



OAK RIDGE PROFESSIONAL BUILDING

625 E. Nicollet Boulevard ✦ Burnsville, MN 55337



- ✦ Class A Medical Office Space
- ✦ Convenient covered patient drop-off at the front door
- ✦ Building Conference Room, Vending Area
- ✦ Close to 35E/35W Split
- ✦ Minutes from numerous hotels & many restaurants & retailers
- ✦ ADA compliant restrooms

FOR LEASE

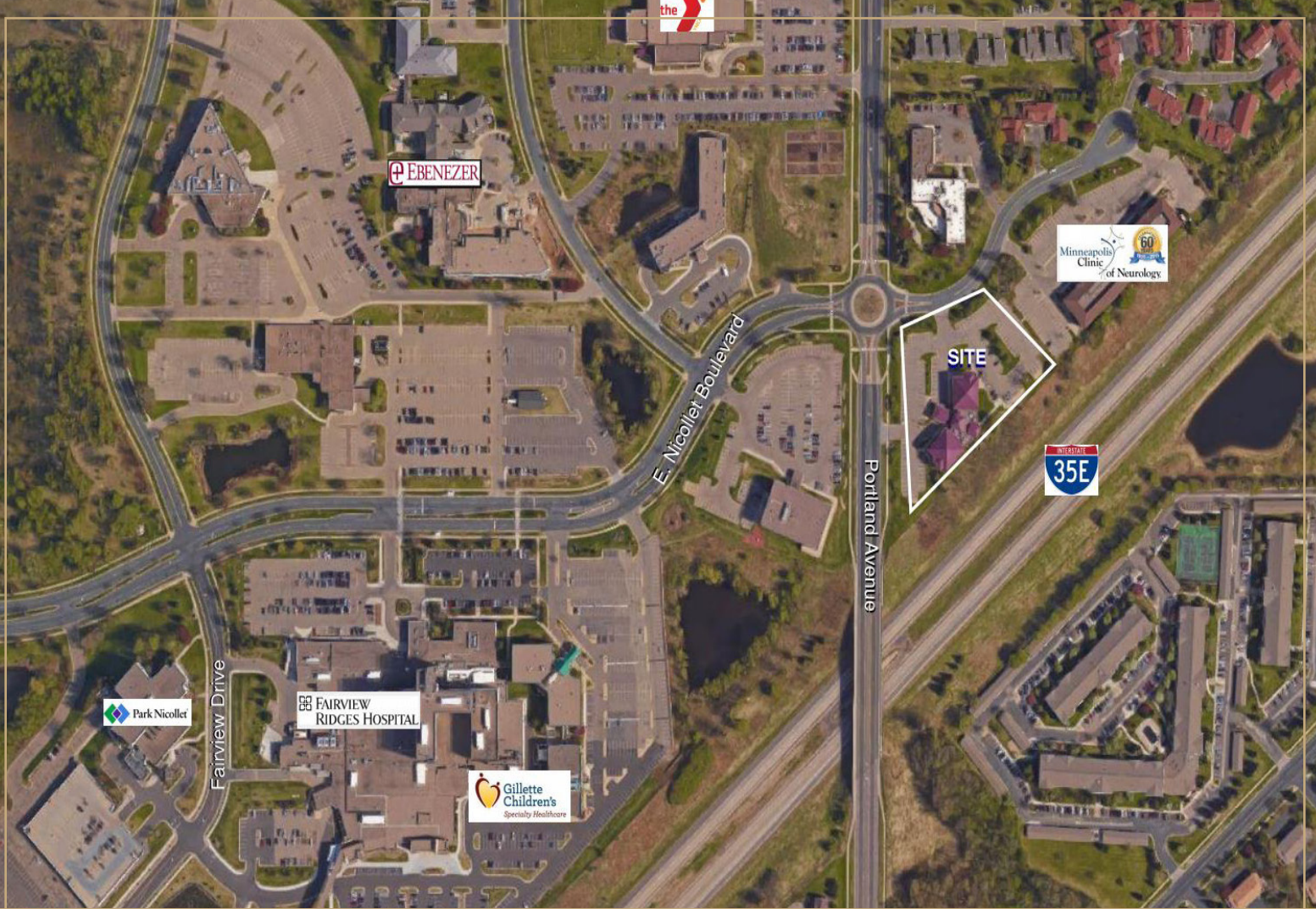
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✦ BUILDING DETAILS

- Building Size/Stories: 31,716 SF/2 Stories
- Year Built: 1999
- Net Rate: \$22.50 RSF
- 2022 Estimated Ops/Taxes: \$14.20
- Available Space:

