



Medical Space For Lease

Ridge Point Medical Building

14050 Nicollet Ave, Burnsville, MN 55337



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Rivoli Properties



Building Facts

Address	14050 Nicollet Ave Burnsville, MN 55337
Building Size	38,199 SF
Total Available	16,616 SF
Max Contiguous	9,131 SF
Stories	3
Year Built/Updated	1984/2026
Class	B
Parking	255 Stalls - 6.7/1,000 SF
Net Rate	Negotiable
OpEx (2026)	\$13.36 PSF
RE Taxes (2026)	\$5.48 PSF

To schedule a tour, please contact:

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Property Highlights



Common area updates underway



Local, flexible ownership



Great access to I-35W & I-35E



Close proximity to M Health
Fairview Ridges Hospital Campus



Prominent exterior signage
available



Abundant surface and
underground parking available



Burnsville Area Map

RIDGE POINT MEDICAL BUILDING

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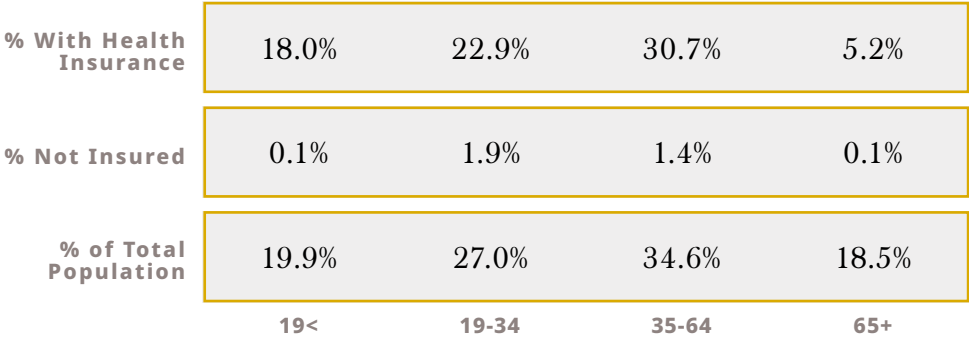
■ Retail ■ Healthcare ■ Assisted Living ■ Hotel



