

FOR LEASE

Owned and Operated by



SKYLINE BUSINESS CENTER

1200 Cliff Road E, Burnsville, MN

4,253 - 14,084 SF



LEASING INFO & CONTACT

Ryan Krzmarzick CCIM, SIOR

Steve Nilsson CCIM, SIOR

Matt Newell

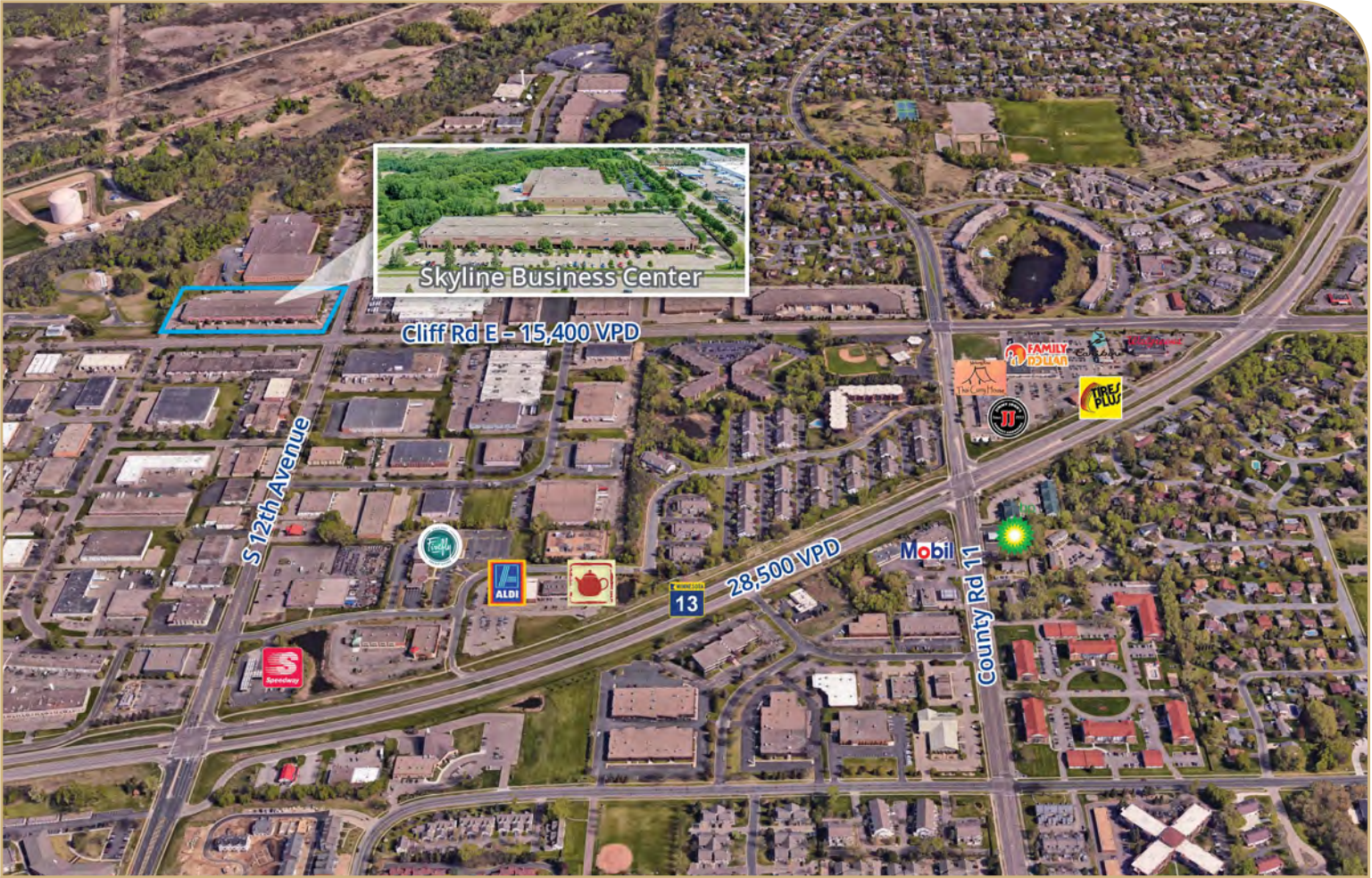
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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

