FOR SALE OR LEASE

OFFICE CONDOS

1501, 1505, 1509 & 1513
Southcross Dr. West
Burnsville, MN 55306

Features:

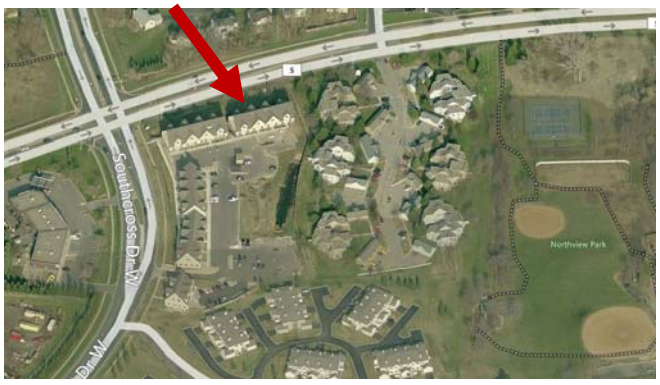
Rental Rates	$14.00 per sq. ft. gross
Sale Price	$1,300,000
Property Type	Multi– Tenant Office Condos
Building Size	Approximately 15,984 sq. ft.
Floors	3
Space Available	1,472—8,008 sq. ft.
County	Dakota
Class	Class B
Parking	Surface parking lot in front of building
Year Built	2006
Zoned	B
Other	• Easy Access to I-35W, I-35E and CR 42. • Separate lower level entrance available. • Lofted upper level

ABOUT THE BUILDING

This building contains four office condominiums, one of which is fully leased. Two entire 3-level units are currently available along with several other individual spaces. Each unit consists of a finished main and upper level. Units 1505, 1509 and 1513 have a finished lower level while Unit 1501 has an unfinished lower level. Each unit averages approximately 4,004 square feet of gross building area.

ABOUT THE AREA

Burnsville is a southern bedroom community of both Minneapolis and St. Paul with a population of 60,306 in 2010. Located minutes west of Interstate 35, the condos are 20 minutes from Minneapolis and St. Paul and 15 minutes from the MSP airport. This set of office condominiums are located in the Earley Lake Office Park on Southcross Drive in Burnsville.