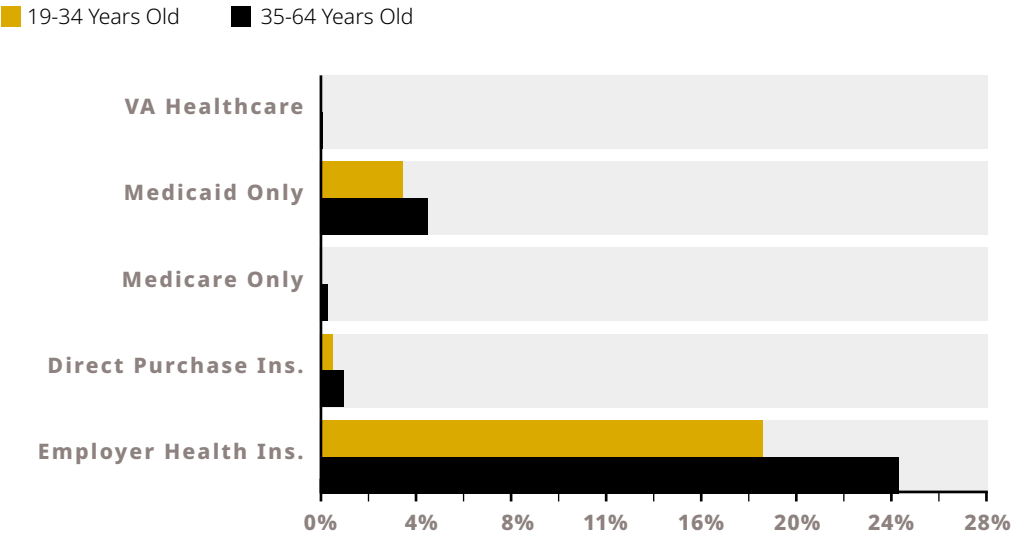
Healthcare and Insurance

3-MILE RADIUS

Health Insurance Coverage by Age



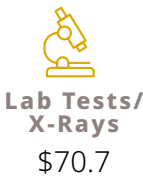
Health Insurance Coverage by Type



Medicare Population 65+



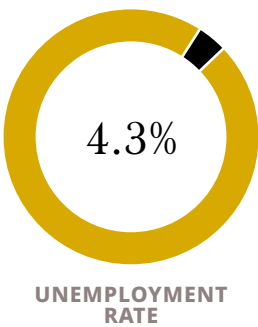
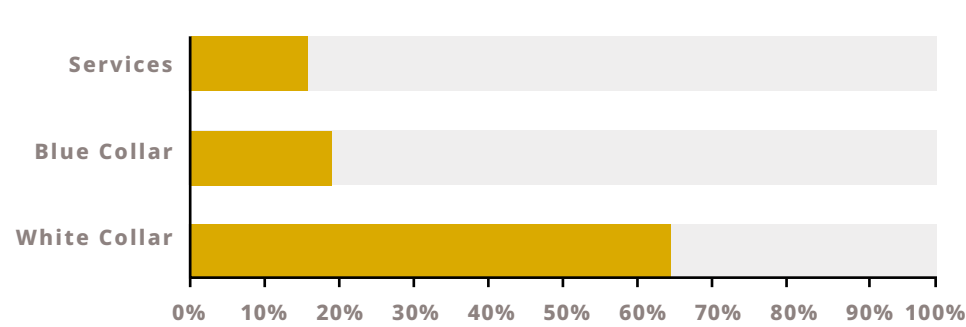
Annual Consumer Healthcare Expenditure



