



# THE ATRIUM—BUSINESS & WELLNESS CENTER

## 14500 BURNHAVEN DRIVE, BURNSVILLE, MN 55306

**FOR LEASE | OFFICE**

CERRON Commercial Properties, LLC  
21476 Grenada Avenue  
Lakeville, MN 55044  
CERRON.com

### Property Highlights:

- ◆ Professional & Wellness Office Suites
- ◆ Two (2) Suites Available
- ◆ Suite 151—838 SF
- ◆ Suite 194—1,612 SF
- ◆ Located near restaurants and retail with easy access to 35-E/35-W
- ◆ Ample parking
- ◆ Competitive pricing



**DISCLAIMER:** The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



For more information, please contact:  
**Bruce Rydeen**  
952.469.9444  
[brucer@cerron.com](mailto:brucer@cerron.com)

# SUMMARY

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### Availability and Pricing

Suite #	Size (SF)	Net/SF	CAM/SF	Total/SF	Total/ Month
151	838	\$12	\$10	\$22	\$1,540
194	1,612	\$12	\$10	\$22	\$2,955



### Amenities

- Multiple meeting spaces throughout the building
- Inviting kitchenette space with tables and lounge seating
- Two atrium spaces with skylight windows supplying natural light throughout
- New updates throughout include flooring, paint, frosted glass windows (allowing for both natural light and privacy), and bathrooms with updated flooring and tile
- Most spaces available immediately



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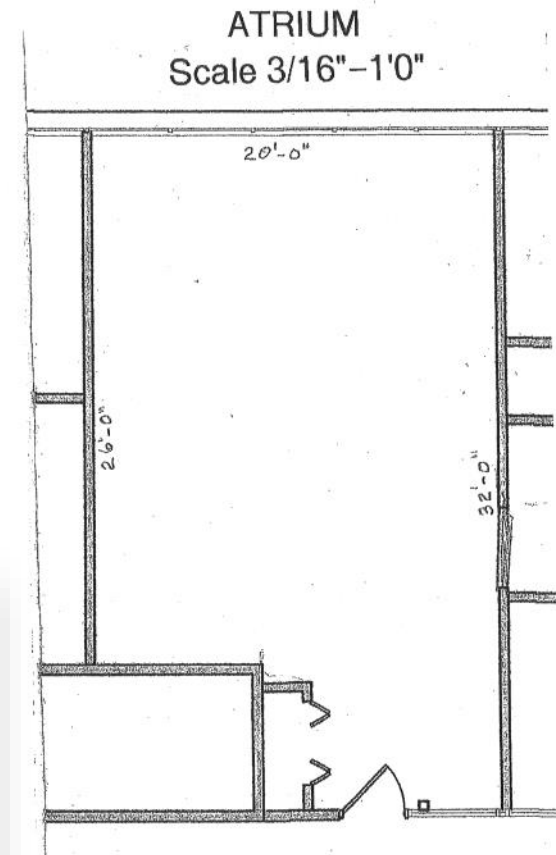
## FLOOR PLAN—SUITE 151

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Bright and open office space, ready for your specific business. This suite is currently staged with cubicles. However, the space could also be configured with a more open layout.



Suite 151  
838 sq.ft.