JBL COMPANIES
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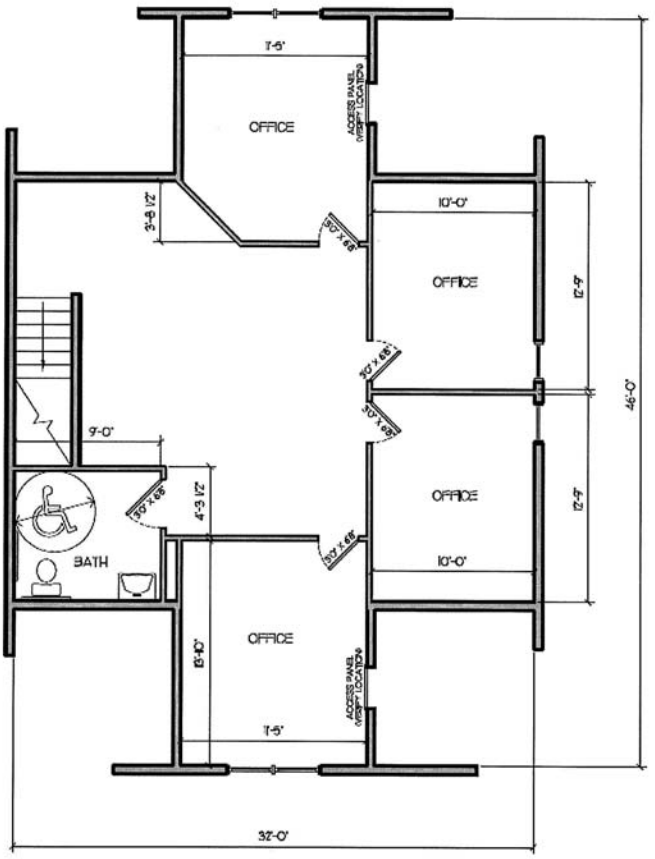
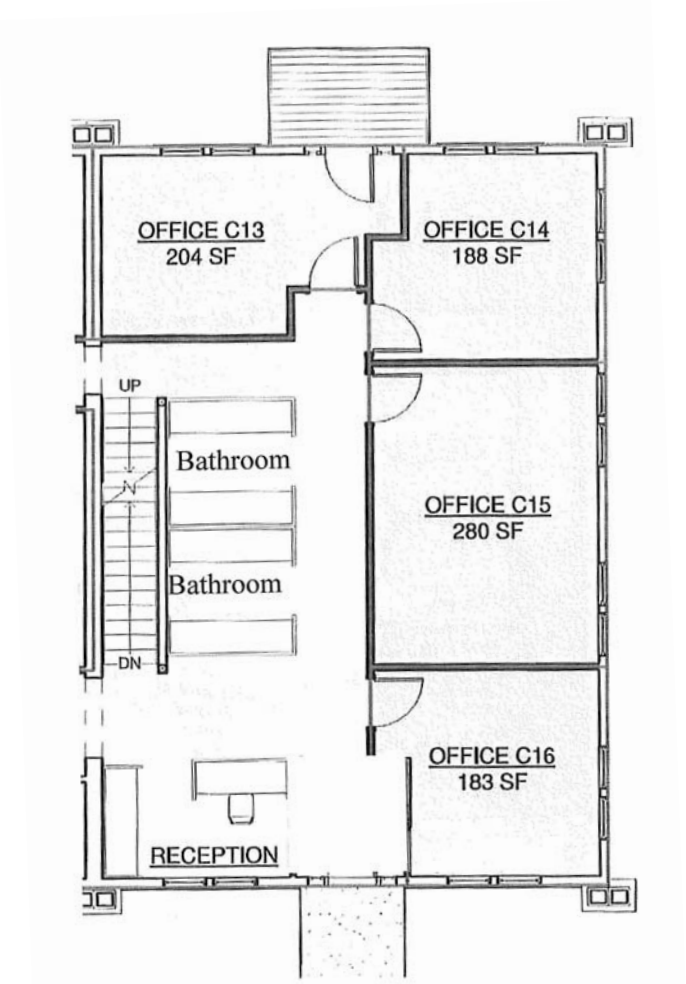
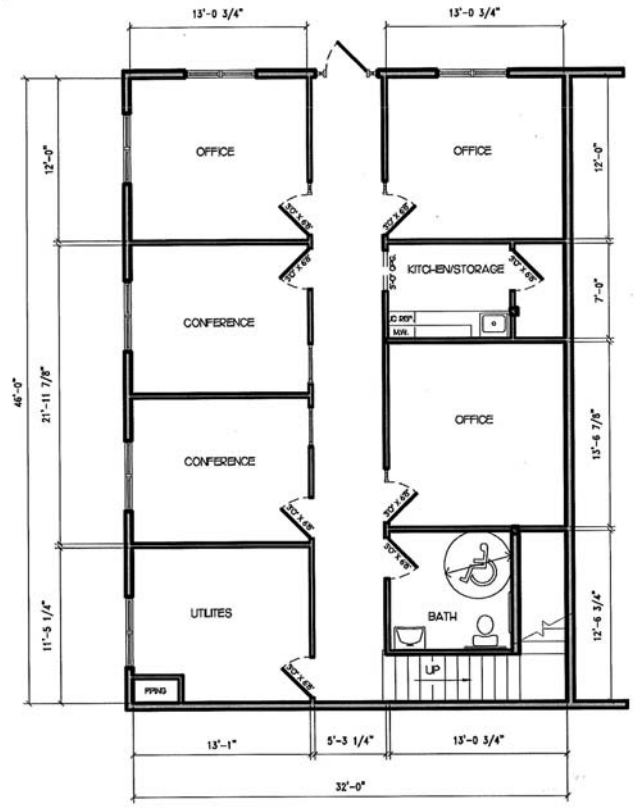
Typical Layout



