



RETAIL SPACE FOR LEASE

COBBLESTONE COURT

14150 NICOLLET AVE | BURNSVILLE, MN 55337

TRANSWESTERN
REAL ESTATE SERVICES

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PROPERTY OVERVIEW

Cobblestone Court

PROPERTY DETAILS

Address:	14150 Nicollet Ave Burnsville, MN
GLA:	125,320 sf
Parking:	608 spaces
Traffic Counts:	81,000 vpd on I-35W 51,000 vpd on Cty Rd 42



FOR LEASE

Suite 6:	11,717 sf
Suite 18:	9,129 sf (divisible to 4,507 sf & 4,622 sf)
Operating Expenses:	\$3.16 psf CAM \$3.29 psf Tax \$0.16 psf Insurance \$6.61 psf (2020 est.)

HIGHLIGHTS

- Strategic position in the Burnsville regional trade area, Fairview Medical Campus and many retailers including Lunds & Byerly's, Home Depot, PetSmart, McDonald's and Taco Bell
- Potential to reconfigure vacancies into smaller spaces or combine into large anchor space
- Former restaurant space available
- End-cap available with excellent visibility to I-35

LEASING INFORMATION:

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SITE PLAN

Cobblestone Court



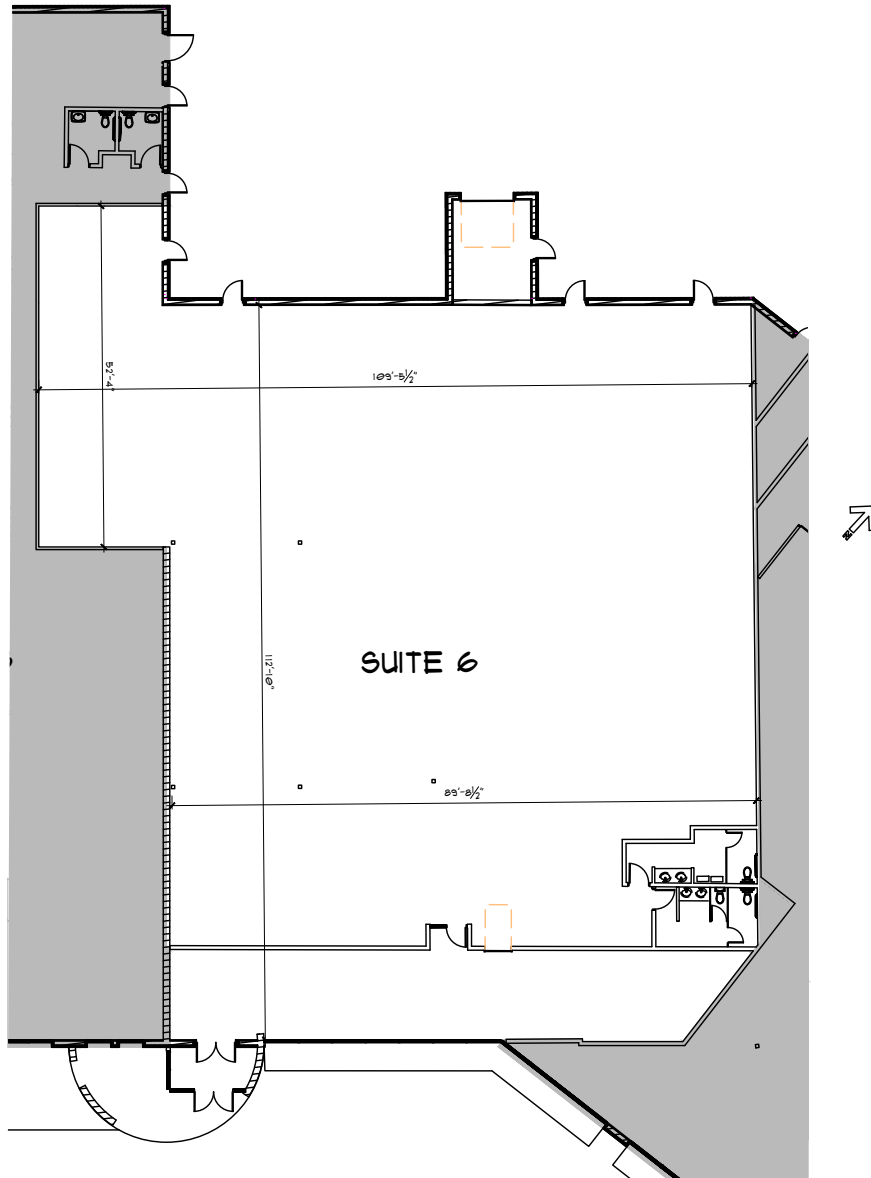
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FLOOR PLAN