City Demographics

3-MILE RADIUS

Occupation Type



Household Demographics



Total Population
79.8K



Total Daytime Population
77.1K



Median Age
38.7

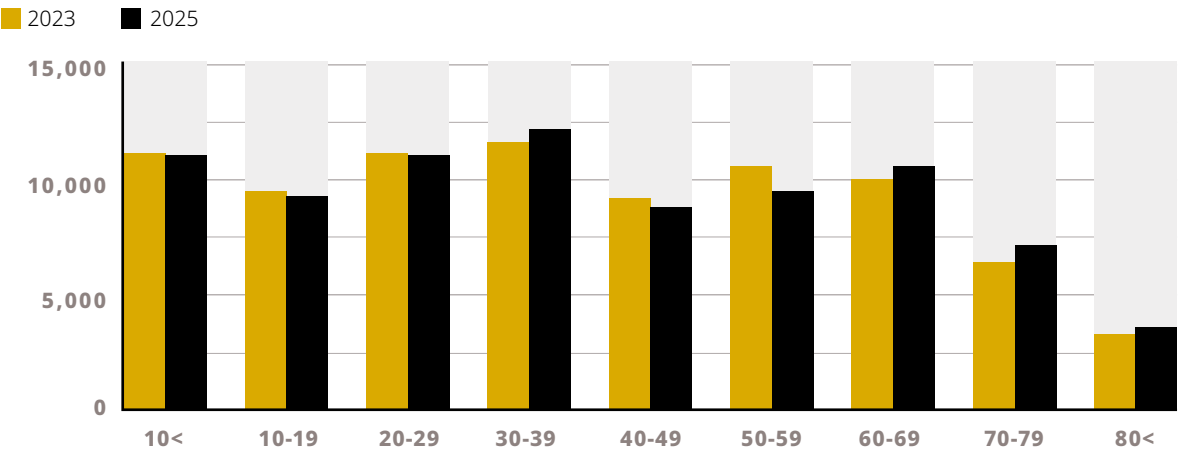


Median Household Income
\$92.2K



Home Value to Income Ratio
4.6

Age Distribution



Education



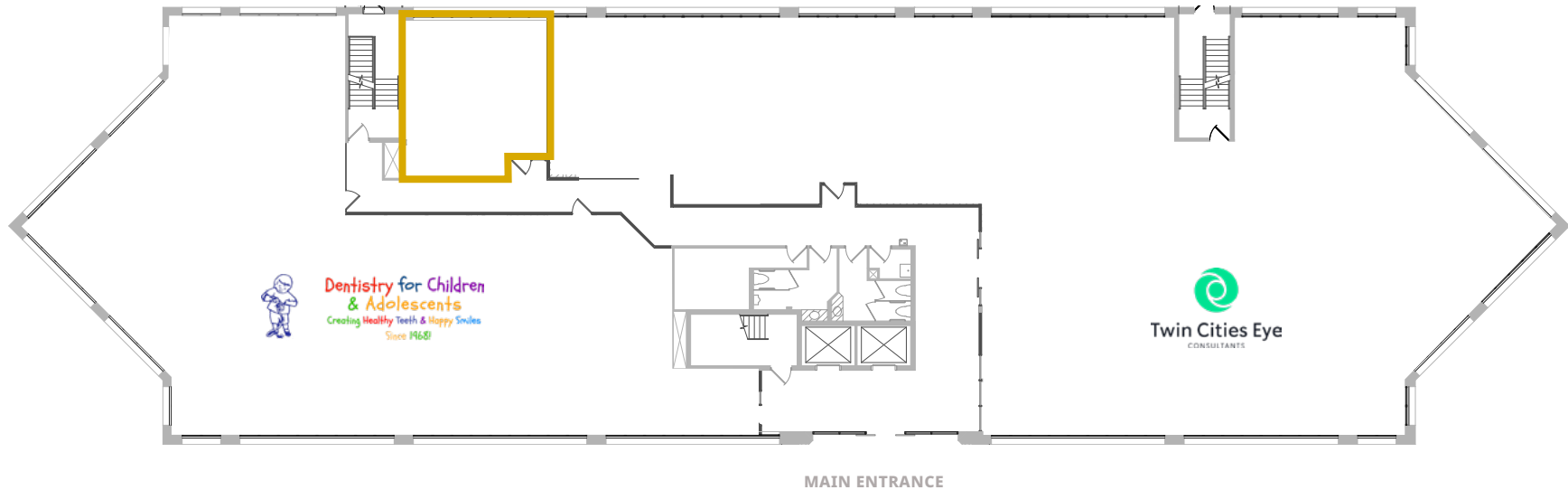
Source: esri (2026)

Floorplan

RIDGE POINT

First Floor Availabilities

» Suite 114 - 653 SF



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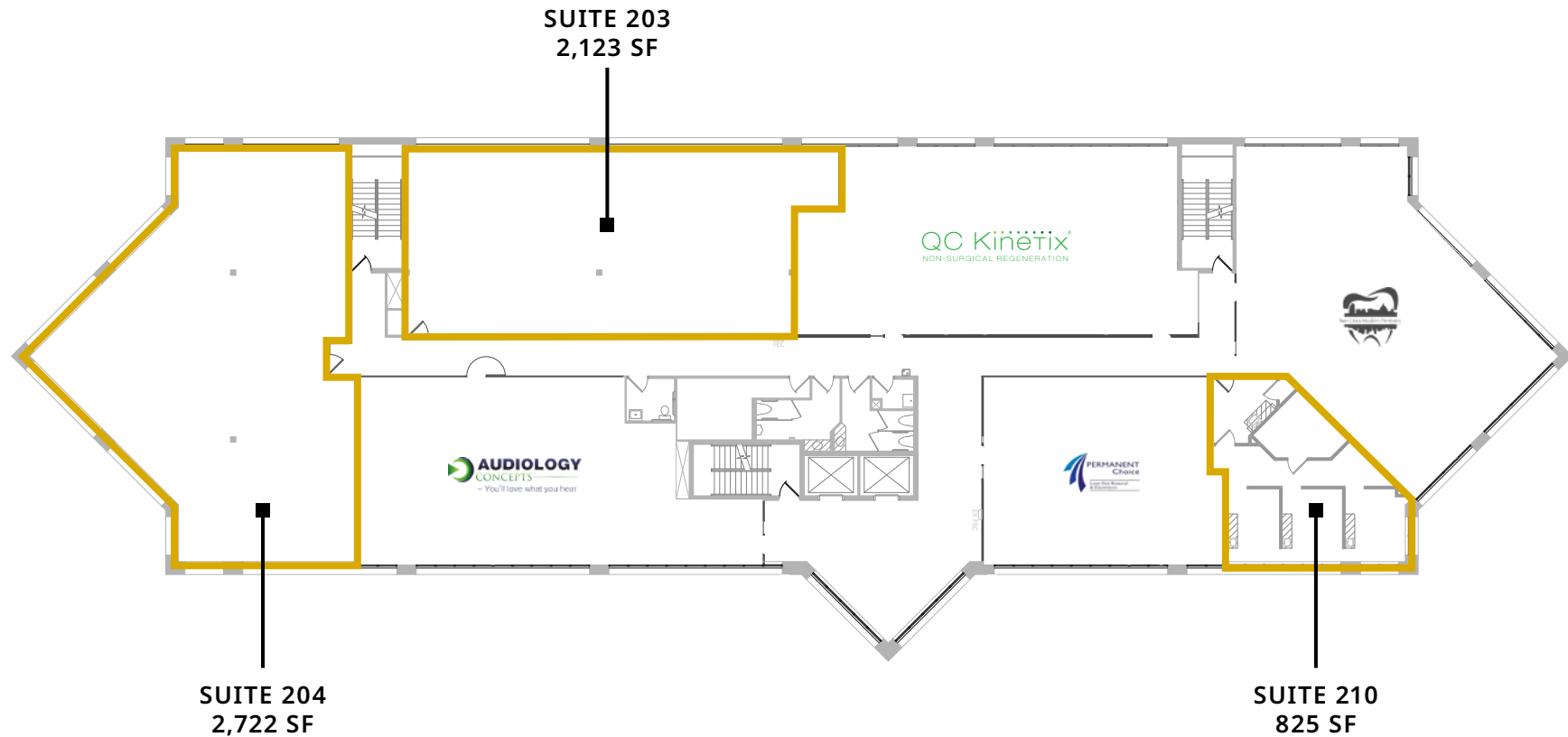
Davis

