

PROFESSIONAL OFFICE BUILDING

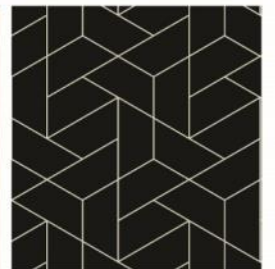
14551 JUDICIAL ROAD, BURNSVILLE, MN 55306



FOR LEASE | OFFICE / MEDICAL



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





PROFESSIONAL OFFICE BUILDING

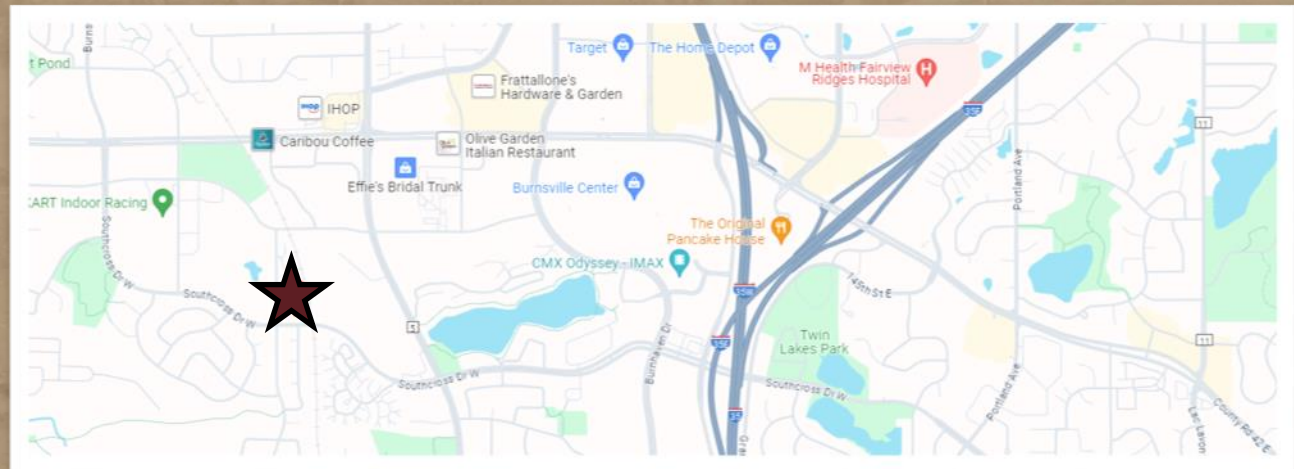
14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

FOR LEASE | OFFICE / MEDICAL

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

■ PROPERTY HIGHLIGHTS

- Gorgeous office space with high-end finishes in Burnsville
- Availability: approx. 12,109 SF (divisible to 500 SF)
- Multiple space options available
- Furniture to stay
- Great demographics
- Ample parking
- Near retail and restaurants
- Lease Rate: \$14.25/SF Net + \$6.96/SF CAM/Op. Exp.
- Video link:
<https://youtu.be/5BNexk3Wn3k>



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

PROFESSIONAL OFFICE BUILDING

14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

SUMMARY



■ TRAFFIC COUNTS:

- 5,218 vpd @ Southcross Dr W & Judicial Rd
- 14,000 vpd @ CR-5 & Southcross Dr W

Source: MN DOT

■ BUILDING:

- 18,880 SF Building
- Nicely finished building interior and office build-out
- Year Built: 1999
- Ideal Office / Medical Space
- One Story Building at Judicial Rd & Southcross Drive W
- Near dining and retail
- Ample Parking

■ DEMOGRAPHICS:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Population	8,667	71,896	162,063
Median HH Income	\$83,107	\$91,161	\$100,571
Avg HH Income	\$109,565	\$116,096	\$129,927

Source: ERSI

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

PROFESSIONAL OFFICE BUILDING

14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

INTERIOR PHOTOS



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.

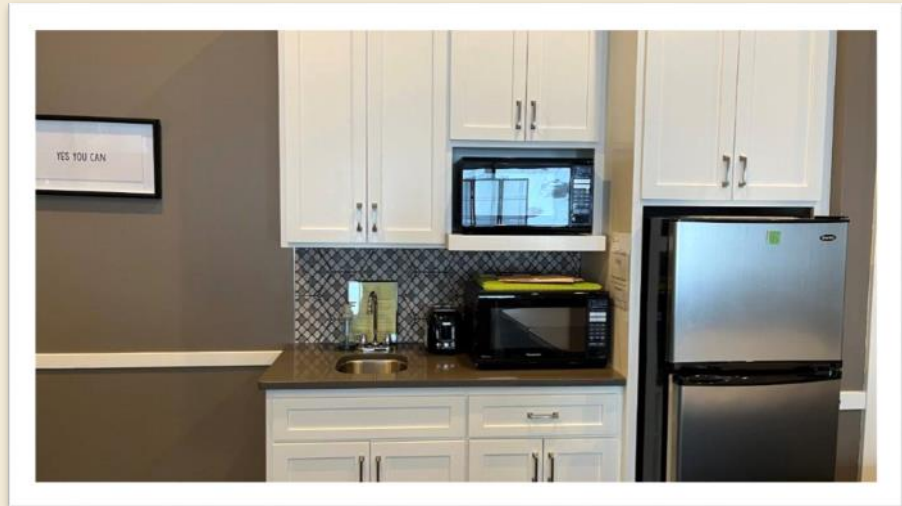
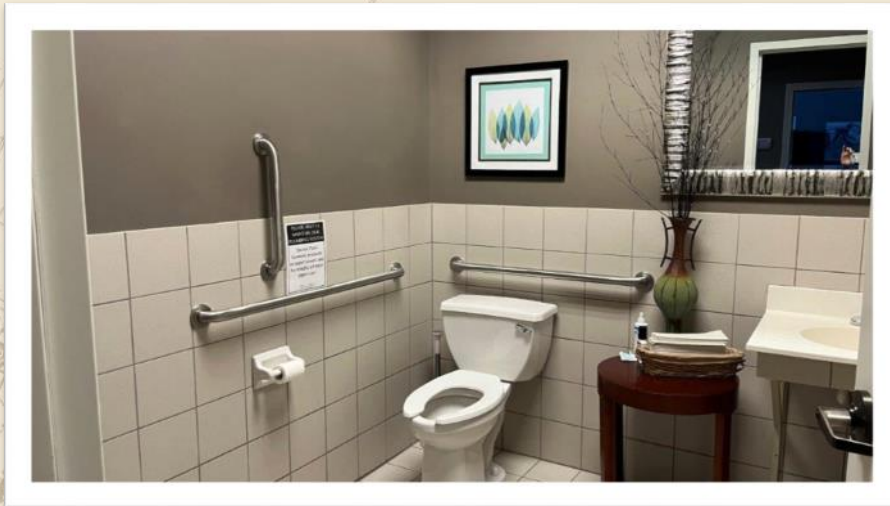


