



## OFFERING SUMMARY

<b>AVAILABLE:</b>	<b>Suite 1119-1121: 9,040 SF</b> (7,221 SF WHS / 1,819 SF OFC) \$6.00 PSF/Yr - WHS, \$12.00 PSF/Yr - OFC
	<b>Suite 1149: 1,056 SF</b> All Office - Sublease \$1,381.84/Mo Gross + Utilities and Trash
<b>TAX/CAM:</b>	\$4.98 PSF/Yr
<b>GRADE DOORS:</b>	1 with Ramp
<b>DOCK DOORS:</b>	2
<b>BUILDING SIZE:</b>	42,714 SF
<b>YEAR BUILT:</b>	1978
<b>LOT SIZE:</b>	3.68 Acres
<b>ZONING:</b>	I-1 Industrial
<b>CROSS STREETS:</b>	Hwy 13 and 12th Ave S

## PROPERTY OVERVIEW

Well-positioned office/industrial building with close proximity to traffic generators and major national retailers. Convenient and quick access to Hwy 13, Hwy 77 (Cedar Avenue), and I-35W. Features include bay spaces, docks, drive-in loading, and ample parking.

## PROPERTY HIGHLIGHTS

- 100% Sprinklered
- High-speed Connectivity Throughout the Building
- Close to Restaurants, Shopping, and Major Transit
- Tax/CAM: \$4.98 PSF/Yr



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

**ANDY MANTHEI**  
Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota



# SALIENT INFORMATION

1103- 1151 RIVERWOOD DRIVE, BURNSVILLE, MN 55337

A & M BUILDING

## AVAILABLE SPACE:

SUITE 1119-1121: 2,460 SF up to 9,040 SF with Two (2) Dock Doors and One (1) Drive-in Door  
LEASE RATE: \$12.00 PSF Office  
\$6.00 PSF Warehouse

SUITE 1149: 1,056 SF - All Office - Sublease through 06/30/2026  
LEASE RATE: \$1,381.84/Month Gross + Utilities and Trash

R.E. TAX/CAM: \$4.98 SF/Yr

## BUILDING INFORMATION:

ADDRESS: 1103 - 1151 Riverwood Drive  
Burnsville, Minnesota 55337

BUILDING SIZE: 42,714 SF

CEILING HEIGHT: 12 FT - 16 FT

LOADING: Dock and/or Drive-In Loading Vary by Suite

PARKING: 1.92 per 1,000 SF, Surface Lot

SIGNAGE: Building Signage Available

YEAR BUILT: 1978

ZONING: I-1 Industrial

## LOCATION/BUILDING AMENITIES:

NEARBY MAJOR TRANSIT: Hwy 13, Hwy 77 (Cedar Avenue), and I-35W

CROSS STREETS: Riverwood Drive & 12th Avenue S

BUILDING AMENITIES: 100% Sprinklered High-speed Internet connected  
Near Many Major Retailers and Dining



