

FOR SALE



**NORTH STAR
COMMERCIAL**
REAL ESTATE ADVISORS

Professional Office Building

13786 Frontier Ct,
Burnsville, MN 55337

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Property Details & Highlights

13786 Frontier Ct, Burnsville, MN 55337

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Property Type	Office
Sale Price	\$1,100,000
APN	024760001003
Building Size	7,787 SF
Lot Size	177,965 SF
Building Class	B
Year Built	1998
Number of Buildings	1

Positioned in Burnsville's well-established Frontier Industrial Park, 13786 Frontier Court offers a versatile office building designed for functionality and convenience. The property features a professional exterior, efficient floor plan, and a prime south metro location with excellent access to Highway 13, I-35W, and County Road 5.

This well-maintained building provides a mix of private offices, open work areas, and conference rooms, making it ideal for businesses seeking a balance of administrative and operational space. Generous window lines provide natural light throughout, and ample on-site parking ensures convenience for employees and visitors alike. 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.

Located approximately 20 minutes from Minneapolis–St. Paul International Airport and surrounded by a strong base of national and local businesses, this property offers a strategic position for companies serving the Twin Cities and southern Minnesota markets.



- Building Size: 7787 SQFT
- Office configuration with efficient layout
- High-end finishes and natural light throughout
- Ample surface parking
- Easy access to Hwy 13 & I-35W
- Convenient south metro location near retail, dining, and services
- Located in Burnsville's Frontier Industrial Park
- Investment Opportunity - offering income potential and long-term value.

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Additional Photos

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Red: 920.42

Yellow: 1344.21

Blue: 1114.97

Purple: 399.48

Cyan: 905.79

Green: 1,610.27

Orange: 1,492.04

GROSS INTERNAL AREA
FLOOR 1: 6949 sq. ft.
EXCLUDED AREAS: ELECTRICAL ROOM: 145 sq. ft.
TOTAL: 6949 sq. ft.

Tot
778

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Location Map

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