

OFFICE FOR LEASE

CLIFF COVE TOWN OFFICE PARK

2430 -2438 117th St East, Burnsville, MN 55337



AVAILABLE SF:

LEASE RATE PER UNIT: N/A

BUILDING SIZE: 6,944 SF

BUILDING CLASS: B

YEAR BUILT: 2001

TRAFFIC COUNT: 24,300 - Hwy 13

PROPERTY OVERVIEW

Cliff Cove Town Offices is conveniently located just west of Hwy 13, which sees over 24,300 vehicle per day, between Diffley Road and Cliff Road. Quick and easy access to I-35E, I-35W, and Hwy 77 (Cedar Avenue). Enjoy parking at your front door, abundance of natural lighting, kitchenette area, and generously sized conference room. Ideal space for medical, dental, physical therapy, or counseling. Suites can be combined for contiguous 2,240 SF.

PROPERTY FEATURES

- Conference/Presentation Room
- Each Unit: Reception area | Kitchenette | Private bathroom
- Ideal Medical, Dental, PT, or Counseling Office

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

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2438 - Main Level	-	1,120 - 2,240 SF	Gross	Negotiable	End Unit
Suite 2434 - Main Level	-	1,120 - 2,240 SF	Gross	Negotiable	Center Unit

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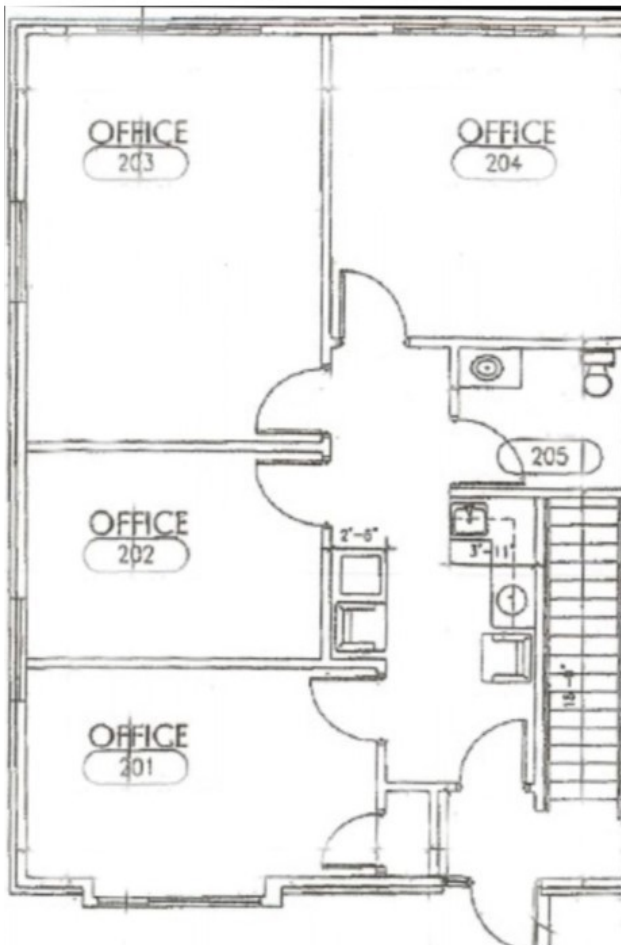
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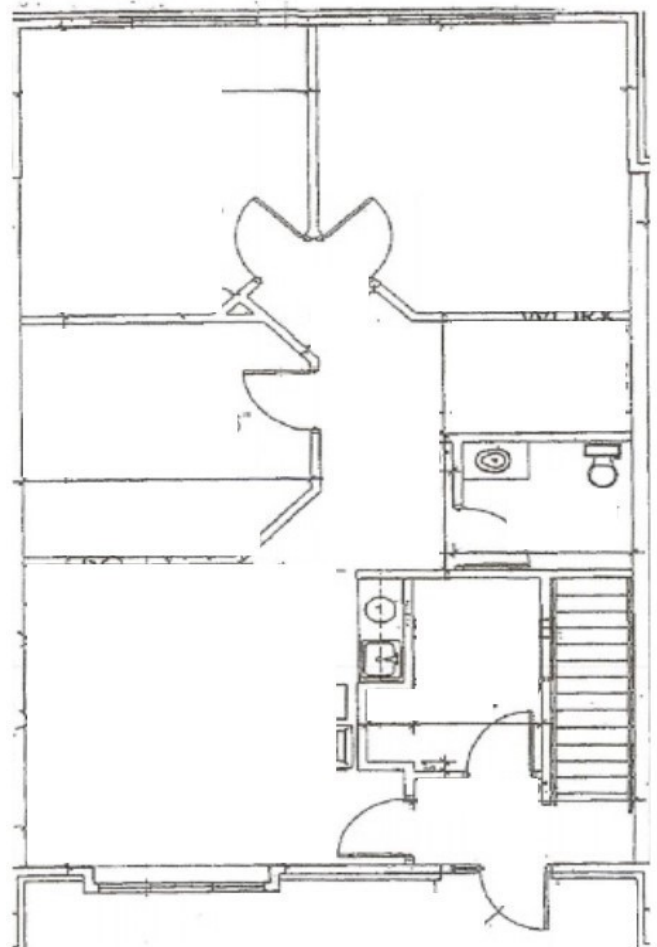
Suite 2438 - MAIN LEVEL -End Unit 1,120 SF \$1,900 / Mo / Gross
Suite 2434 - MAIN LEVEL - Middle Unit 1,120 SF \$1,900 / Mo / Gross
Potential For Contiguous 2,240 SF



