

# Versatile Office Spaces For LEASE

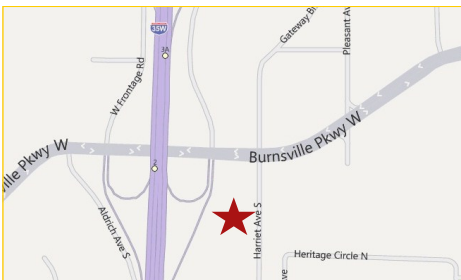


**12940 Harriet Ave S  
Burnsville, MN**

## Updated Office Building in Prime Location Just off I-35W!

**Easily divisible and customizable to meet your specific needs!**

Lease and occupy your business or professional service in the Skyline office building located just off I-35 W in Burnsville. Seven spaces are currently available for lease and awaiting your move in! Offer includes the leasing potential of an entire office suite or an individual office. Units available are main level suites 101, 105 and 120. Suite 230 and 235 on the upper level are also available, as well as individual executive offices 260C, 260D and 260E. Office spaces are accommodated by newly renovated common areas and over 100 parking stalls directly surround the building.



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Contact:

**Ron Touchette** Broker

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7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

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## Site Data



<b>Lease Rates: Includes:</b>	See Leaseholds 101, 105, 120, 230, 235, 260C, 260D, 260E	
<b>Location:</b>	12940 Harriet Avenue South Burnsville, MN 55337	
<b>PID Number:</b>	020130001323 — old PID # 020130023013 — new PID #	
<b>2011 Total Tax:</b>	\$70,159.32	
<b>Legal Description:</b>	SECTION 13 TWN 115 RANGE 21 PT OF W 1/2 OF NE 1/4 COM SE COR W ON S LINE 699.03 FT TO PT OF B	
<b>Zoning:</b>	Business/Commercial	
<b>Utilities:</b>	Water Sewer Fuel Heat	City water, connected City Sewer, connected Natural Gas Forced Air
<b>Number of Buildings:</b>	1	
<b>Number of Floors:</b>	2	
<b>Number of Units:</b>	Commercial	20+
<b>Foundation Size:</b>	13,060 SF	
<b>Total SF:</b>	30,719 SF	
<b>Acres:</b>	1.60	
<b>Building Type:</b>	Stucco / Brick Exterior	
<b>Year Built:</b>	1979	
<b>Parking:</b>	Onsite parking lot, 110 spaces	
<b>Occupied:</b>	Partially	
<b>Neighboring:</b>	Commercial and residential	
<b>General:</b>	Office spaces available for lease in Skyline office building in a prime location overlooking 35W. Updated units along with a great mix of tenants! Great lease rates!	

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## Leaseholds

Suite	SF	Availability	Lease Rate (NNN)	Est. CAM & Taxes	Monthly TOTAL
100	419 SF	Leased			
101	992 SF	Available	\$12.00 Base Rent	\$7.84 / SF	\$1,639.89
102	1,278 SF	Leased			
104	1,258 SF	Leased			
105	2,444 SF	Available	\$12.00 Base Rent	\$7.84 / SF	\$4,040.20
110	785 SF	Leased			
115	685 SF	Leased			
120	4,600 SF	Available	\$12.00 Base Rent	\$7.84 / SF	\$7,604.31
210	668 SF	Leased			
215	964 SF	Leased			
220	1,828 SF	Leased			
230	2,244 SF	Available	\$12.00 Base Rent	\$7.84 / SF	\$3,709.58
235	1,092 SF	Available	\$12.00 Base Rent	\$7.84 / SF	\$1,805.44
240	1,697 SF	Leased			
250	1,211 SF	Leased			
260A	343 SF	Leased			
260B	343 SF	Leased			
260C	343 SF	Available	\$14.01 Gross Rent	Gross	\$400.00
260D	343 SF	Available	\$14.01 Gross Rent	Gross	\$400.00
260E	343 SF	Available	\$14.01 Gross Rent	Gross	\$400.00



