



For lease

Burnsville Business Center

12255-12287 Nicollet Ave, Burnsville, MN

Property Highlights

- Endcap suites available
- Close to Burnsville Transit Station
- Easy access to MN-13, I-35W, and MN-77
- Dock and drive-in loading available

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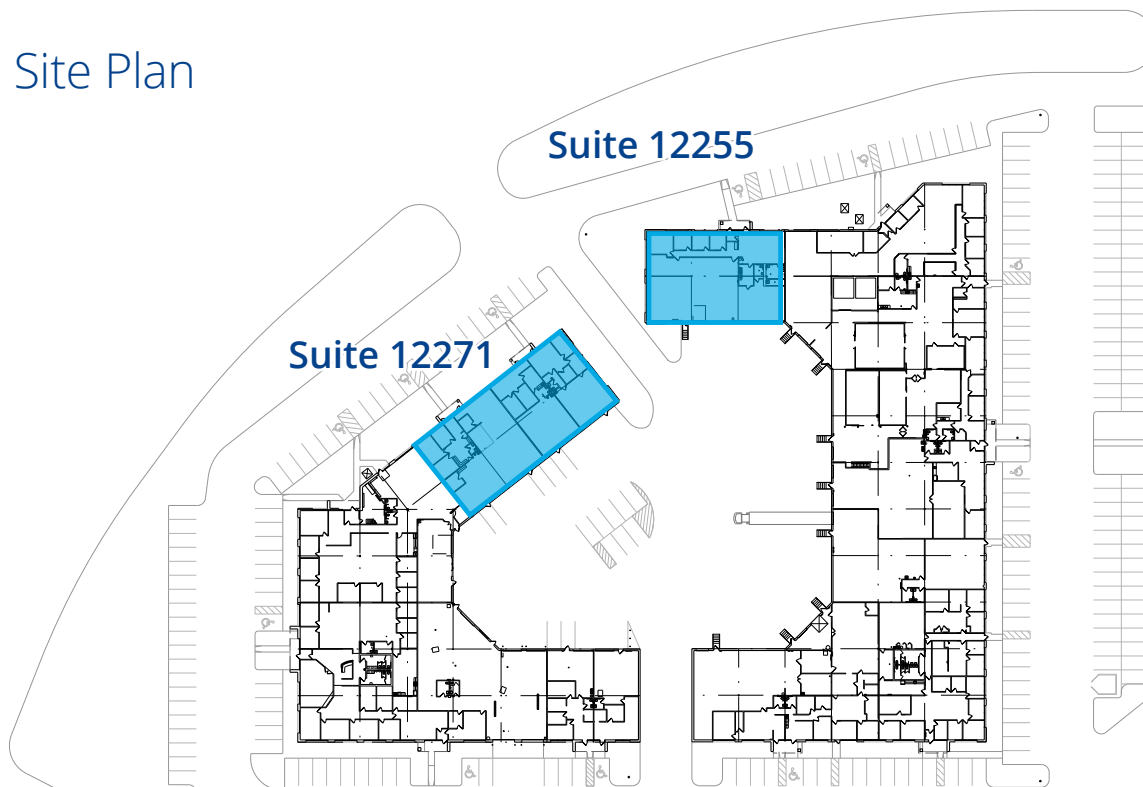
For Lease

Building Highlights

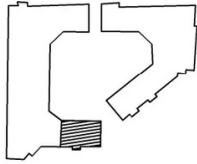
Property Address:	Building 1: 12255-12271 Nicollet Ave Building 2: 12271-12287 Nicollet Ave	
Year Built:	1981	
Clear Height:	14'	
Parking:	193 surface stalls	(2.51/1,000 SF)
Available: Suite 12255	Office	5,400 SF
	Warehouse	TBD
	Total	5,400 SF
Loading:	One (1) dock door	
Available: Suite 12271*	Office	3,400 SF
	Warehouse	3,800 SF
	Total	7,200 SF
Loading:	Four (4) drive-ins	
*Office/Warehouse square footage breakdown not confirmed by architect.		
Lease Rates:	Negotiable	
2026 CAM/Tax:	\$5.80 PSF Total	



