

For Lease

Space Available

- Suite 303: 1,620 SF (available 4/1/27)
- Lease Rate: \$14.00 PSF Net
- 2026 CAM \$7.92 and Tax: \$4.48 PSF

Contact us:

Laura Gill

Vice President

+1 612 310 5399

laura.gill@colliers.com

Colliers

1600 Utica Avenue S, Suite 300

St. Louis Park, MN 55416

P: +1 952 897 7700

colliers.com/msp

Southcross Commons

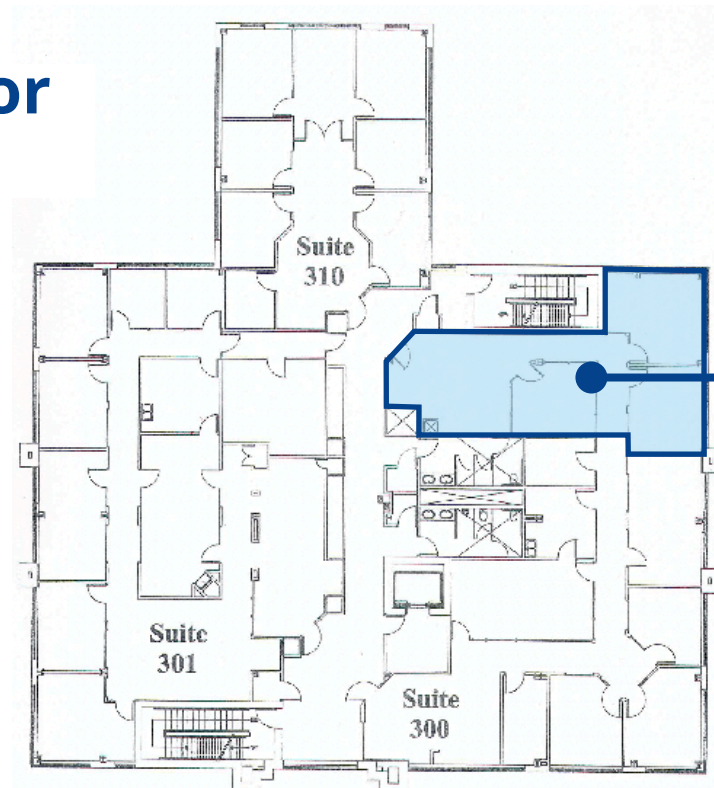
3000 County Road 42 W | Burnsville, MN 55337

Highlights & Features

- Professional Office Appeal - Ideal for medical, legal, financial, and other professional users
- Built-In Amenities - Four private offices and kitchenette
- Modern Shared Spaces - Beautifully remodeled common areas with high-end wood finishes
- Prime Location - Just 1 mile west of Burnsville Center with excellent visibility and easy access along County Road 42
- Convenient Border Position - Near the Burnsville/Savage line for broad customer reach
- Attractive Building Features - Three floors, elevator access, electronic kiosk, and 120 parking spaces
- Lifestyle Perks - On-site golf simulator, putting green, and fitness center
- Surrounded by Amenities - Close to restaurants, shopping, and major retailers
- Strong Professional Community - Co-tenants include Ryan Real Estate, Bass Law Firm, Stephen C. Fiebiger Law Office, Gold Leaf Estate Planning, Thrivent Financial, Farmers Insurance, Higher Recruitment, Renew Women's Health, Amesbarry Chiropractic, AvPro Global Holdings, South Suburban Answering & Secretarial Service, and Paul Haglund & Company