Floorplan

RIDGE POINT

Second Floor Availabilities

- » Suite 203 - 2,123 SF
- » Suite 204 - 2,722 SF
- » Suite 210 - 825 SF



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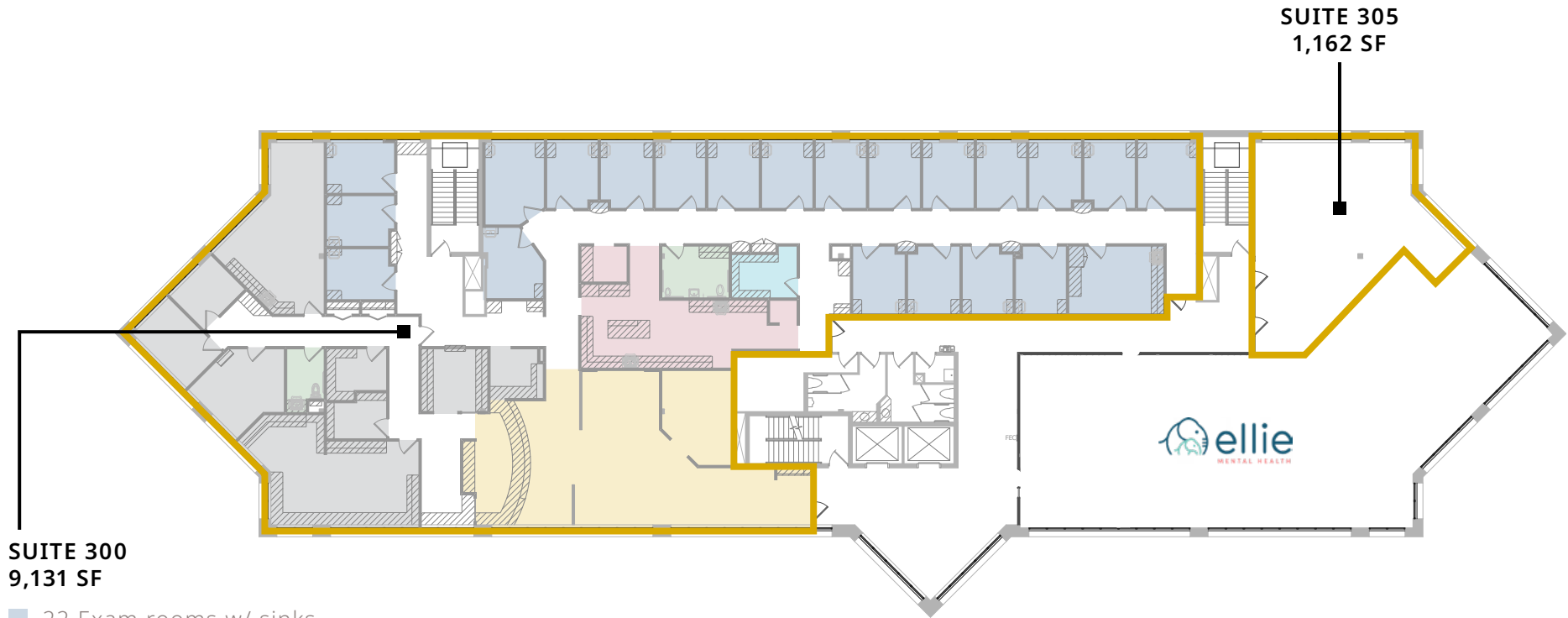
Davis

Floorplan

RIDGE POINT

Third Floor Availabilities

- » Suite 300 - 9,131 SF
- » Suite 305 - 1,162 SF



SUITE 300
9,131 SF

- 22 Exam rooms w/ sinks
- 9 Offices
- 2 Restrooms
- Laboratory
- Reception/waiting
- Storage



Scan or click
for virtual tour!

SUITE 305
1,162 SF



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