



EARLEY LAKE OFFICE PARK

1551 Southcross Drive West, Burnsville, MN 55306



PROPERTY DESCRIPTION

This is your next office! New owner, tons of updates throughout. Private suites to Single offices in an updated office condo located in the south metro! Variety of options available. Shared amenities include: Conference Room, Two kitchenettes, Mail room, and back patios. Secure building and ample, free parking for all tenants.

Available Suites:

(1) Main floor suite with 5 private offices on glass, end-unit, Private Entrance, Fully furnished ~ 2,221 SF

(2) Two private offices on glass ~ 150 SF per office

OFFERING SUMMARY

Lease Rate: \$20.00/SF Modified Gross (Larger Offices)
* Inquire regarding single office pricing
Phone/Data paid by Tenant

Number of Units available: 3
Available SF: ~100 - 2,500 SF
Building Size: 15,984 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	863	3,035	7,080
Total Population	1,832	6,901	17,912
Average HH Income	\$76,505	\$77,949	\$82,683

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KW COMMERCIAL
2660 Arthur Street
Roseville, MN 55113

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MAIN FLOOR SUITES AVAILABLE



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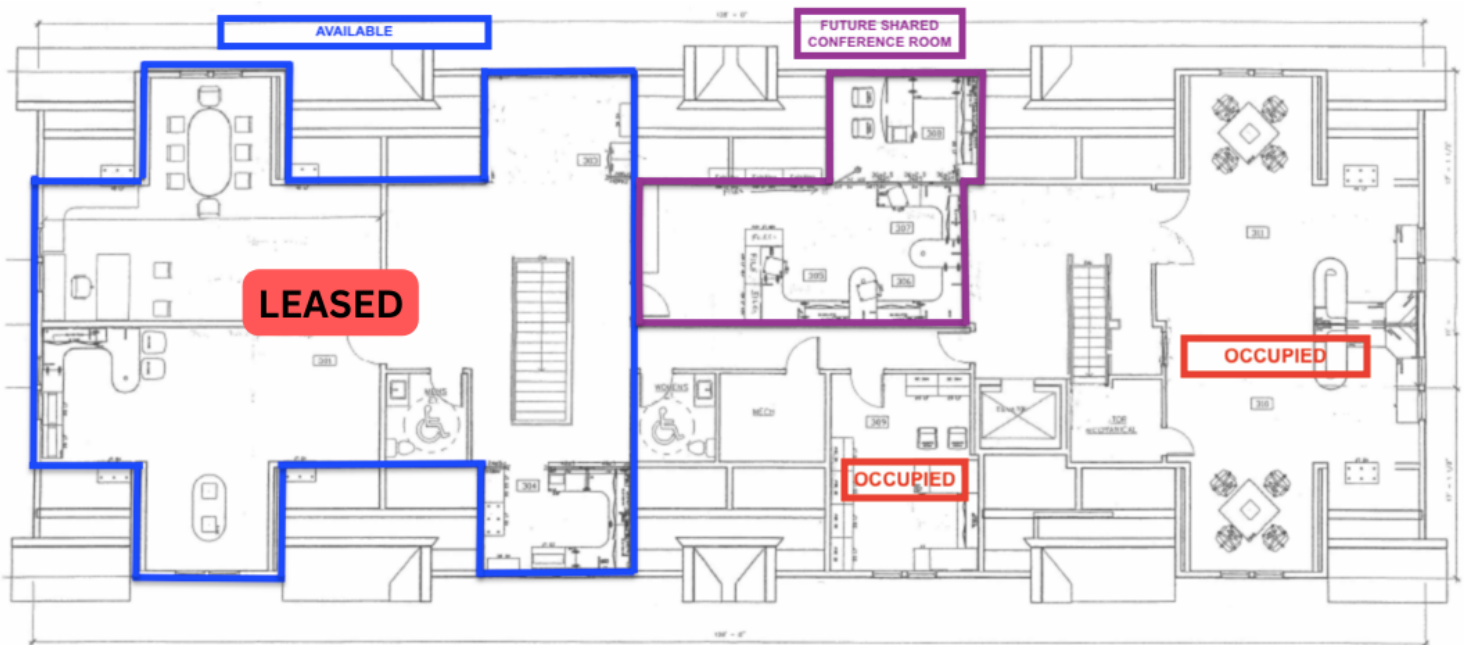
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SECOND FLOOR SPACE AVAILABLE (CAN BE SUB-DIVIDED)