Floor & Space Plan

3rd Floor Plan



Suite 303
1,620 SF
Available 4/1/27

Interior Photos

Common Area, Golf Simulator and Fitness Center



Location Overview

Demographics

Average Household Population

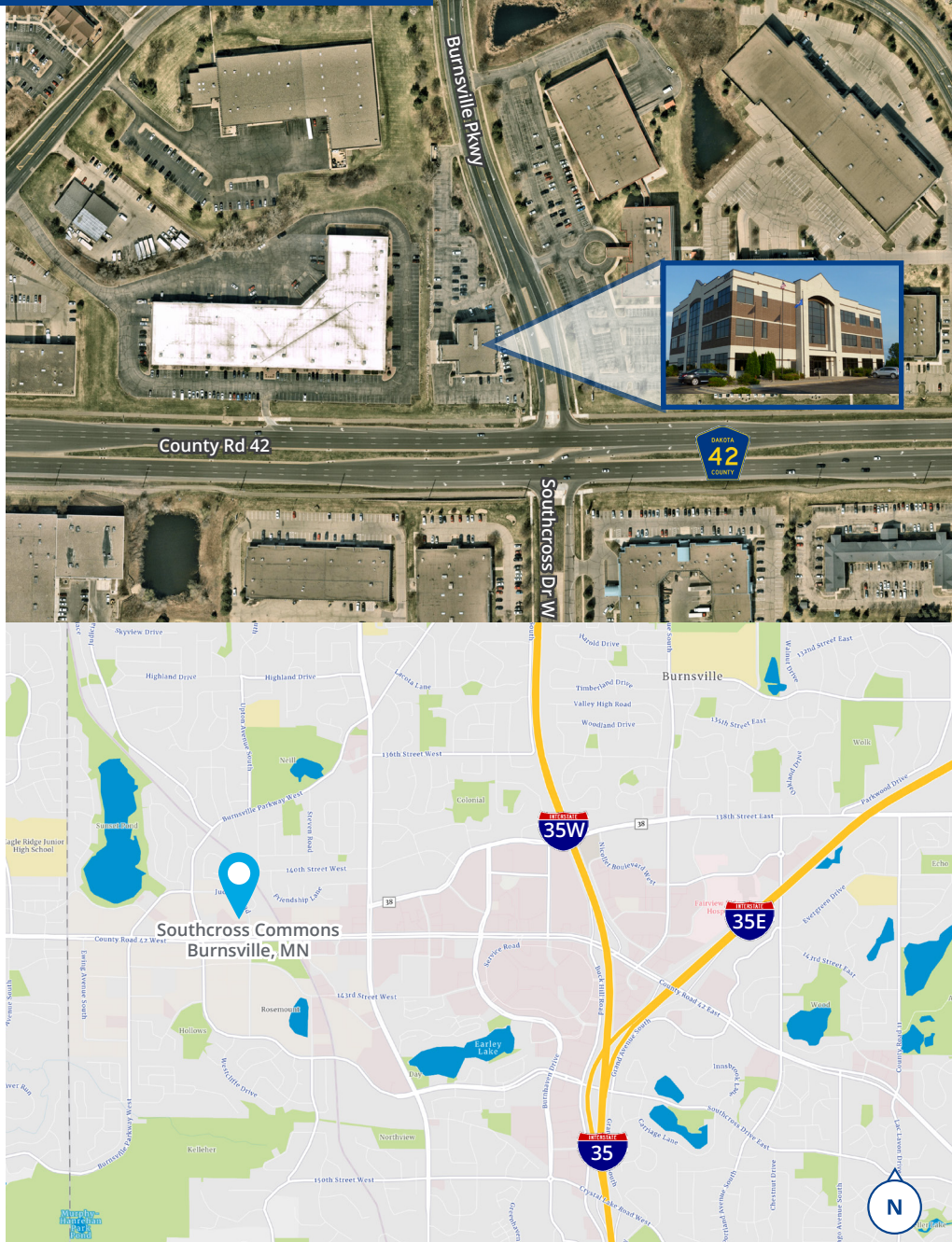
1 Mile	10,513
3 Miles	36,681
5 Miles	68,494

Average Household Income

1 Mile	\$112,127
3 Miles	\$118,834
5 Miles	\$116,374

Traffic Counts

- County Rd 42: 31,985 vpd
- Burnsville Pkwy: 7,878 vpd
- Southcross Dr W: 3,128 vpd



1600 Utica Avenue S, Suite 300
St. Louis Park, MN 55416
P: +1 952 897 7700

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.