

# PROFESSIONAL OFFICE BUILDING

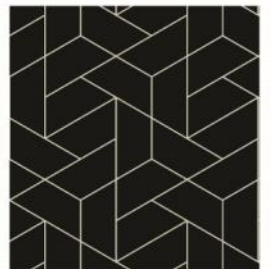
14551 JUDICIAL ROAD, BURNSVILLE, MN 55306



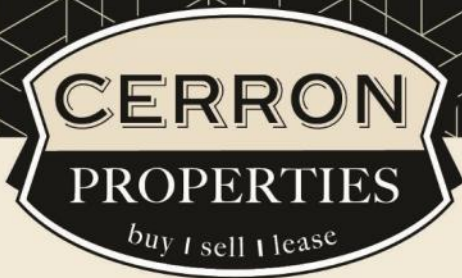
FOR LEASE | OFFICE / MEDICAL / TECH / SHOWROOM



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044  
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## ■ PROPERTY HIGHLIGHTS

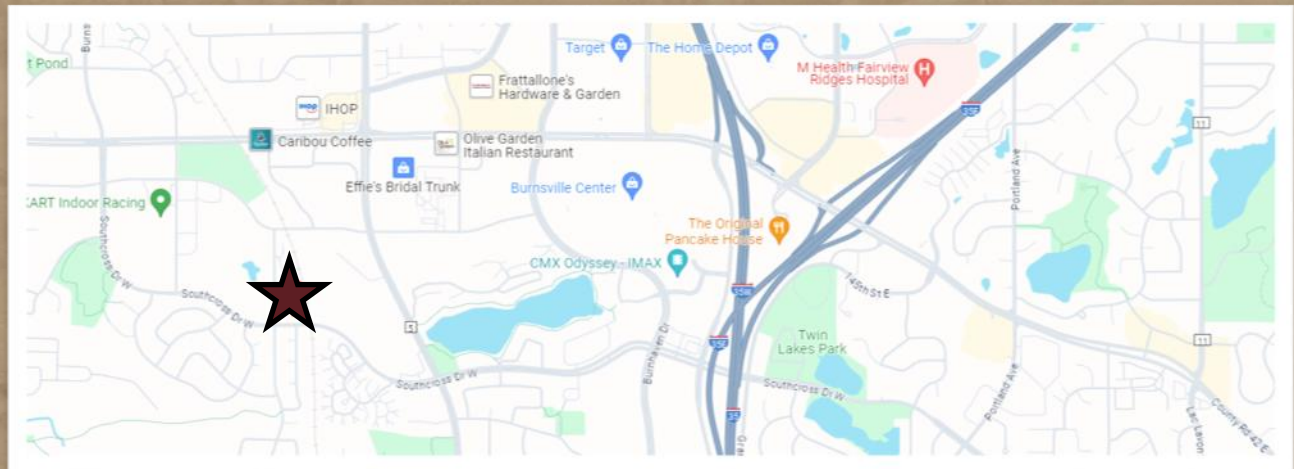
- Gorgeous office space with high-end finishes in Burnsville
- Availability: approx. 5,276 RSF (divisible to 585 RSF)
- Multiple space options available
- Furniture to stay
- Great demographics
- Ample parking
- Near retail and restaurants
- Lease Rate: \$14.25/RSF Net + \$7.40/RSF CAM/Op. Exp.
- Video link:

<https://youtu.be/5BNexk3Wn3k>

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For more information,  
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## SUMMARY

# PROFESSIONAL OFFICE BUILDING

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### ■ 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 / Tech / Showroom
- One Story Building at Judicial Rd & Southcross Drive W
- Near dining and retail
- Ample Parking