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

**ANDY MANTHEI**  
Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota



# SUITE 1119 - 1121

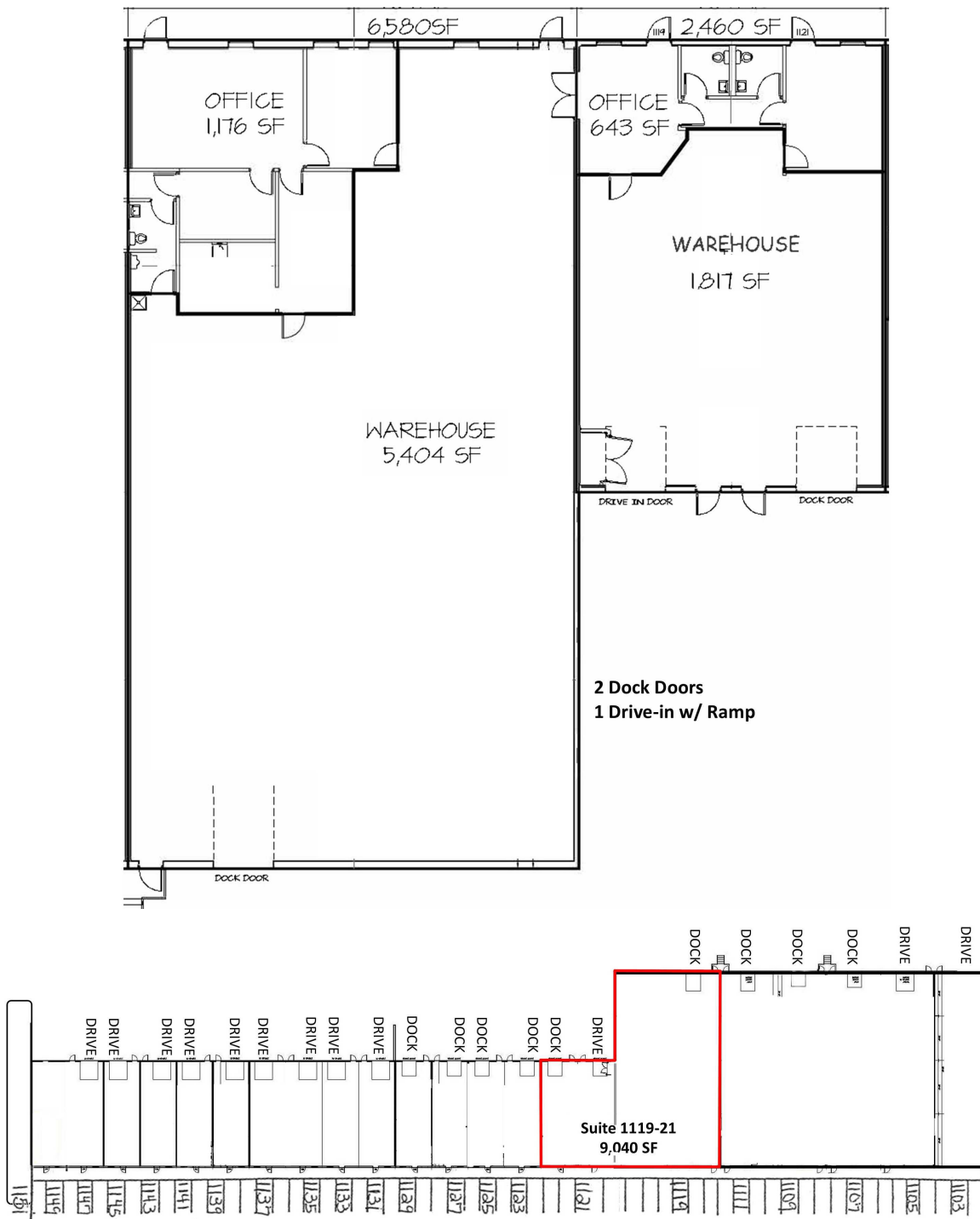
1103- 1151 RIVERWOOD DRIVE, BURNSVILLE, MN 55337