Suite 2438 - Main Floor 1,120 SF



Suite 2434 - Main Floor 1,120 SF



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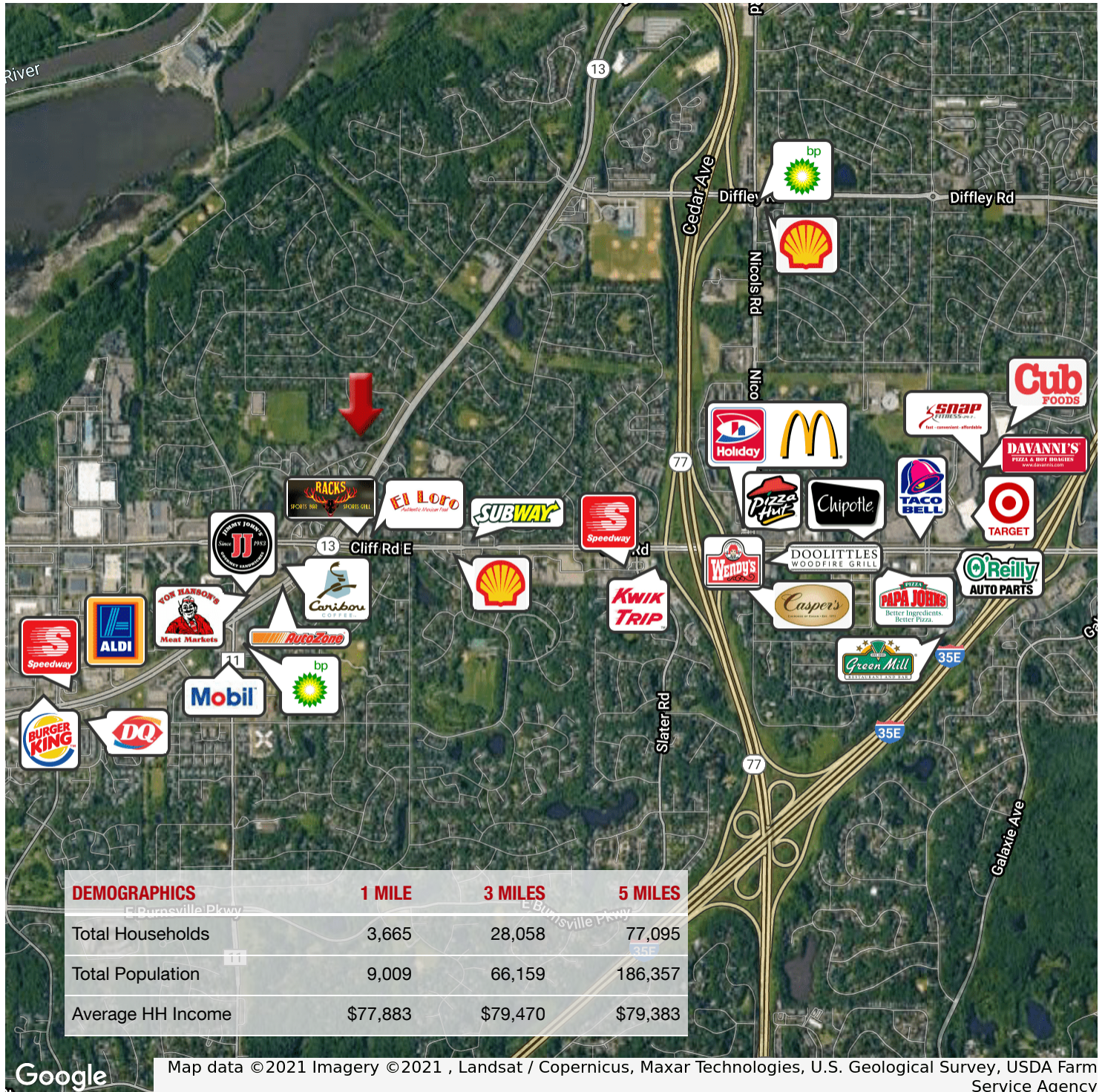
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