Site Plan



Floor Plans

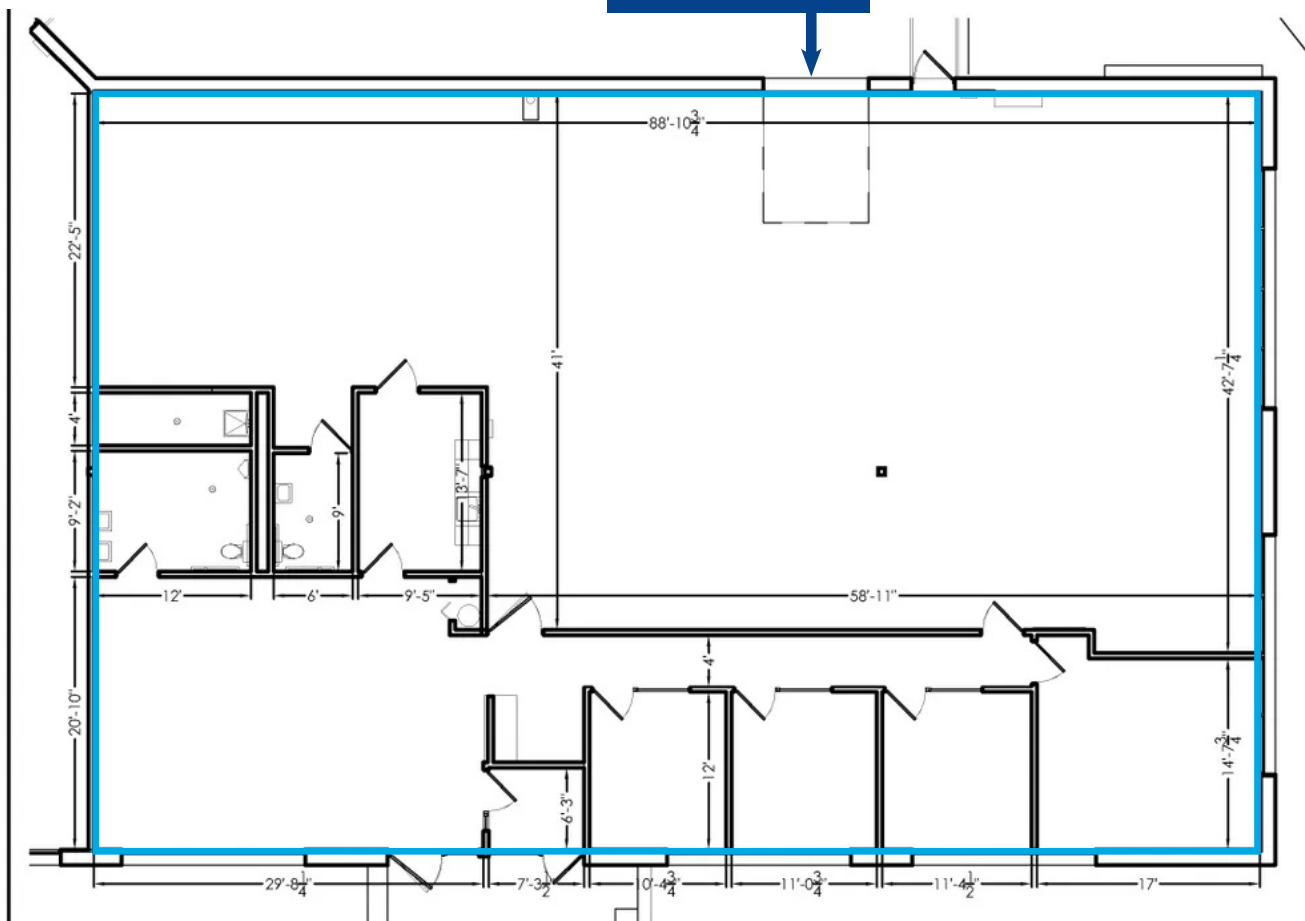


 BUILDING KEY
NO SCALE

Suite 12255
5,400 SF

 5,400 SF Office/Warehouse

Dock Door



N

Floor Plans



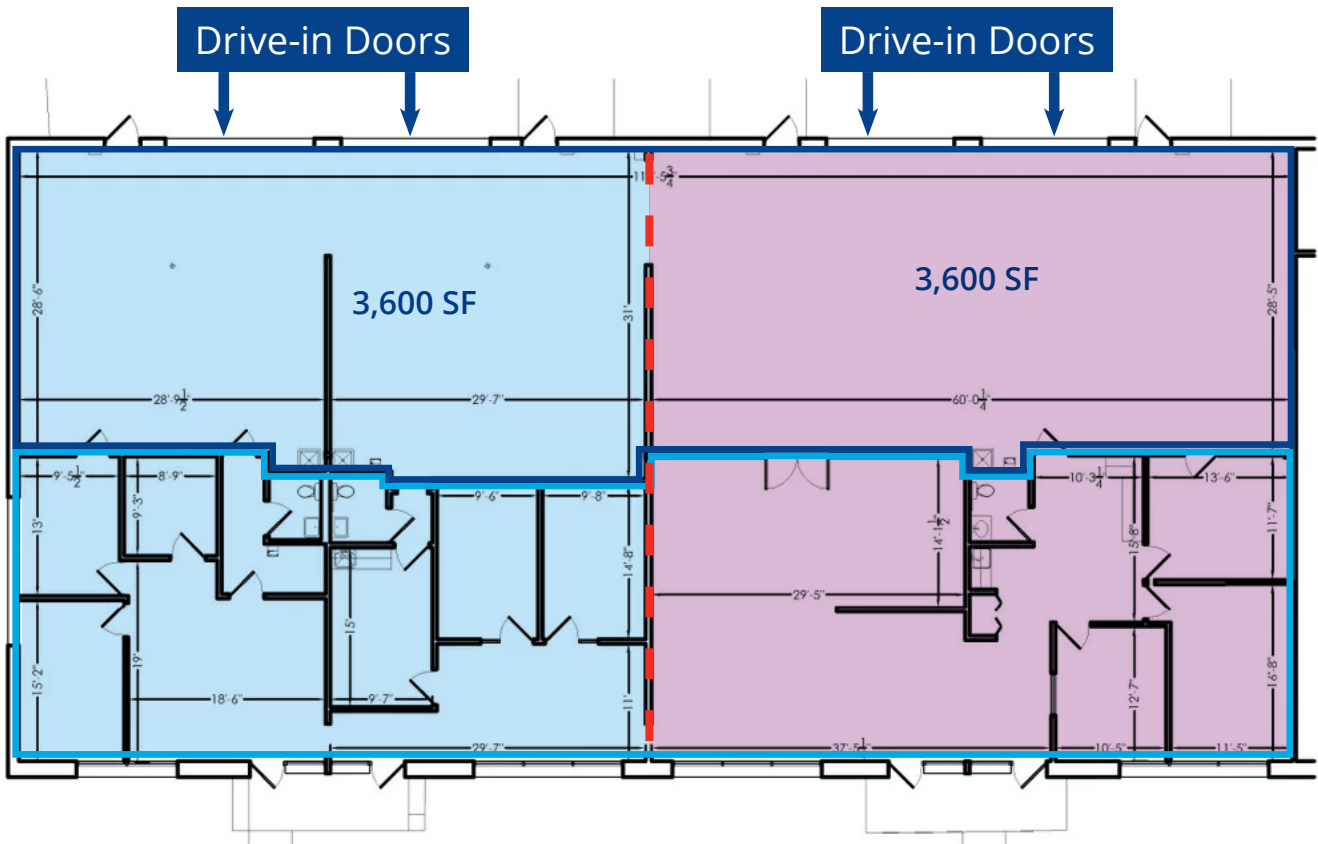
Suite 12271*
7,200 SF

- Demising wall for 3,600 SF space

 3,400 SF Office

 3,800 SF Warehouse

**Office/Warehouse square footage breakdown not confirmed by architect.*



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Our mission

Maximize the potential of property and real assets to accelerate the success of our clients, our investors and our people.



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