2,400 SF UP TO 9,040 SF

2,460 SF up to 9,040 SF with Two (2) Dock Doors and One (1) Drive-in Door

\$12.00 PSF Office

\$6.00 PSF Warehouse



RIVERWOOD DRIVE



## AMK PROPERTIES TEAM

Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

## ANDY MANTHEI

Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota



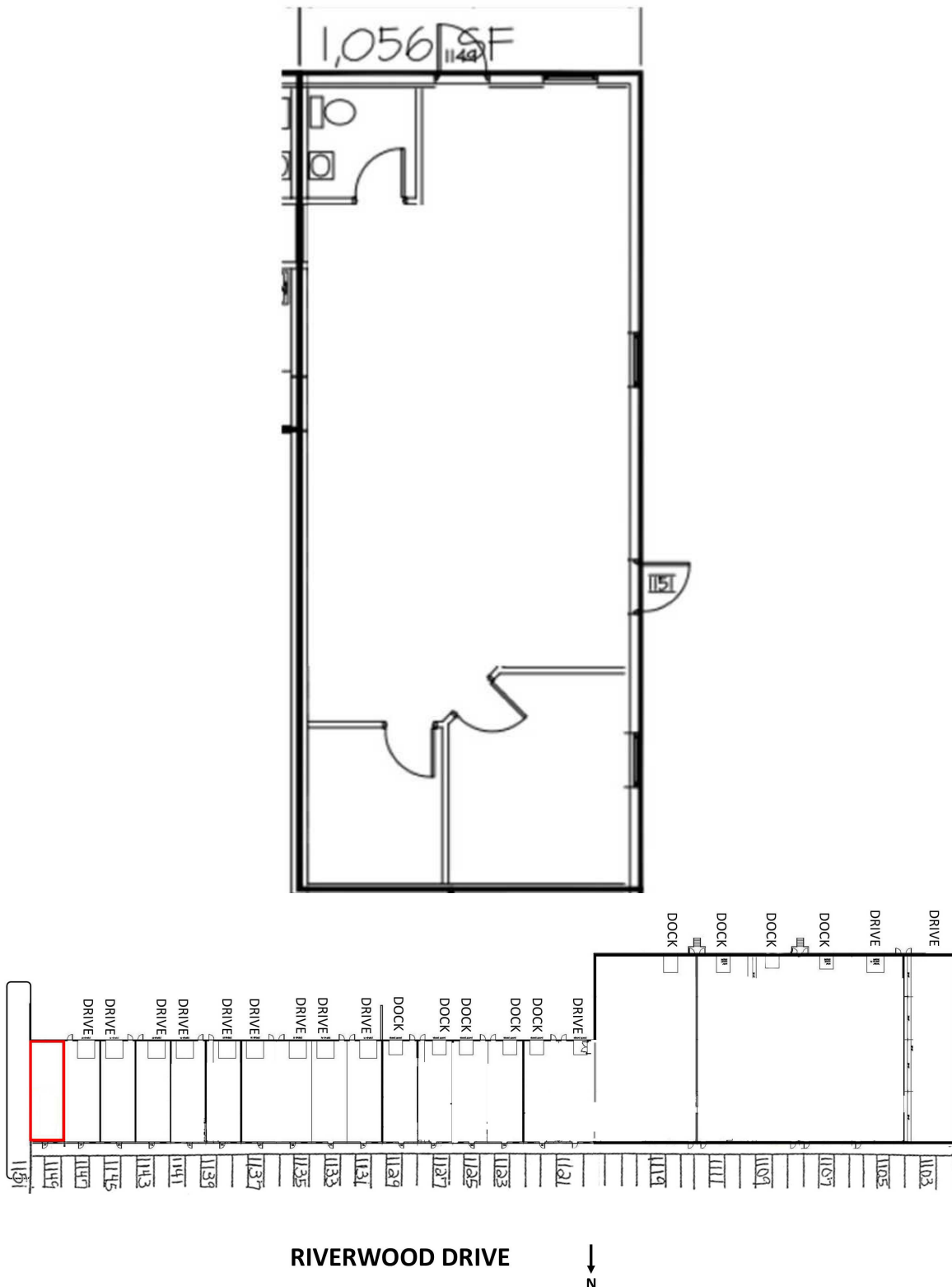
# SUITE 1149: OFFICE - SUBLEASE

1103- 1151 RIVERWOOD DRIVE, BURNSVILLE, MN 55337

1,056 SF

1,056 SF - All Office - Sublease through 06/30/2026