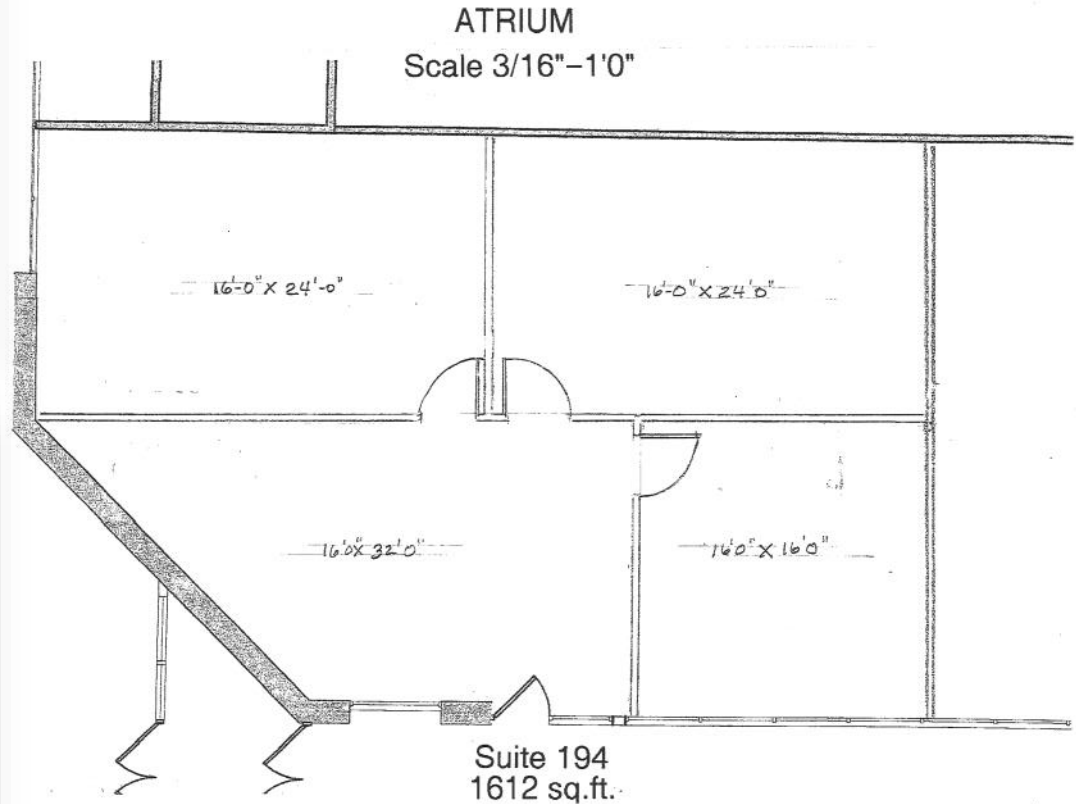
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## FLOOR PLAN—SUITE 194

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## EXTERIOR SPACES

# THE ATRIUM—BUSINESS & WELLNESS CENTER

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*The Atrium Business and Wellness Center is an easily accessed office building with extended open hours, and secure access after hours, ample parking and a professionally maintained landscape.*

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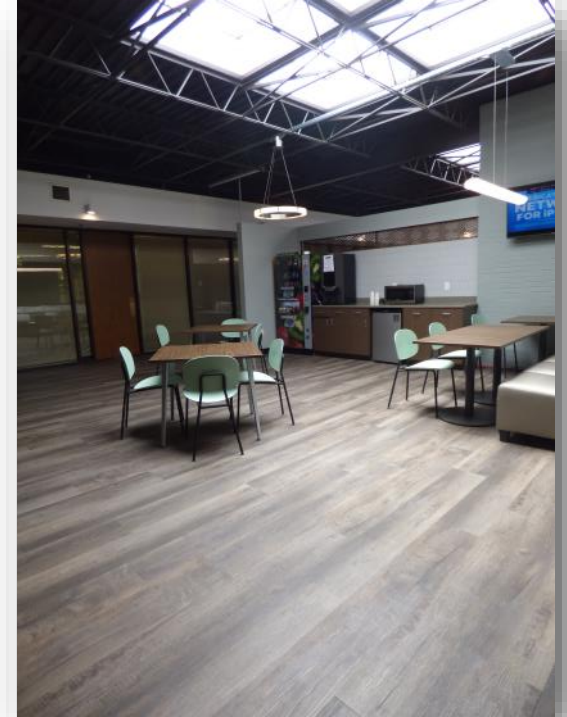


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## COMMON AREAS



*Multiple common areas may be found throughout the office building including meeting spaces, a kitchenette space ideal for a quick break, and serene, tropical atriums with natural light from overhead skylight windows.*

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# AREA MAP

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