### ■ DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
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

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## INTERIOR PHOTOS

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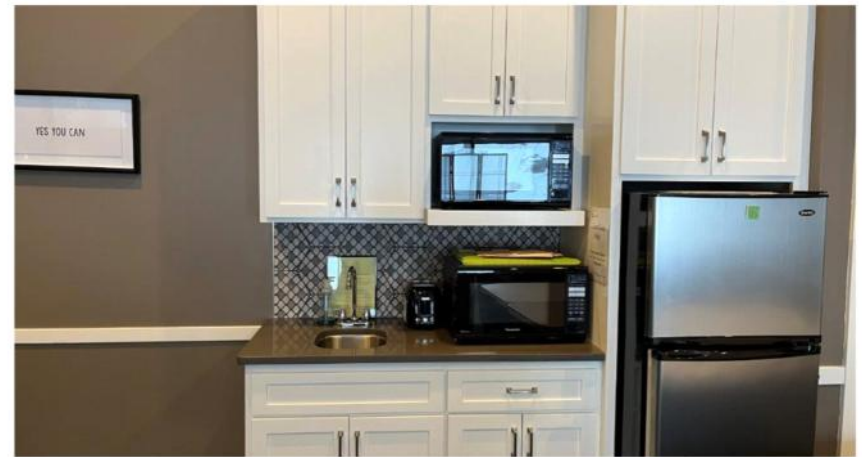
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## EXTERIOR PHOTOS



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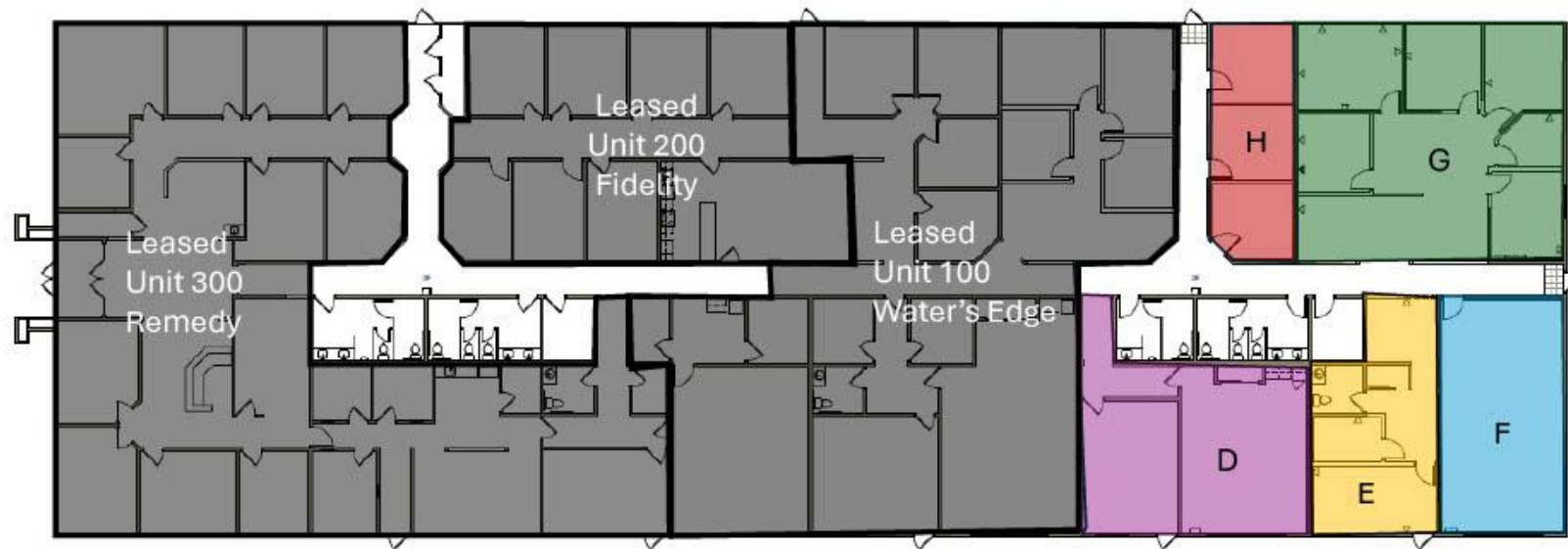
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## FLOOR PLAN/AVAILABILITY

AVAILABLE FOR LEASE — 5,276 RSF (divisible to 585 RSF)

14551 Judicial Road  
Remaining spaces separate

Area	RSF	Price/Month	CAM/Month	Total/Month
D	1194	\$ 1,417.84	\$ 736.28	\$ 2,154.13
E	781	\$ 927.16	\$ 481.47	\$ 1,408.63
F	867	\$ 1,030.02	\$ 534.89	\$ 1,564.91
G	1849	\$ 2,196.27	\$ 1,140.52	\$ 3,336.79
H	585	\$ 695.02	\$ 360.92	\$ 1,055.94



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## AERIAL MAP

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## AREA BUSINESS MAP

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*let's get started!*

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