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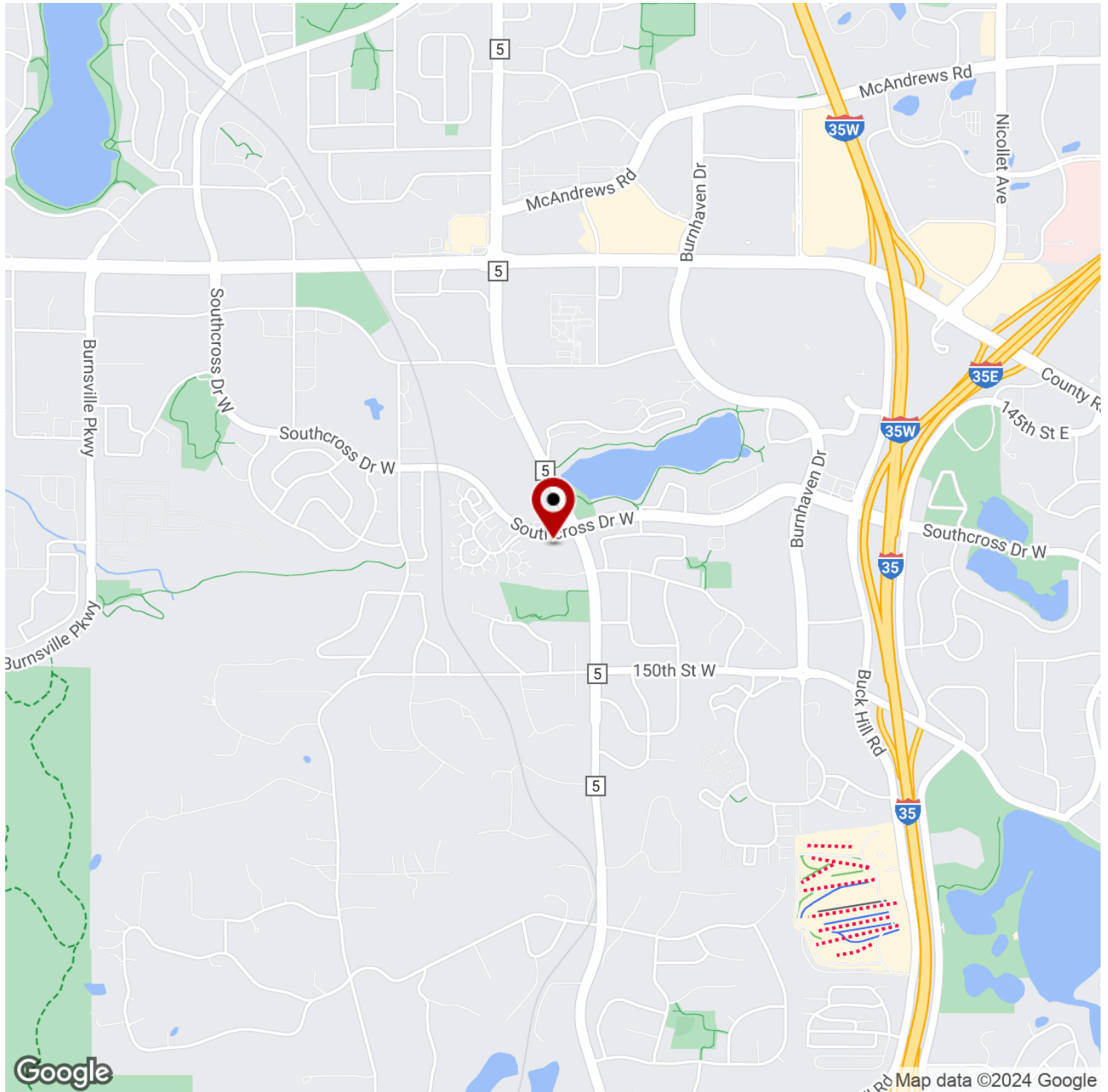
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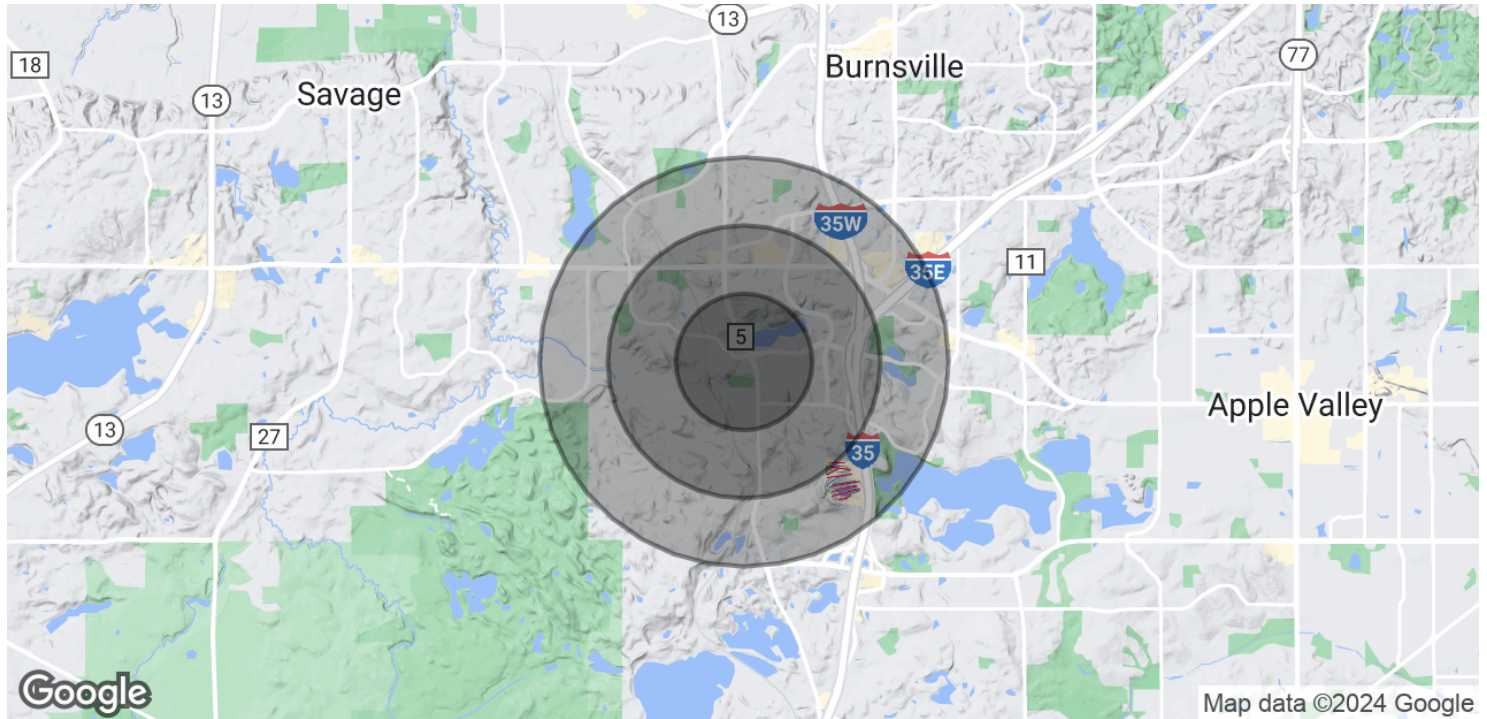
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,832	6,901	17,912
Average Age	38.9	38.4	37.9
Average Age (Male)	33.2	36.0	37.3
Average Age (Female)	45.5	40.1	39.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	863	3,035	7,080
# of Persons per HH	2.1	2.3	2.5
Average HH Income	\$76,505	\$77,949	\$82,683
Average House Value	\$270,471	\$232,731	\$231,874

* Demographic data derived from 2020 ACS - US Census

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