

FOR LEASE

# The Hub

12345 Portland Avenue Burnsville, MN 55337



YESENIA WITCHER

GJG Commercial

real

For Lease

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# PROPERTY INFORMATION



**PROPERTY DESCRIPTION**

This versatile property provides a harmonious blend of spiritual and professional spaces, allowing tenants to create a dynamic and inclusive environment. The well-appointed office spaces, combined with the tranquil setting of the building, offer an ideal backdrop for fostering growth and success. With its strategic location and flexible lease options, this property is tailor-made to accommodate the diverse needs of nonprofit, startup, consulting, and entrepreneurial tenants, providing an inspiring and supportive space for their endeavors.

**PROPERTY HIGHLIGHTS**

- - Spacious auditorium seating up to 350 people, equipped with LED screens, lighting, and sound system.
- - Tenant lounge for relaxation and informal gatherings.
- - Fully equipped kitchen and cafe for tenant use.
- - Convenient elevator access for ease of movement within the property.
- - Conference room for meetings and collaborative sessions.
- - Tenants also enjoy access to a shared outdoor patio, perfect for breaks, informal meetings or a change of scenery

**OFFERING SUMMARY**

Lease Rate:	\$650 - 1,500 per month (Gross)
Number of Units:	5
Available SF:	86 - 1,100 SF
Lot Size:	2.75 Acres
Building Size:	31,339 SF
NOI:	\$0.00
Cap Rate:	0.0%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	409	1,307	4,379
Total Population	810	2,704	9,521
Average HH Income	\$67,952	\$75,048	\$84,323



### PROPERTY DESCRIPTION

The Hub features five available spaces for lease, each offering a unique and versatile environment for businesses.

Units available:

- #218/86 SF \$650
- #219/86 SF \$650
- #220/86 SF \$650
- #221/96 SF \$700
- #223/1,100 SF \$1500

The lease price includes all expenses, making it highly competitive and providing excellent value for tenants. With a spacious auditorium accommodating up to 350 people, complete with LED screens, lighting, and a top-tier sound system, the property is ideal for events and presentations. Tenants can enjoy the convenience of a tenant lounge for relaxation and informal gatherings, a fully equipped kitchen and cafe, and easy elevator access for seamless movement throughout the building. The property also features a dedicated conference room, providing an ideal space for meetings and collaborative sessions. This versatile and well-equipped property is poised to meet the diverse needs of a range of tenants.



### LOCATION DESCRIPTION

Conveniently situated in Burnsville, MN, The Hub offers a prime location with easy access to a range of amenities. Surrounded by a dynamic business community, this industrial/flex space is perfect for tenants seeking a thriving commercial environment. The area's close proximity to Hwy 13 and I35w ensures excellent connectivity to major transportation routes. Nearby, tenants can find the Burnsville Center, a popular shopping destination, as well as a variety of dining options. The area also boasts scenic parks and outdoor recreational areas, providing a balanced work-life environment for employees. With its proximity to major highways and local conveniences, The Hub is an ideal choice for businesses seeking a vibrant and connected location for their industrial or flex space needs.

