



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 Executive Suites—Multiple Available
- ◆ Suites includes access to a conference room
- ◆ Located near restaurants and retail with easy access to 35-E/35-W
- ◆ Ample parking
- ◆ Competitive pricing—see page 2



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

Executive Suite #	Dimensions	Size (SF)	Total/Month (gross)
1 LEASED	10.5' x 8.1'	85 SF	\$430
2	13.2' x 12.1'	160 SF	\$650
3	9.5' x 11.1'	105 SF	\$480
4	11.7' x 9.7'	114 SF	\$480
5	11.8' x 9.7'	115 SF	\$530
6	15' x 11'	165 SF	\$695



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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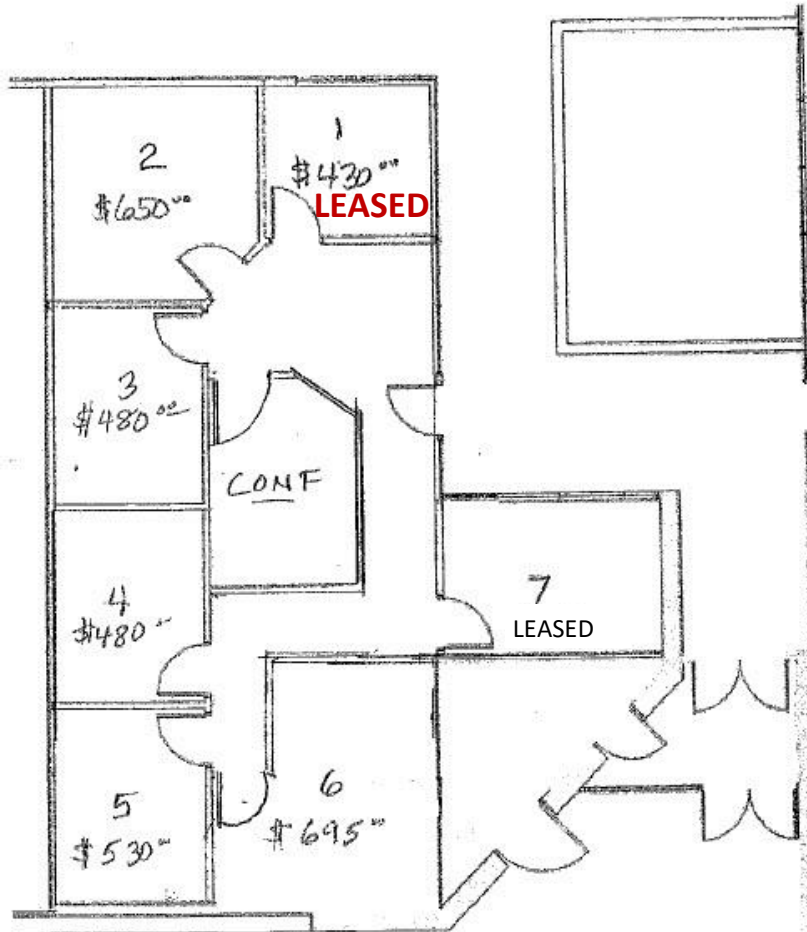


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LAYOUT

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FLOOR PLAN



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INTERIOR PHOTOS

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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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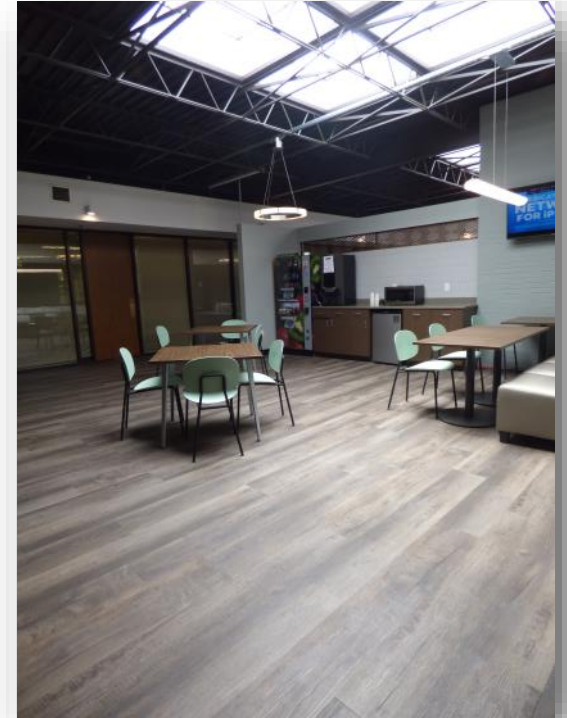


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COMMON AREAS



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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