

# OPEN SPACE FOR LEASE

550 Burnsville Parkway, Burnsville, MN 55337



## PROPERTY DESCRIPTION

Lower level open space ideal for church campus or creative office tenant. With 13'6" ceilings, the space can easily be configured for a new or satellite church campus. At approximately 4,400 square feet, tenants will have the opportunity to design an area best suited to their needs with worship area, offices, classrooms, foyer, etc. Current building tenants include Hogue Vein Clinic, Heart of the City Dental and Old National Bank.

\* Attached concept rendering is for inspiration only \*

## PROPERTY HIGHLIGHTS

- Lower level space ideal for a new or satellite church campus
- Wide open area with elevator access available
- Great location in Burnsville's Heart of the City with easy access to I-35W

## LOCATION DESCRIPTION

Ideally situated on Burnsville Parkway at I-35W, the property has great visibility and is surrounded by retail, residential and businesses. Located in the downtown redevelopment area known as the Heart of the City (HOC), the area is a vibrant, mixed-use, growing community. Traffic counts of 92,000 vpd on I-35W and 16,800 vpd on Burnsville Parkway

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Available SF:	4,400 SF
Lot Size:	3.13 Acres
Building Size:	12,000 SF

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

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### LEASE RATE

**\$15.00 SF/YR**

### LOCATION INFORMATION

Street Address	550 Burnsville Parkway
City, State, Zip	Burnsville, MN 55337
County/Township	Dakota
Cross Streets	Travelers Trail W

### PROPERTY DETAILS

Property Type	Open Space
Property Subtype	Office Building
Zoning	HOC-2 Heart of the City
Lot Size	3.13 Acres
APN#	02-11475-01-010

### BUILDING INFORMATION

Building Size	12,000 SF
Price / SF	\$15.00 SF/yr
TI Allowance	\$60,000
Year Built	2007
Building Class	B
Tenancy	Multiple
Number Of Floors	3
Availability	Now
Ceiling Height	13'6"
ADA Accessible	Yes
Flooring - LL	Metallic Epoxy

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LEASE TYPE | Gross      TOTAL SPACE | 4,400 SF      LEASE TERM | Negotiable      LEASE RATE | \$15.00 SF/yr



SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
LL	4,400 SF	Gross	\$15.00 SF/yr	Lower level open shell space