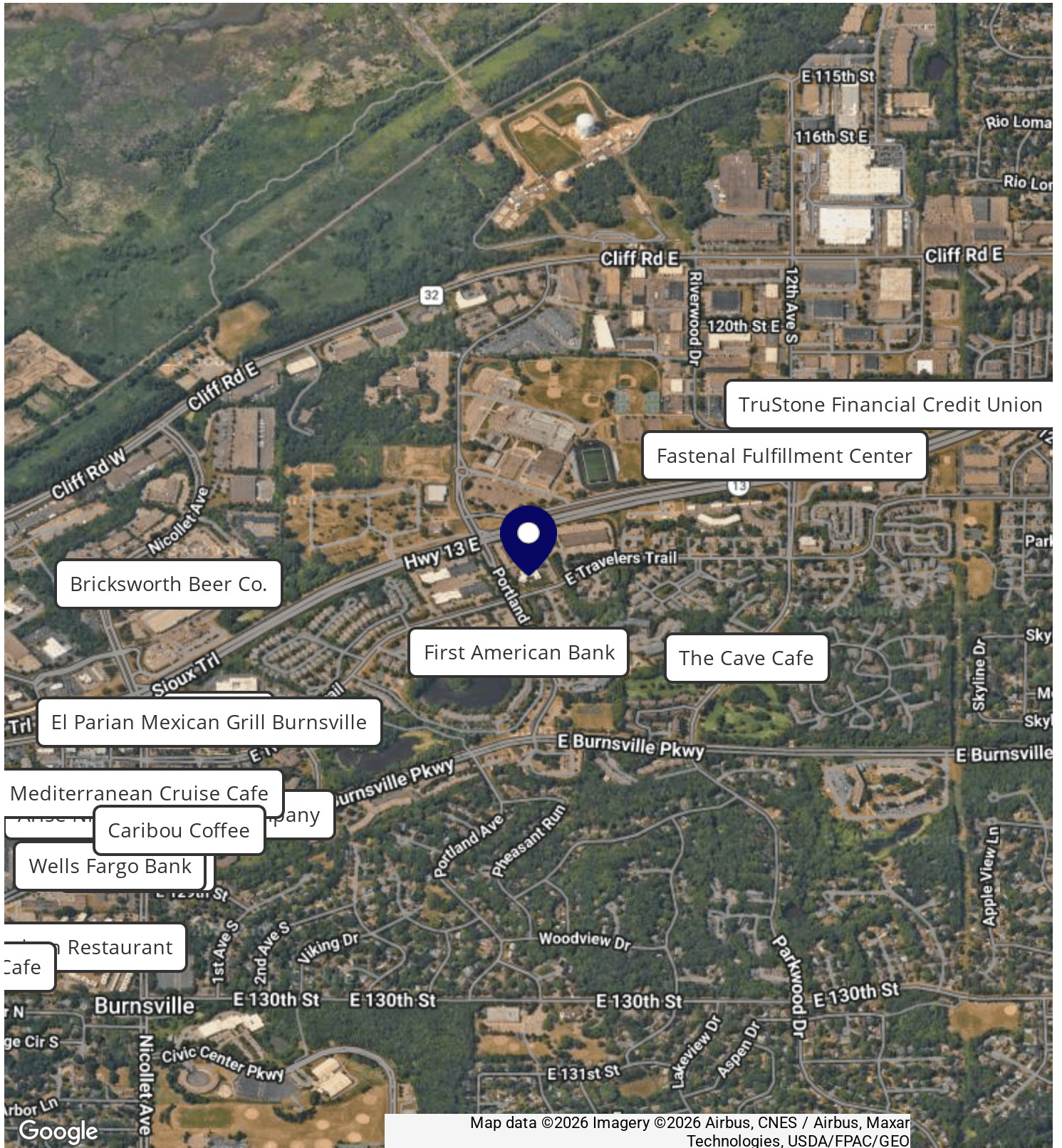


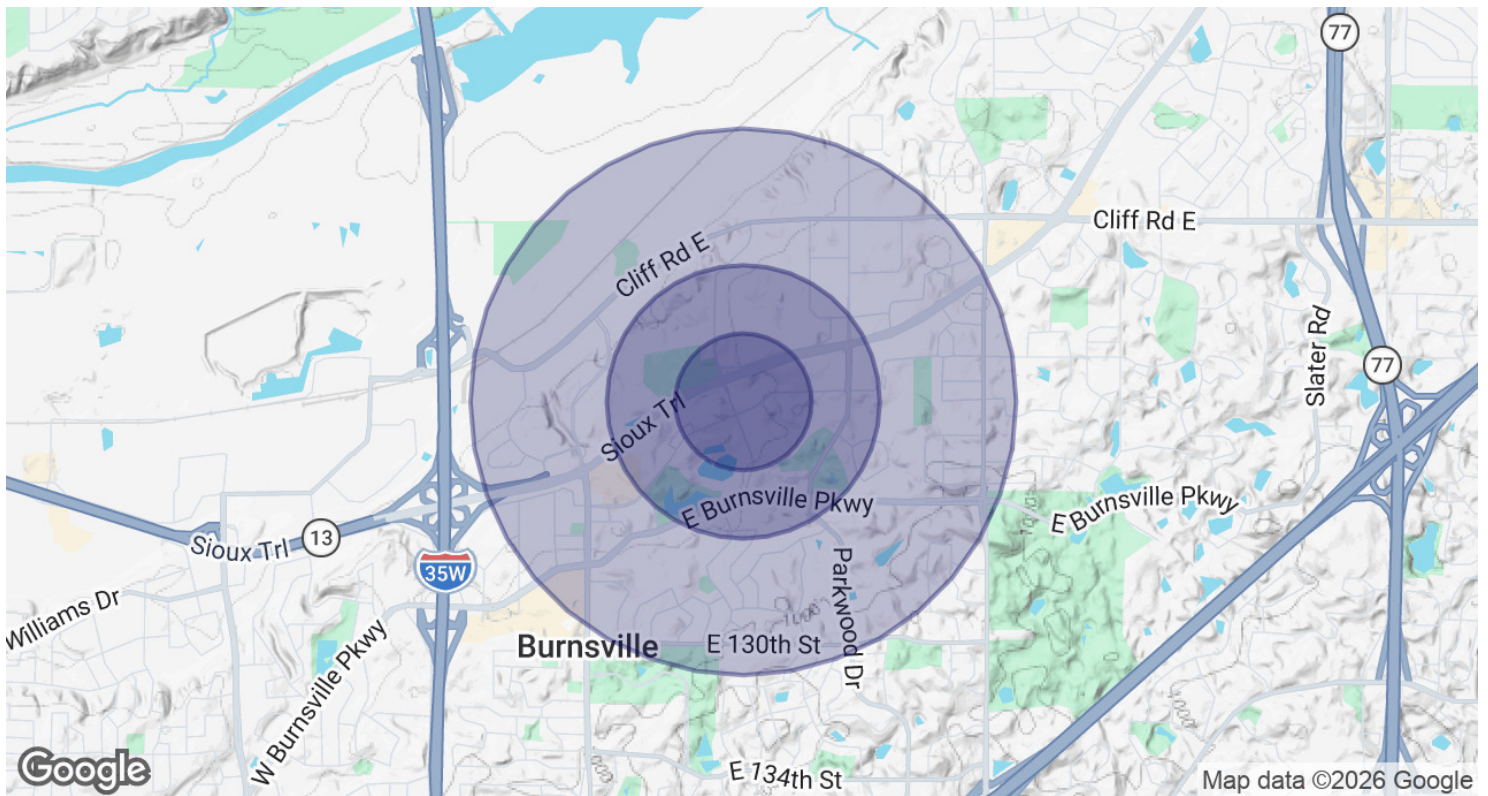


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**POPULATION**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Population	810	2,704	9,521
Average Age	42.6	41.3	39.3
Average Age (Male)	34.5	35.5	37.0
Average Age (Female)	57.7	52.2	43.3

**HOUSEHOLDS & INCOME**

**0.25 MILES**

**0.5 MILES**

**1 MILE**

Total Households	409	1,307	4,379
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$67,952	\$75,048	\$84,323
Average House Value	\$320,279	\$312,313	\$290,491

2023 American Community Survey (ACS)

**YESENIA WITCHER**

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Direct: **651.485.1926****PROFESSIONAL BACKGROUND**

Dedicated real estate professional committed to helping clients build wealth and opportunity through real estate. Specializing in both residential and commercial properties, she guides buyers, sellers, investors, and business owners through every step of the buying, selling, and leasing process with clarity and confidence. Fluent in both English and Spanish, Yesenia bridges communication and culture, allowing her to serve a diverse range of clients.

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