



THE ATRIUM—BUSINESS & WELLNESS CENTER

14500 BURNHAVEN DRIVE, BURNSVILLE, MN 55306

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

FOR LEASE | OFFICE

Property Highlights:

- ◆ Professional & Wellness Office Suites
- ◆ One (1) Suite Available
- ◆ Suite 190—approx. 1,495 SF
- ◆ Suite includes: 5 private offices, 1 conference room & reception area
- ◆ 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

SUMMARY

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Availability and Pricing

Suite #	Size (SF)	Total/SF (gross)	Total/ Month (gross)
190	1,495	\$22	\$2,741



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



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FLOOR PLAN—SUITE 190

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Bright and open office space, ready for your specific business. This suite includes 5 private offices, 1 conference room, and reception area.



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EXTERIOR SPACES

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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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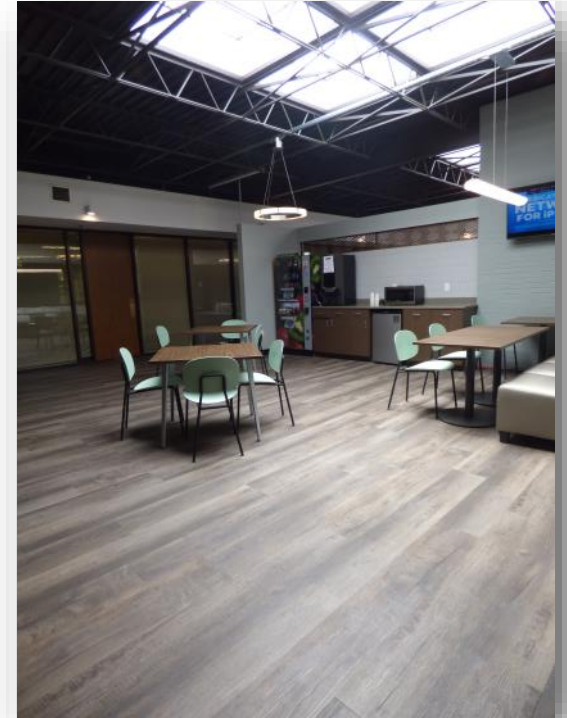


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COMMON AREAS



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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