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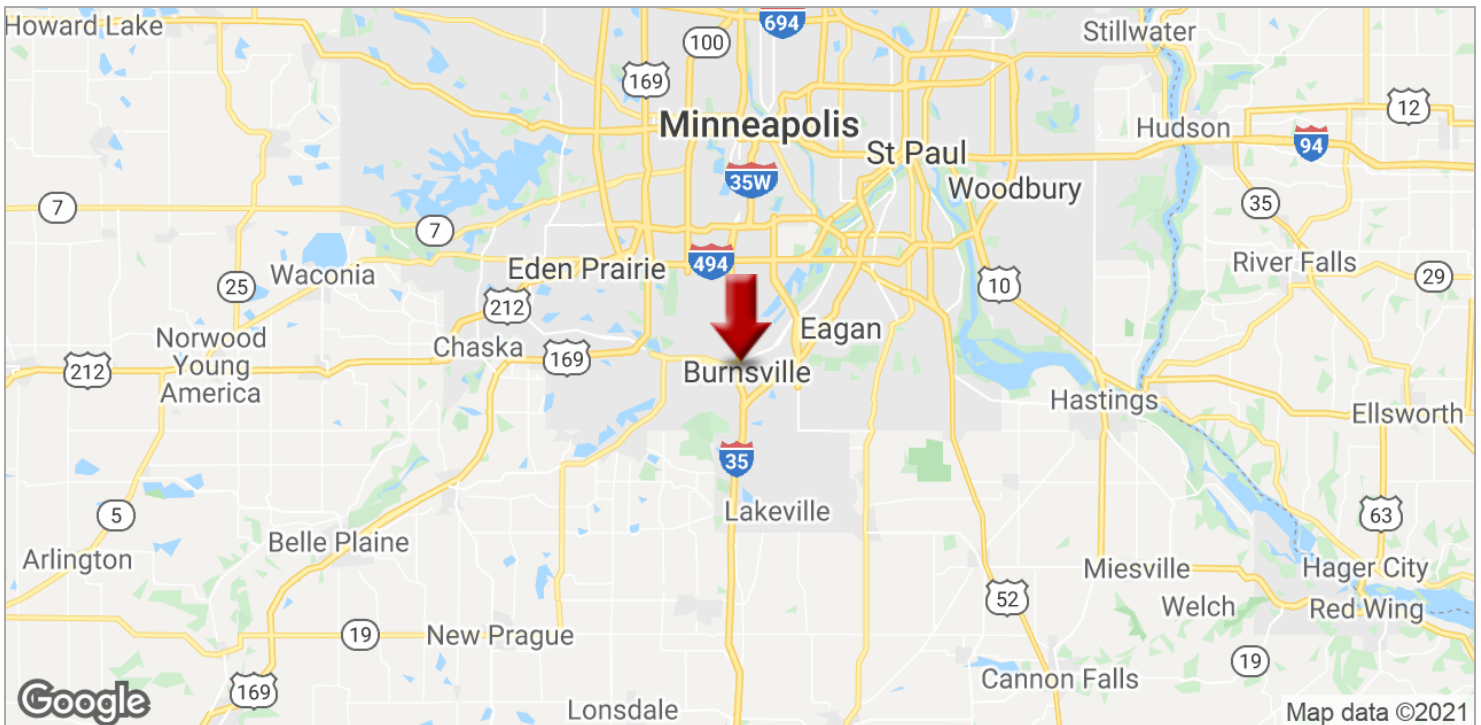
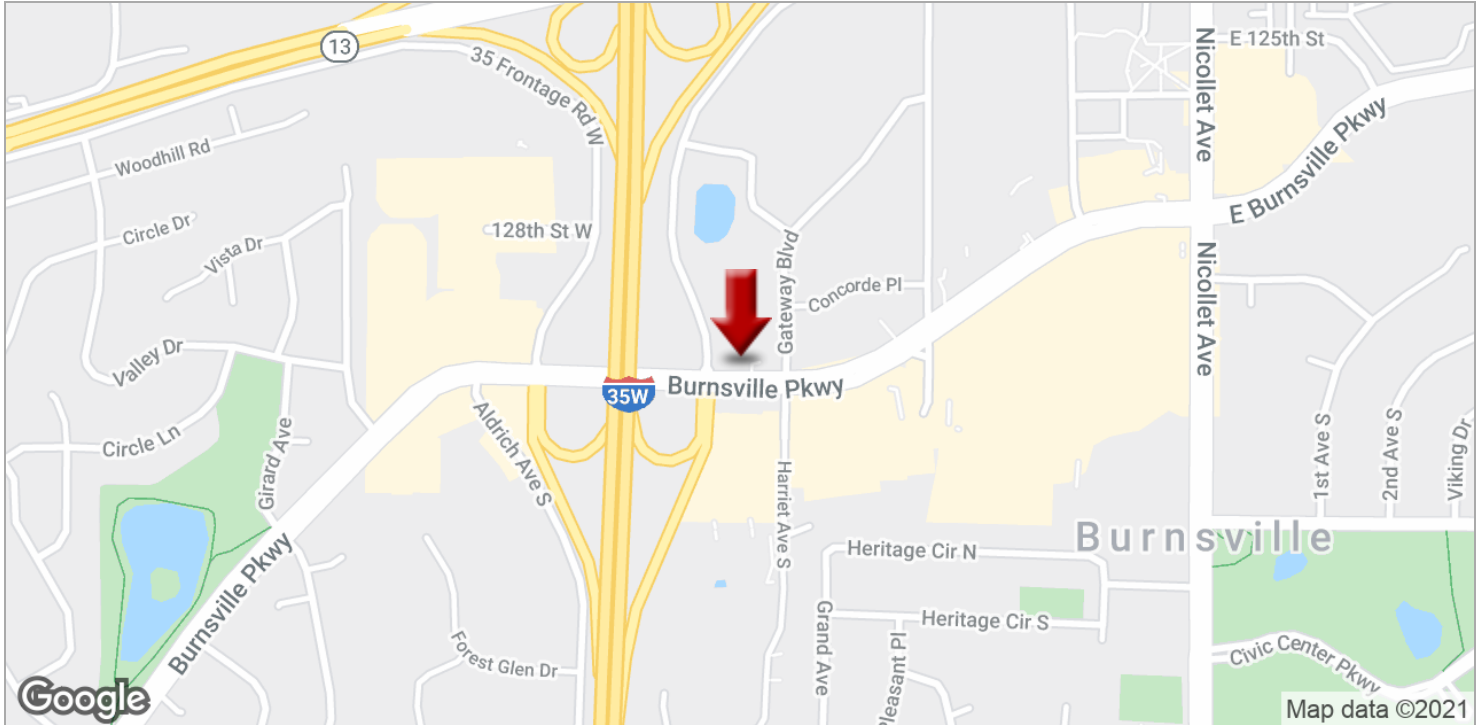
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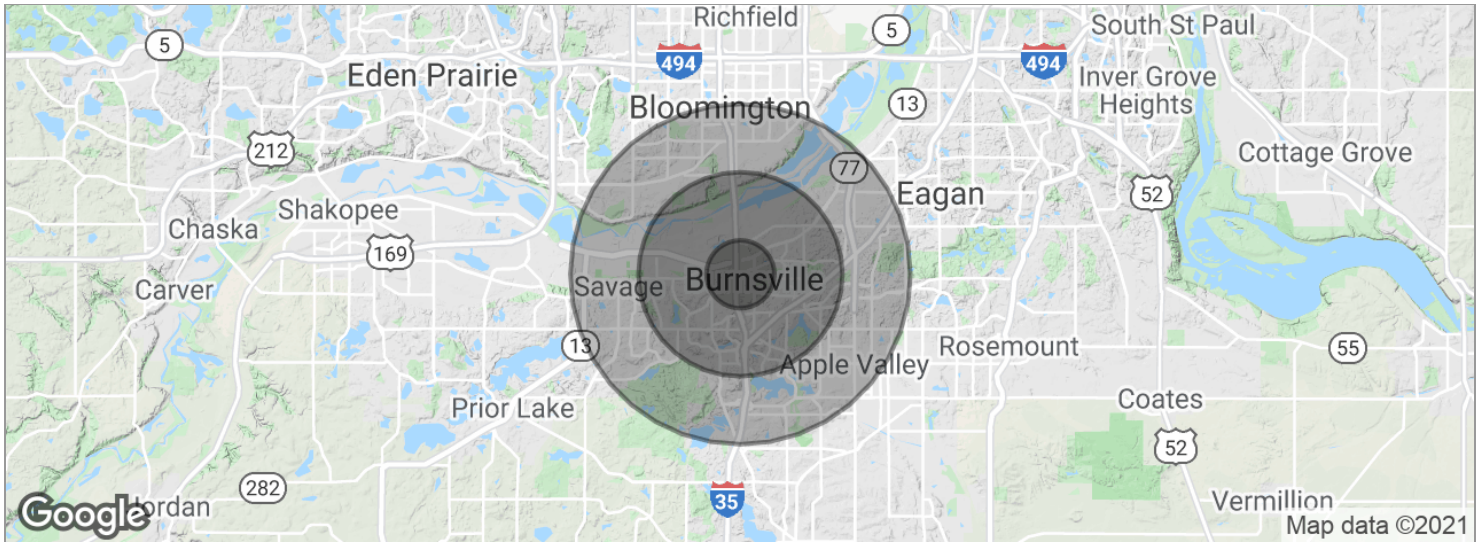
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,603	63,149	182,721
Median age	35.0	36.2	37.5
Median age (male)	31.8	34.5	36.1
Median age (Female)	39.9	37.9	38.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,983	26,308	73,240
# of persons per HH	2.2	2.4	2.5
Average HH income	\$58,838	\$76,544	\$81,737
Average house value	\$212,742	\$258,884	\$266,461

\* Demographic data derived from 2010 US Census

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