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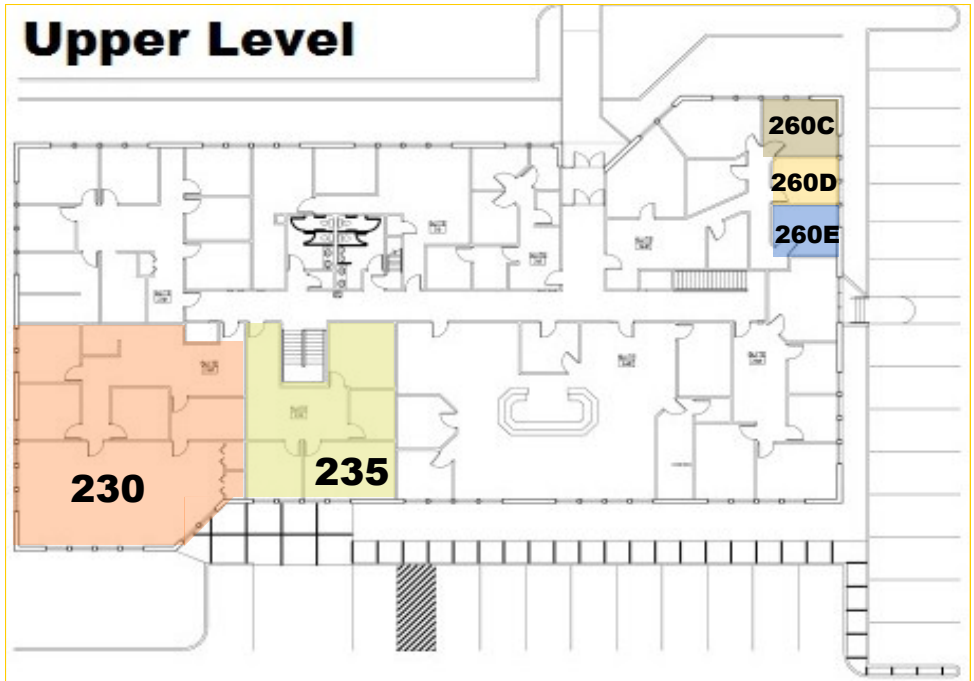
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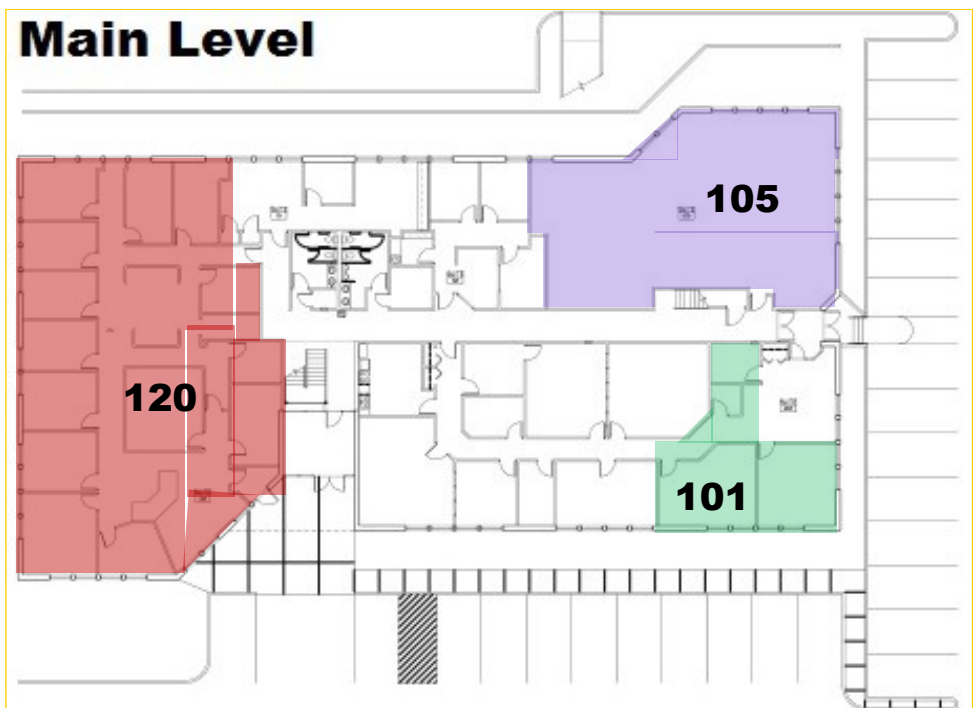
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Floor Plans