Suite 101	1,498 RSF
Suite 200	1,359 RSF
- Parking: 175 stalls or approx. 5.52:1,000 SF Ratio

✦ AMENITIES

- Class A Medical office Space
- Located near Fairview Ridges Hospital Campus
- Two-story atrium and skylight
- Minutes from numerous hotels & many restaurants & retailers
- Close to 35E/35W split

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www.frauenshuh.com ✦ 7101 W. 78th Street ✦ Minneapolis, MN

OAK RIDGE PROFESSIONAL BUILDING ♦ FOR LEASE ♦ FIRST FLOOR

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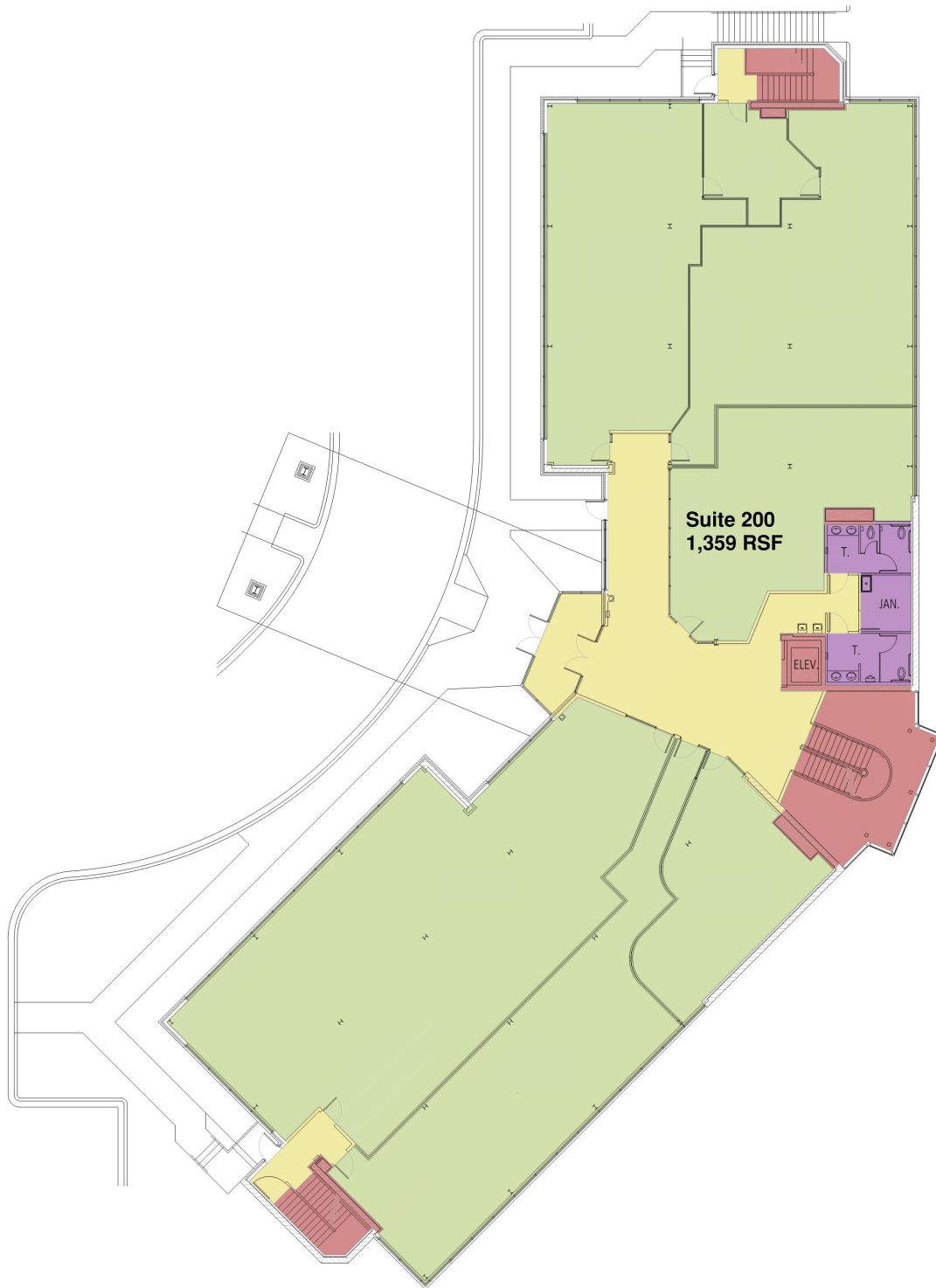


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