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

PROFESSIONAL OFFICE BUILDING

14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

INTERIOR PHOTOS



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

PROFESSIONAL OFFICE BUILDING

14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

EXTERIOR PHOTOS



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.

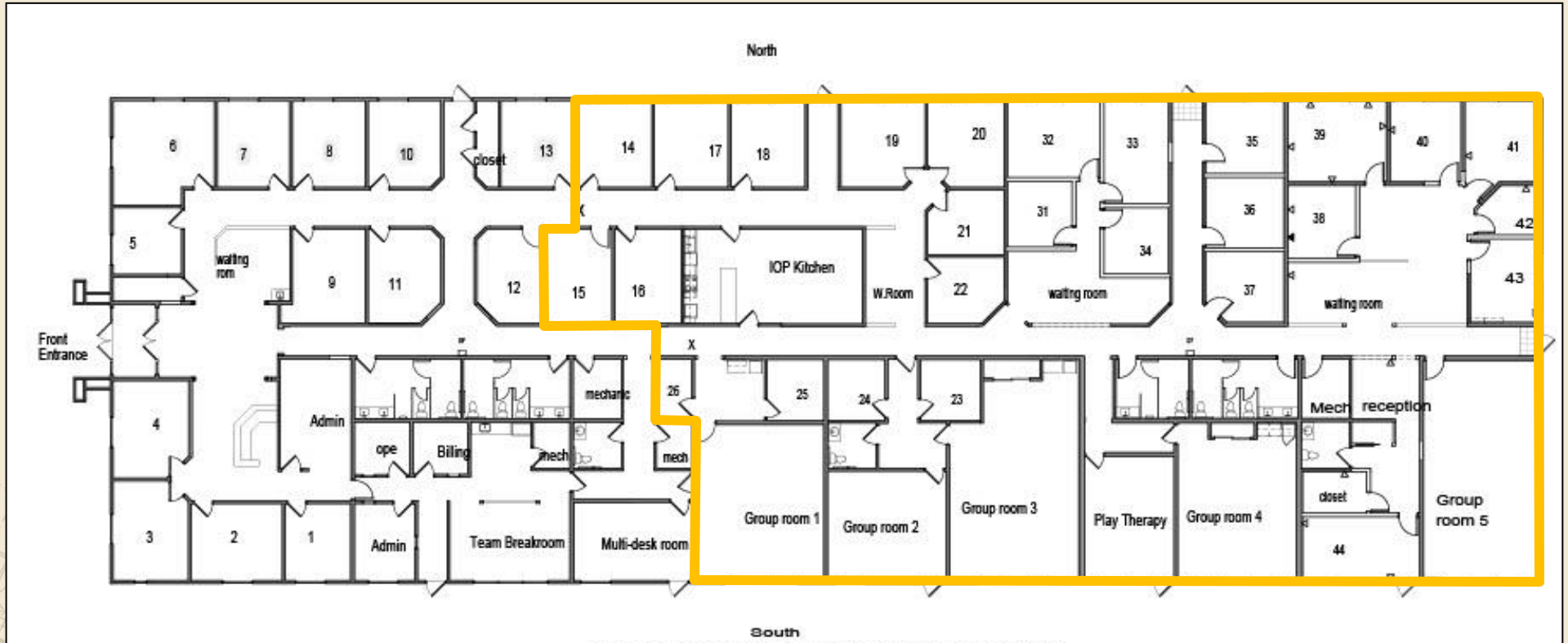


For more information,
please contact:
Bruce Rydeen
952.469.9444
brucer@cerron.com

PROFESSIONAL OFFICE BUILDING

14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

FLOOR PLAN/AVAILABILITY



AVAILABLE FOR LEASE — 12,109 SF (divisible to 500 SF)

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



PROFESSIONAL OFFICE BUILDING

14551 JUDICIAL ROAD, BURNSVILLE, MN 55306

AERIAL MAP



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

AREA BUSINESS MAP

PROFESSIONAL OFFICE BUILDING

14551 JUDICIAL ROAD, BURNSVILLE, MN 55306



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

let's get started!

Bruce Rydeen | 952.469.9444 | brucer@cerron.com

CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044



WWW.CERRON.COM