\$1,381.84/Month Gross + Utilities and Trash



RIVERWOOD DRIVE



## AMK PROPERTIES TEAM

Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

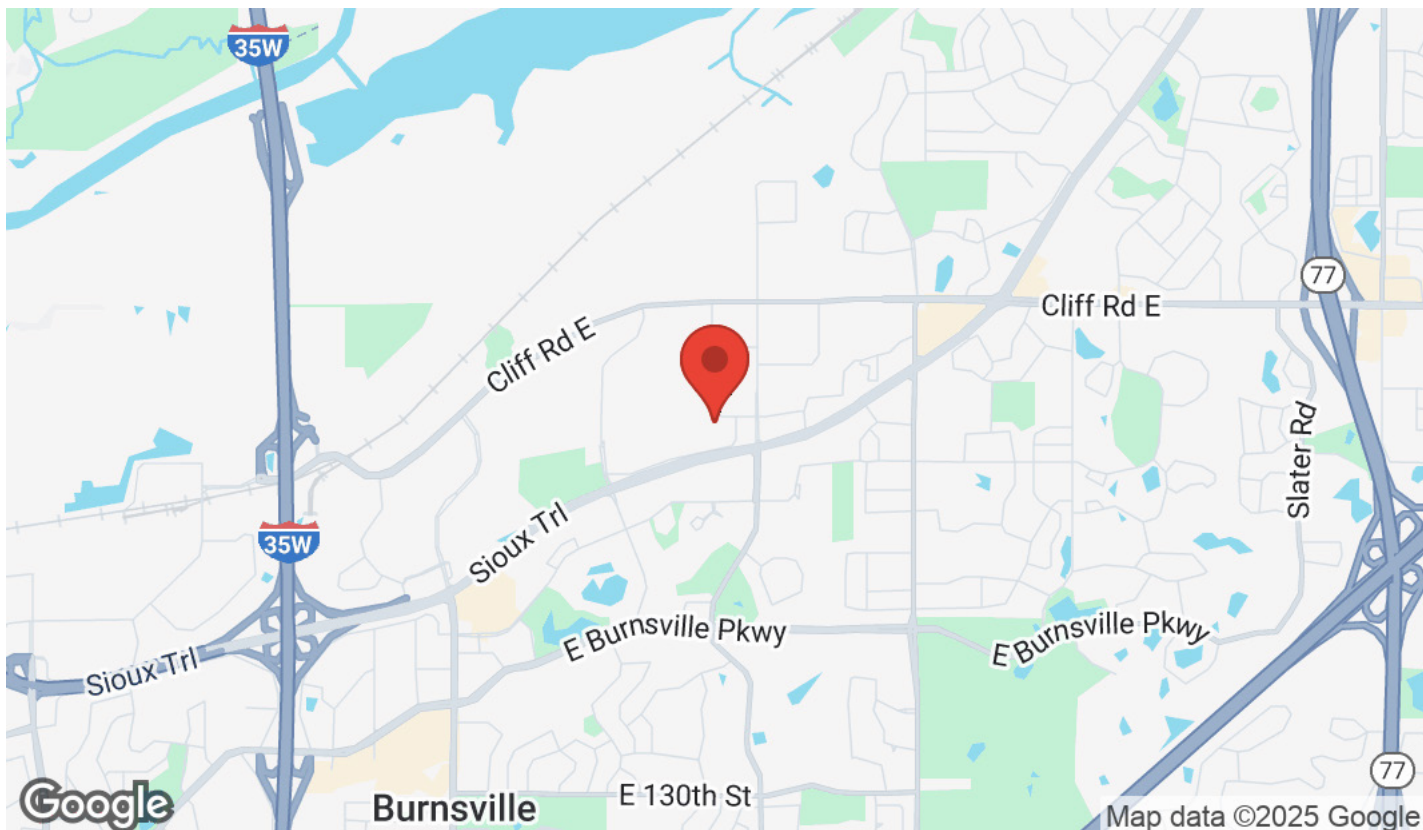
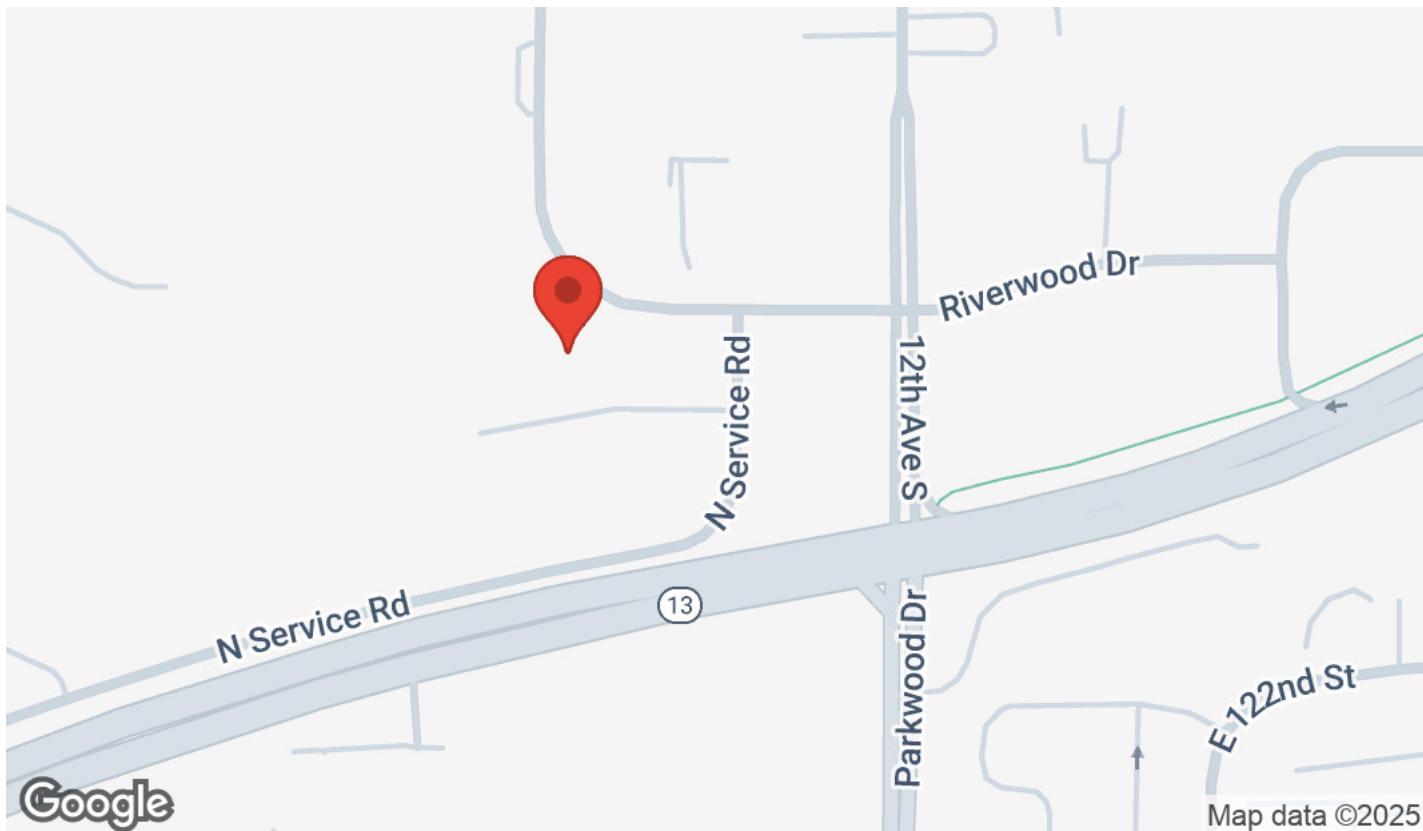
## ANDY MANTHEI

Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota



# LOCATION MAPS

1103- 1151 RIVERWOOD DRIVE, BURNSVILLE, MN 55337



## AMK PROPERTIES TEAM

Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

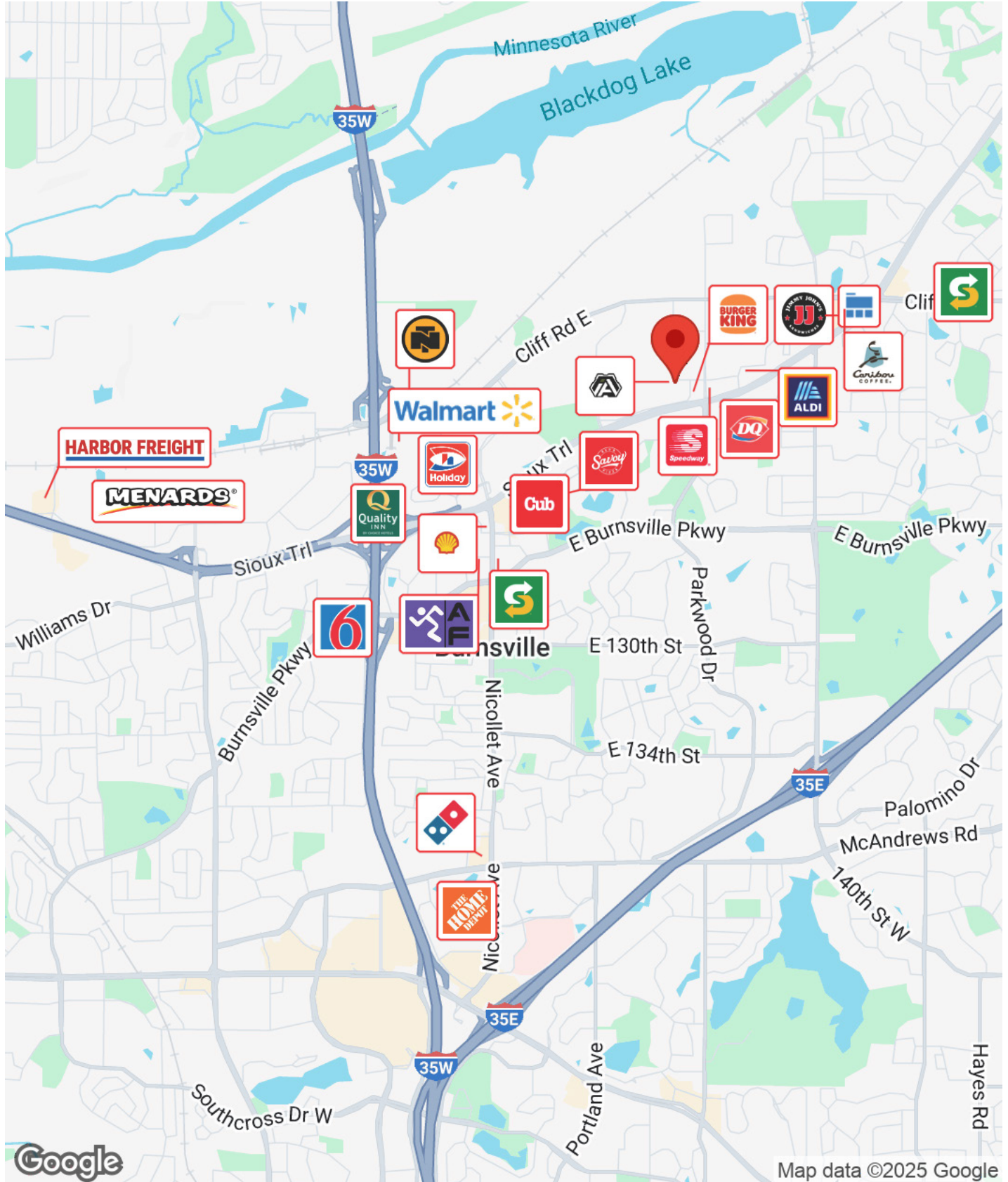
## ANDY MANTHEI

Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota



# BUSINESS MAP

1103- 1151 RIVERWOOD DRIVE, BURNSVILLE, MN 55337



**AMK PROPERTIES TEAM**  
Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