Upper Level



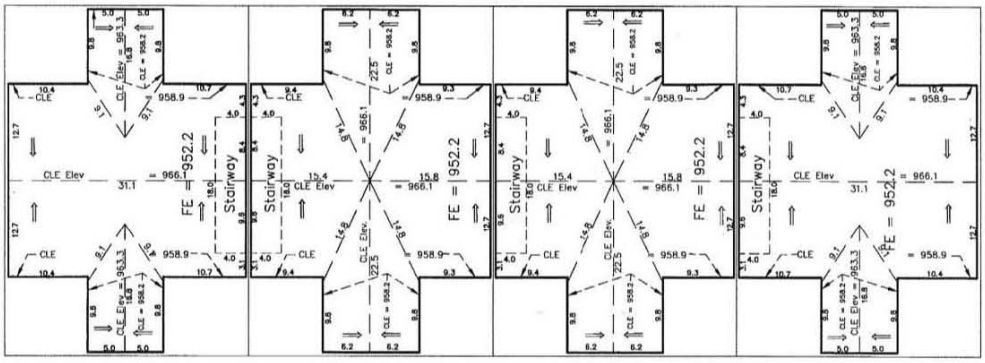
Main Level



Lower Level

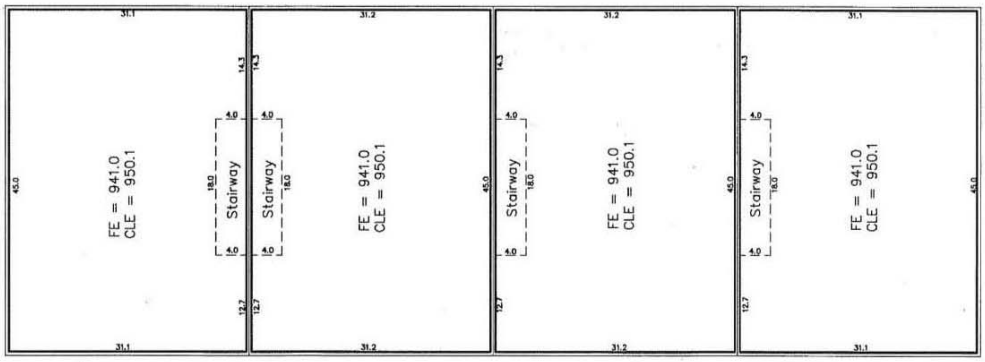
1501—1513 Southcross Dr. W.
Burnsville, MN 55306
Building Floor Plan

UNIT 1513 UNIT 1509 UNIT 1505 UNIT 1501



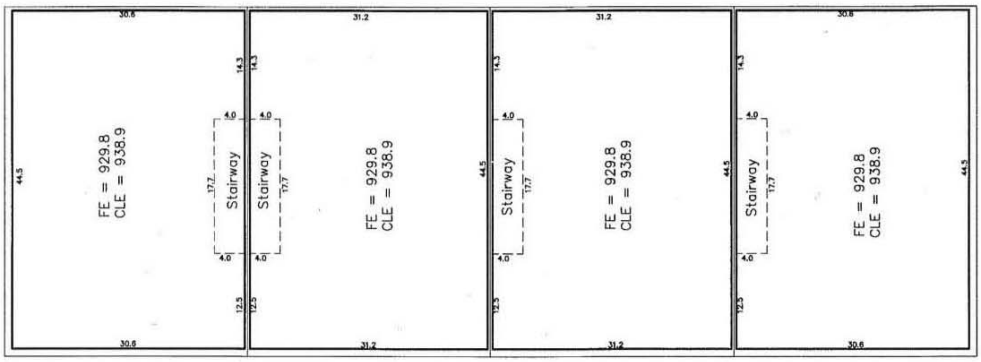
2nd Floor

UNIT 1513 UNIT 1509 UNIT 1505 UNIT 1501



Main Floor

UNIT 1513 UNIT 1509 UNIT 1505 UNIT 1501



Lower Floor

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Current Availabilities

Each unit consists of a finished main and upper level. Units 1505, 1509 and 1513 have a finished lower level while Unit 1501 has an unfinished lower level. Each unit averages approximately 4,000 square feet of gross building area. .

UNIT	1513	1509	1505	1501	TOTAL
Upper (B)	1,065 rsf Leased	1,060 rsf Available	1,060 rsf Available	1,065 rsf Leased	4,250
Main (A)	1,472 rsf Leased	1,472 rsf Available	1,472 rsf Available	1,472 rsf Leased	5,888
Lower (C)	1,472 rsf Leased	1,472 rsf Available	1,472 rsf Available	1,472 rsf Vacant/Shell	5,888
TOTAL SQFT	4,009	4,004	4,004	4,009	16,026