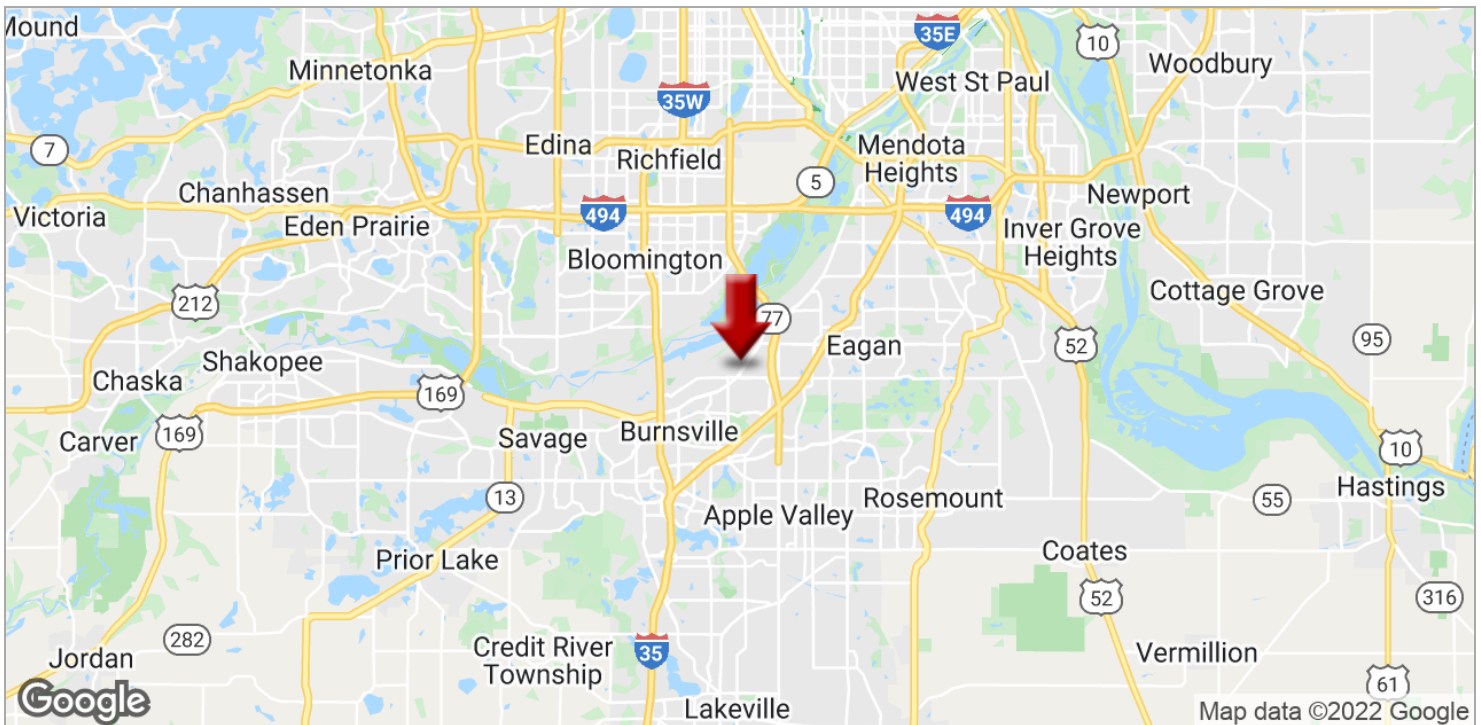
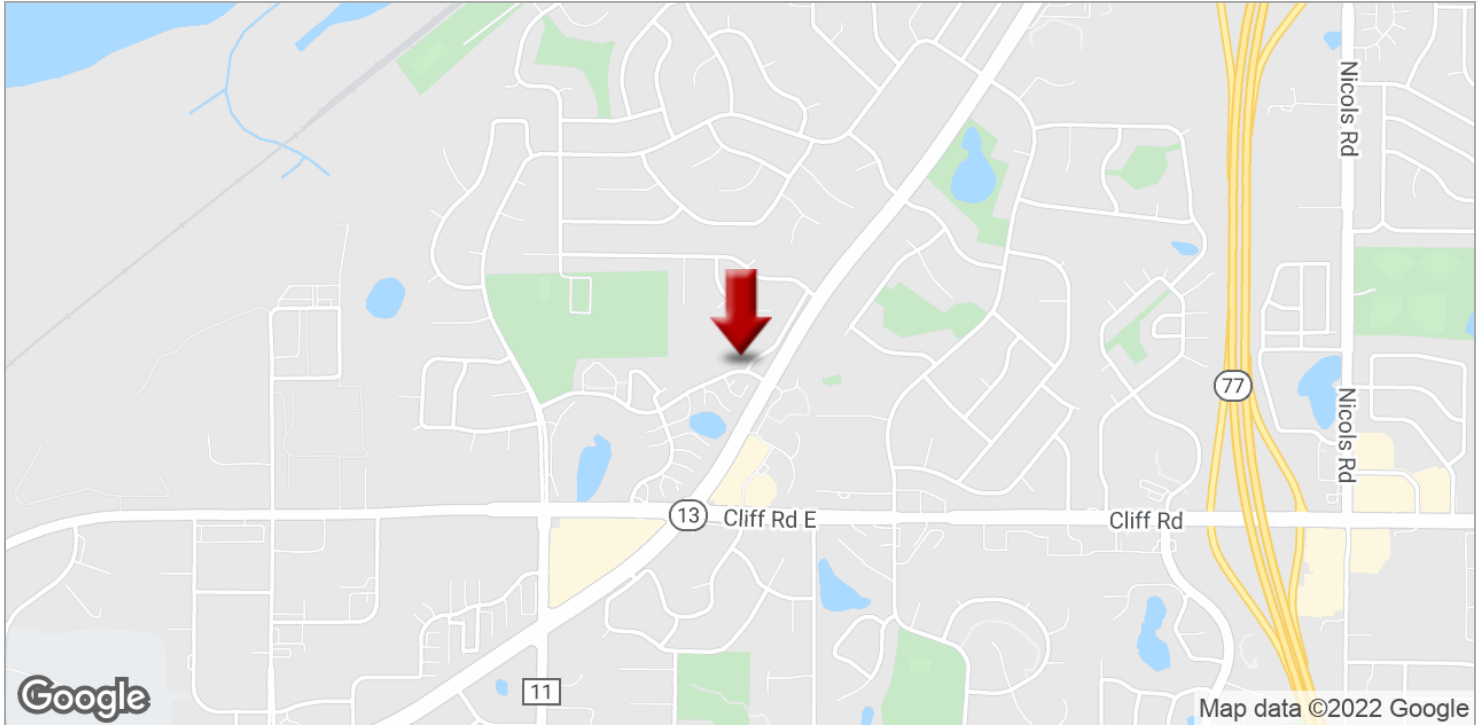
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