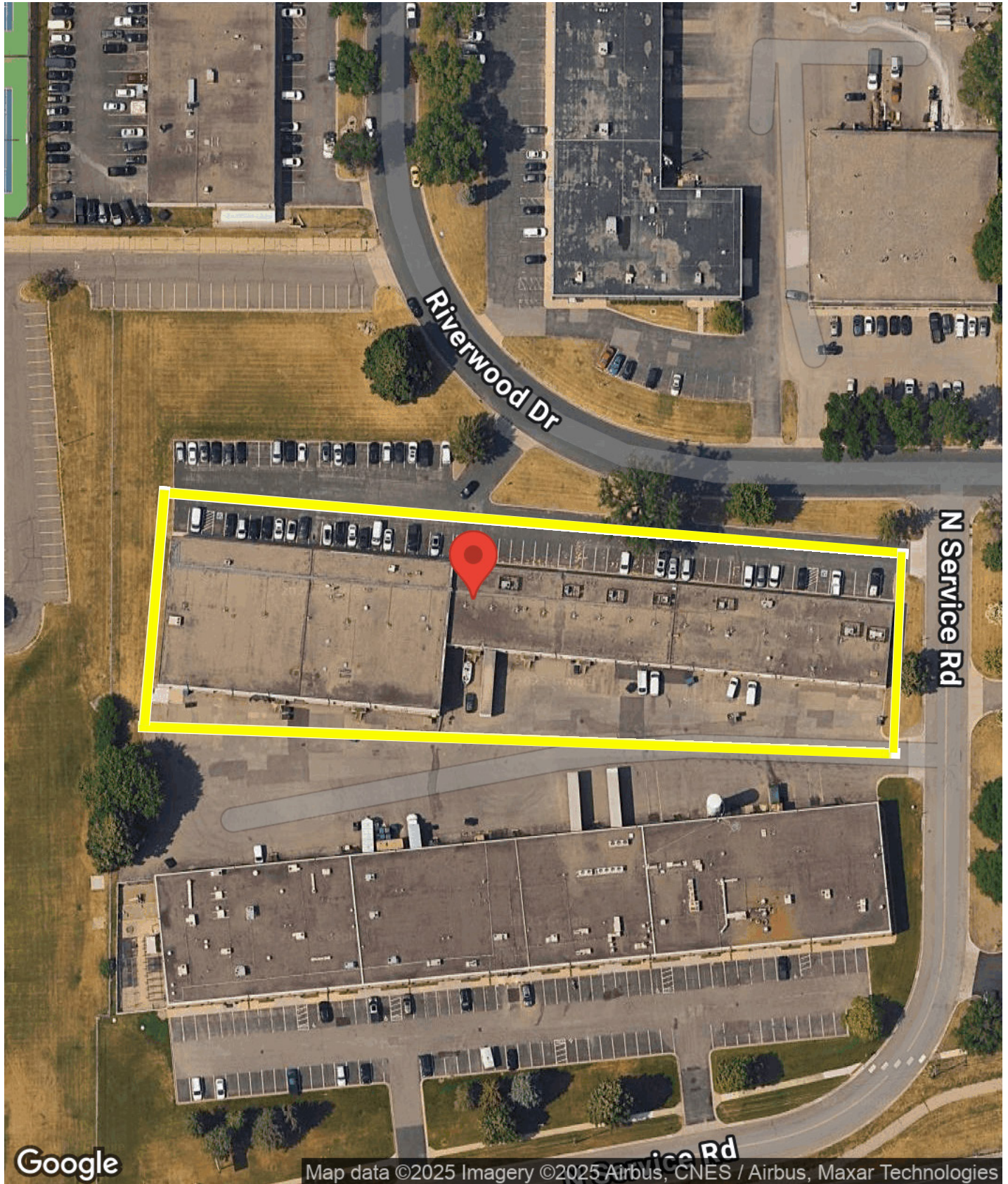
**ANDY MANTHEI**  
Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota



# AERIAL MAP

1103- 1151 RIVERWOOD DRIVE, BURNSVILLE, MN 55337

A & M BUILDING



## AMK PROPERTIES TEAM

Suntide Commercial Realty  
2550 University Avenue W. #305-S  
St. Paul, MN 55114  
651-603-0321

## ANDY MANTHEI

Senior Vice President, Principal  
(651) 331-9136  
amanthei@suntide.com  
20366237, Minnesota