## Upper Level



## Main Level



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# Versatile Office Spaces For LEASE

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## 55337 Demographics



## Community-at-a-Glance

County Seat:

**Hennepin**

Population:

**25,010**

Median Age:

**30.0**

Average Family Size:

**3.55**

Median Single Family

Home Value:

**\$80,200**

Median Household Income:

**\$38,818**

Commute Time (minutes):

**25.2**

\*2000 US Census Data

General Characteristics	Number	Percentage
Total population	25,010	—
<i>Male</i>	12,056	48.2
<i>Female</i>	12,954	51.8
Median age (years)	30.0	—
<i>Under 5 years</i>	2,124	8.5
<i>18 years and over</i>	16,580	66.3
<i>65 years and over</i>	1,971	7.9
Average household size	2.83	—
Average family size	3.55	—
Total housing units	9,217	—
Social Characteristics	Number	Percentage
Population 25 years and over	14,237	—
<i>HS graduate or higher</i>	11,145	78.3
<i>Bachelor's degree or higher</i>	2,508	17.6
Male, now married	3,424	41.1
Female, now married	3,484	37.1
Economic Characteristics	Number	Percentage
In labor force	11,659	67.5
Mean travel time to work (minutes)	25.2	—
Median household income (dollars)	38,818	—
Median family income (dollars)	42,724	—
Per capita income (dollars)	16,250	—
Housing Characteristics	Number	Percentage
Single-family owner-occupied homes	6,294	—
<i>Median value (dollars)</i>	80,200	—
Median of selected monthly owner costs with mortgage (dollars)	800	—

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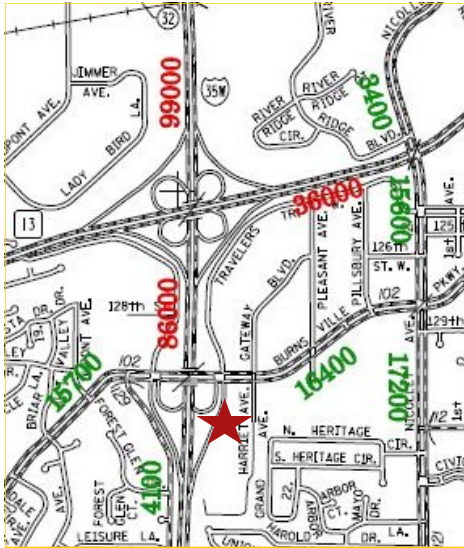
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## Summary



2007 Traffic Counts

## Building features and amenities include:

- 30,719 Total SF class "B" office building
- Variety of excellent office space choices
- Office spaces ranging from 343 to 4,600 SF
- Suites available: 101, 105, 120, 230 and 235
- Offices available: 260C, 260D and 260E
- Newly renovated common areas
- Zoned commercial and residential
- Nice mix of tenants—72% occupied
- 110 +/- parking stalls—great for patient/client parking
- Super convenient access & prime location at I-35W & Burnsville Parkway
- Near many local dining and hotel accommodations
- High traffic counts — between 16,400—86,000 cars daily
- Immediate occupancy & great rental rates!
- Lease an entire office suite or an individual office



The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.  
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