

FOR SALE



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

Professional Office Building

13770 Frontier Court,
Burnsville, MN 55337

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Property Details & Highlights

13770 Frontier Ct, Burnsville, MN 55337

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Property Type	Professional Office
Sale Price	\$1,100,000
APN	024760001002
Building Size	7,918 SF
Lot Size	177,965 SF
Building Class	B
Year Built	1998
Number of Buildings	1

Located in the McAndrews Commons business park just off I-35E, this one-story office building offers a rare opportunity for owner-user or investor alike. Constructed in 1998, the property offers a versatile floor plan that can accommodate a single user or be divided into multiple tenant suites.

Highlights include ample surface parking, strong signage exposure from major corridors, and a professional yet approachable suburban setting. Enjoy immediate cash flow from a fully occupied property while maintaining the flexibility to adjust lease terms or reposition tenants in the near future. Ideal for investors seeking both stability and growth potential.

Whether you're seeking a headquarters location with easy metro access, or an investment with flexibility and tenant-divisibility built in, this building delivers.



- Professional Office Building – Flexible layout ideal for a single user or multiple tenants.
- Prime Burnsville Location – Conveniently situated just off I-35E with quick access to major Twin Cities corridors.
- Strong Visibility & Signage – Prominent exposure within the McAndrews Commons business park.
- Ample Surface Parking – Easy access for employees and visitors with generous on-site parking.
- Modern Construction – Well-maintained building offering updated finishes and efficient systems
- Investment Opportunity - offering income potential and long-term value.

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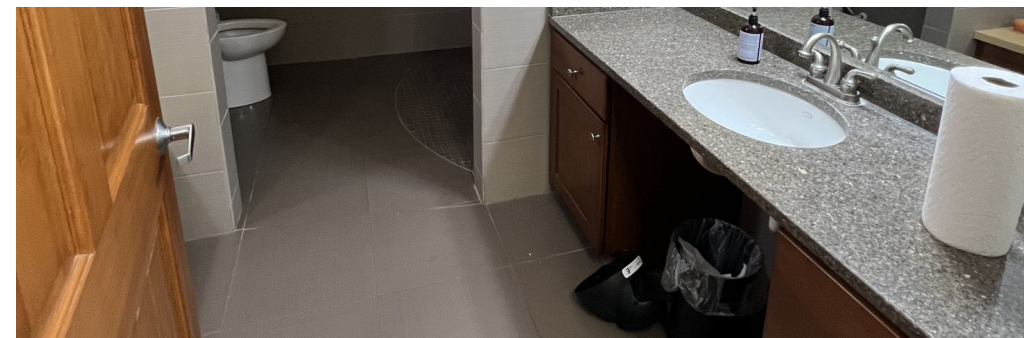
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The floor plan illustrates the layout of the second floor, featuring a central green-colored corridor and foyer area. To the left, there are several offices and a conference room. The top section includes a waiting room and multiple offices. The right side contains a kitchen, two bathrooms, and a conference room. The bottom section features a reception area, a storage room, and several more offices. The plan also shows various hallways and service areas like the electrical room and a bathroom.

Rooms and their dimensions:

- OFFICE: 12'4" X 15'5"
- OFFICE: 15'5" X 12'2"
- ROOM: 13'7" X 9'5"
- OFFICE: 12'10" X 12'2"
- ROOM: 14'3" X 14'1"
- ROOM: 14'3" X 9'5"
- HALL: 14'7" X 4'7"
- CONFERENCE ROOM: 14'3" X 21'3"
- OFFICE: 13'0" X 15'5"
- OFFICE: 10'11" X 8'2"
- ROOM: 10'11" X 9'5"
- ROOM: 13'7" X 9'5"
- OFFICE: 12'10" X 12'2"
- ROOM: 14'7" X 12'5"
- BATH: 11'5" X 9'1"
- BATH: 11'5" X 8'1"
- KITCHEN: 11'5" X 12'0"
- HALL: 30'2" X 9'10"
- OFFICE: 13'0" X 15'5"
- ROOM: 9'2" X 11'6"
- ROOM: 10'8" X 15'5"
- STORAGE: 11'1" X 15'5"
- FOYER: 10'8" X 7'4"
- STORAGE: 6'7" X 7'2"
- RECEPTION: 11'7" X 15'1"
- HALL: 15'1" X 23'11"
- OFFICE: 9'5" X 7'9"
- CONFERENCE ROOM: 9'9" X 17'8"
- HALL: 21'7" X 7'0"
- HALL: 11'3" X 10'2"
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- BATH: 5'6

Tan Area: 3,034 Sq. Ft. Red Area: 1,248 Sq. Ft. Green Area: 882 Sq. Ft. Blue Area: 2,754 Sq. Ft.