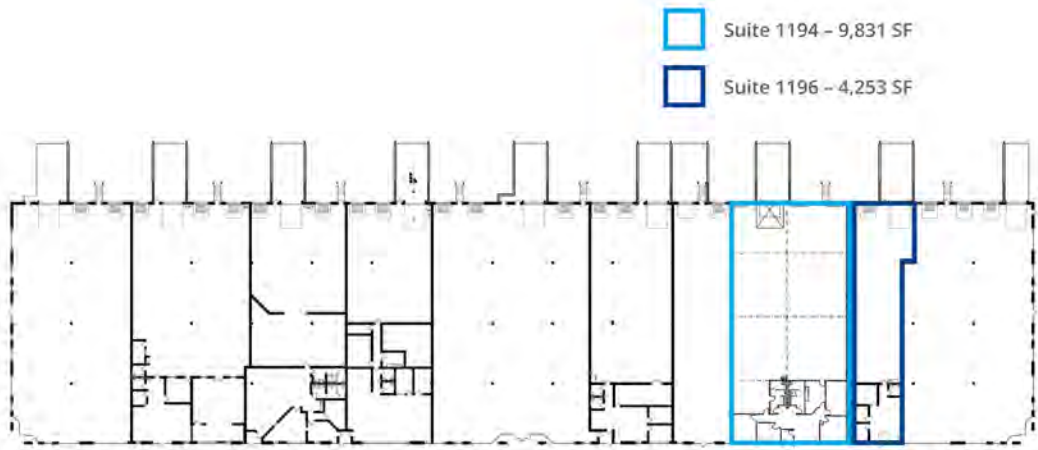


PROPERTY FACTS

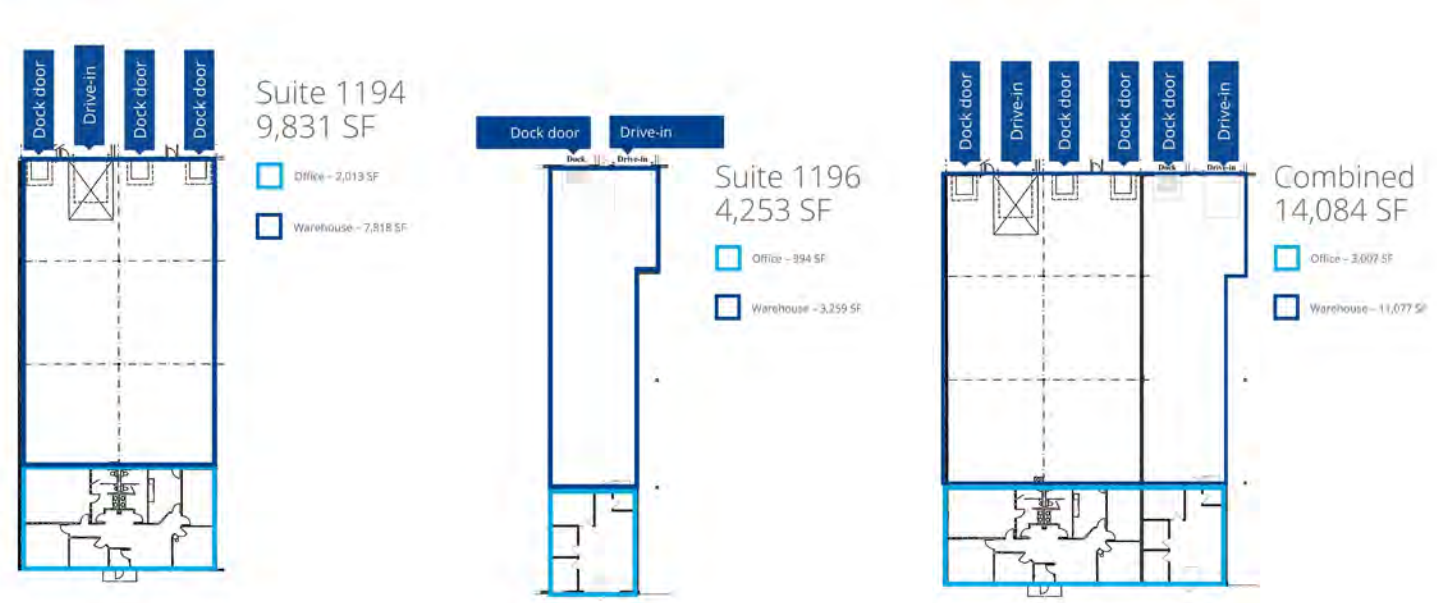
Address	1200 Cliff Rd E, Burnsville
Building SF	83,259 SF
Year Built	1997
Clear Height	24'
Bay Depth	140'
Column Spacing	35' x 40'

Parking	233 stals (2.8/1,000 SF)
Public Transit	1.7 miles to Metro Transit
Lease Rates	Negotiable
CAM/Tax (2025)	\$4.24 PSF

SITE PLAN



FLOOR PLANS



CURRENTLY AVAILABLE

Suite 1194	2,013 SF Office 7,818 SF Warehouse 9,831 SF Total
Loading	Three dock doors One drive-in
Available	1/1/2026

Suite 1196	994 SF Office 3,259 SF Warehouse 4,253 SF Total
Loading	One dock door One drive-in
Suites 1194-1196	3,007 SF Office 11,077 SF Warehouse 14,084 SF Total Four docks, Two drive-ins



AMENITIES AERIAL



HIGHLIGHTS

- Attractive ribbon glass
- Dock and drive-in loading
- Great visibility to heavily traveled Highway 13
- Excellent access to Highway 13, I-35 and Highway 77
- Close proximity to Burnsville Transit Station and other amenities