

SouthCross

COMMONS

Office For Lease

3000 County Road 42 West
Burnsville | MN 55337



Property Highlights

BUILDING LOBBY RENOVATIONS AND OUTDOOR PATIO COMING SOON!



Prime Burnsville Location

EVERYTHING YOU NEED IS JUST AROUND THE CORNER



Building signage available



First floor spaces available



Lobby vacancy w/building entrance exposure



Great visibility & access



5.00/1,000 parking ratio

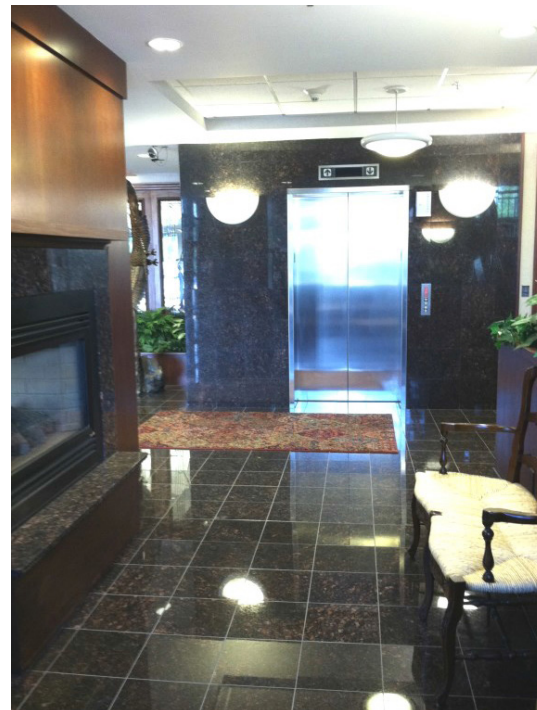


Local ownership with on-site management

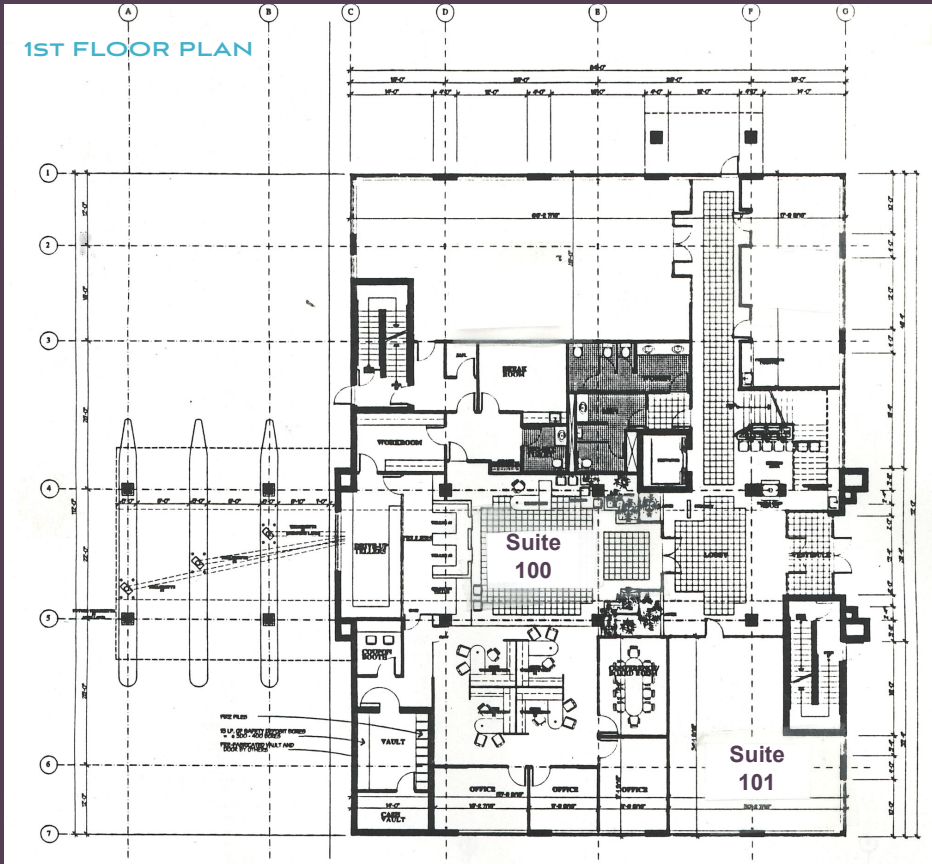


Building Details

Building Size	40,628 SF
Land Size	4.42 AC
Available Space	Suite 201: 4,830 SF Suite 301: 4,120 SF
Lease Rate	\$15.00 Net
Est. OPEX	\$6.03/SF - CAM \$3.97/SF - TAX \$10.00/SF - Total
Year Built	2001



SouthCross COMMONS



For more information, contact:

STEVE SHEPHERD SIOR
Managing Director
T +1 612 430 9973
steve.shepherd@ngkf.com

MATT ELDER CCIM
Associate Director
T +1 612 430 9974
matt.elder@ngkf.com



100 South 5th Street #2150
Minneapolis, MN 55402

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.