Cobblestone Court



SUITE 6
11,717 sf

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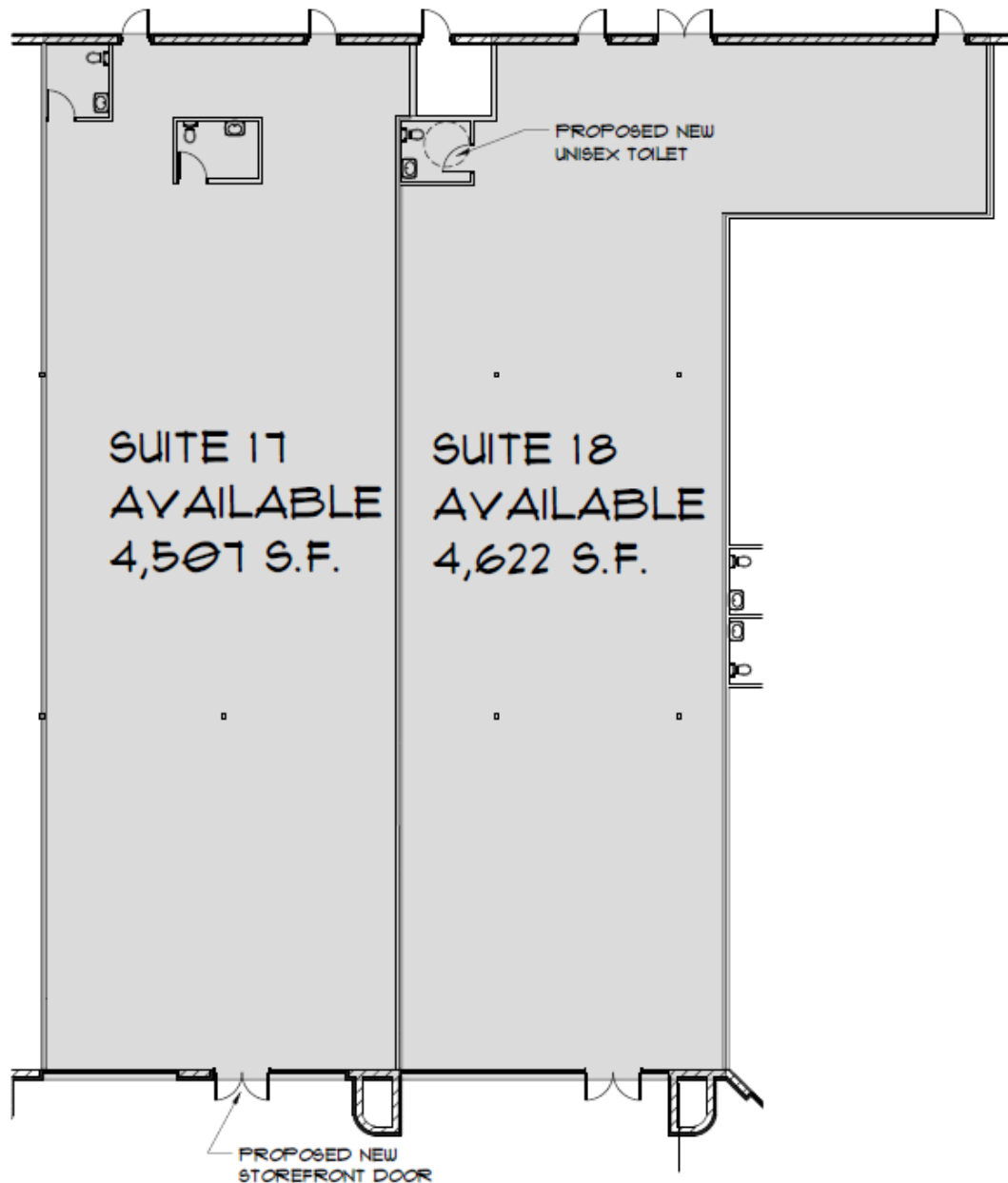
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POTENTIAL DEMISED PLAN

Cobblestone Court


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SERVICES



 [Click Here for Virtual Tour](#)

SUITE 17
4,507 sf

SUITE 18
4,622 sf

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