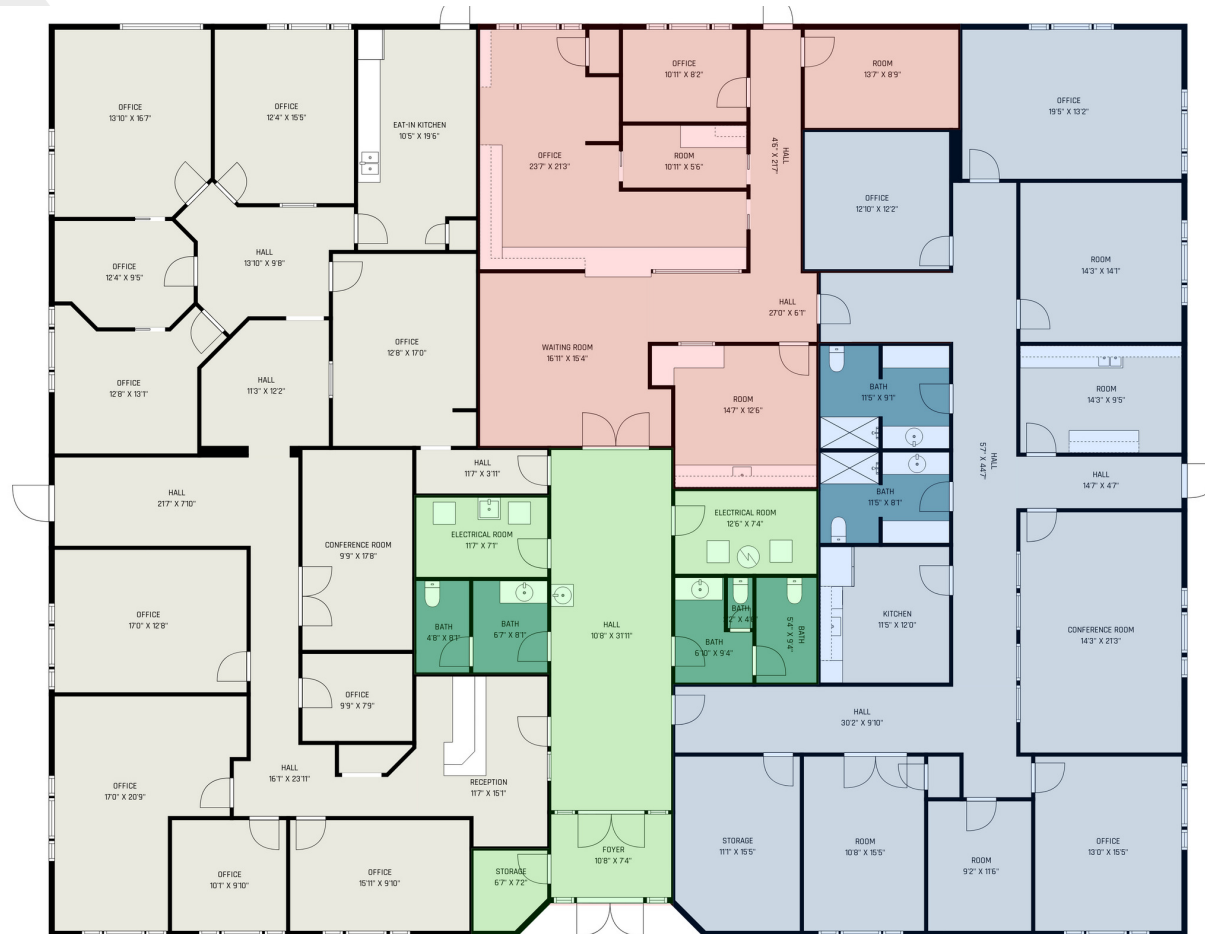


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Floor Plans

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Location Map

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