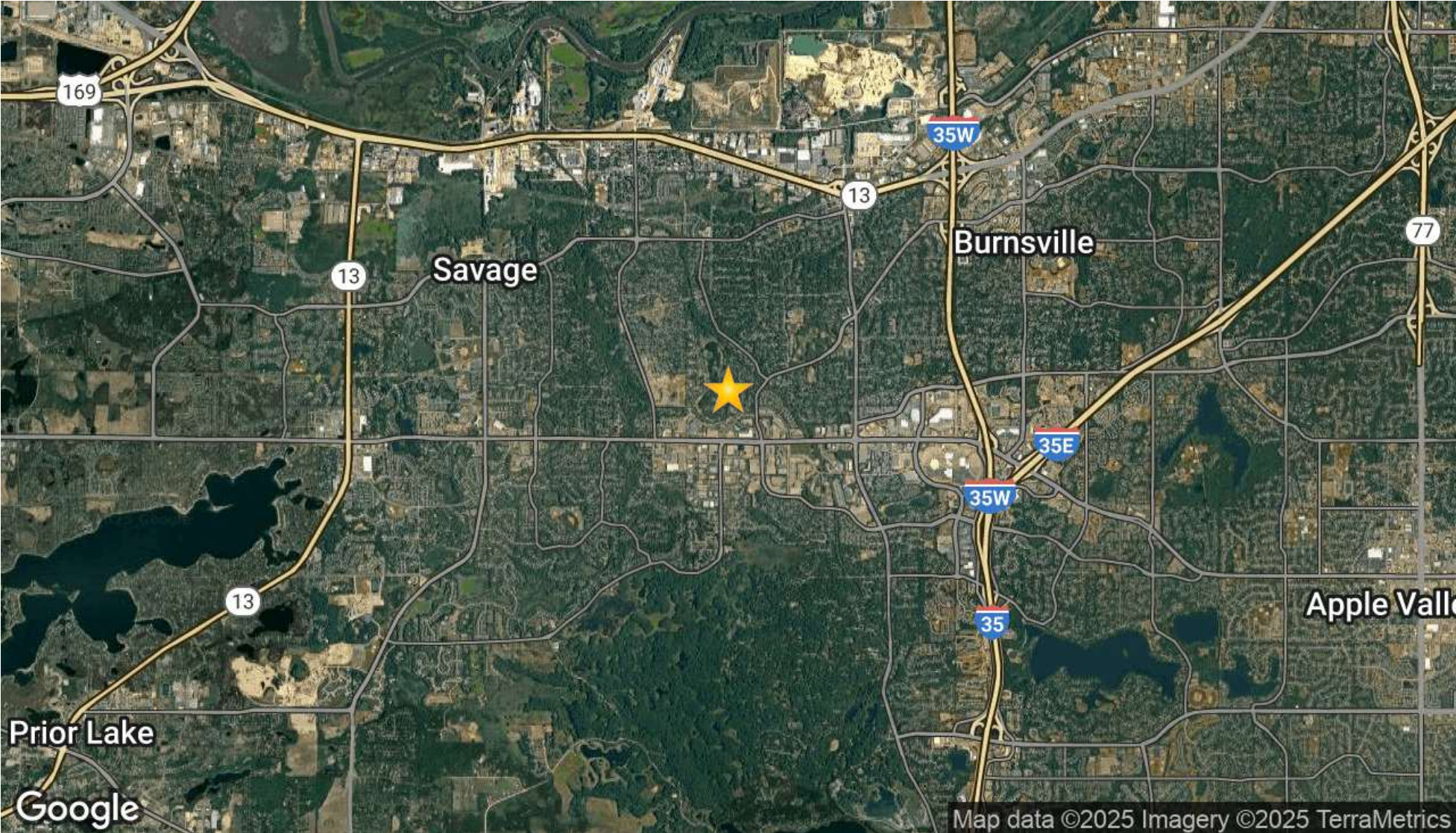
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REGIONAL MAP

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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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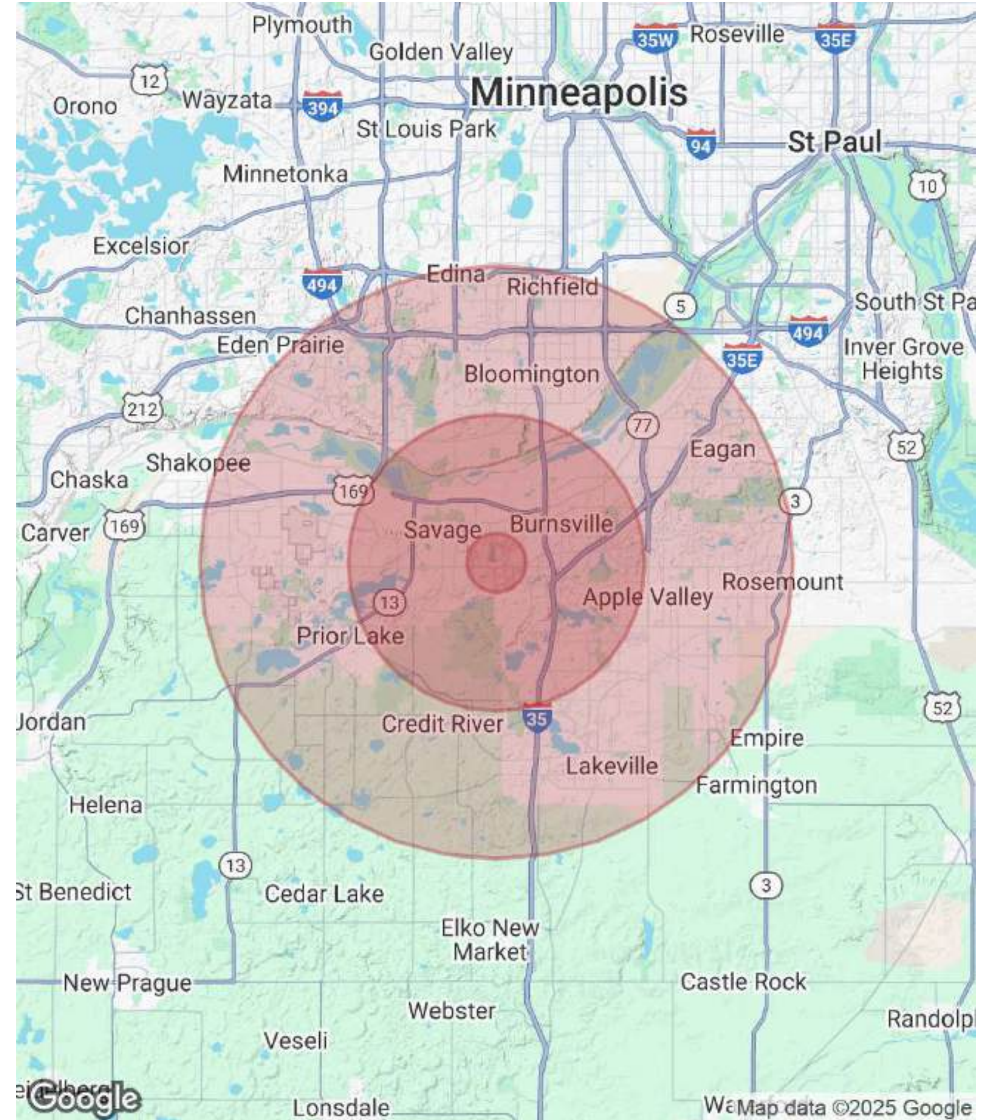
POPULATION

	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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