

PROFESSIONAL OFFICE BUILDING

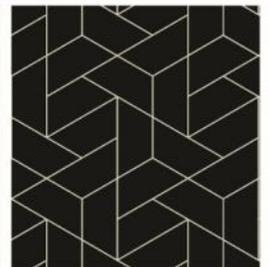
14551 JUDICIAL ROAD, BURNSVILLE, MN 55306



FOR LEASE | OFFICE / MEDICAL / TECH / SHOWROOM



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





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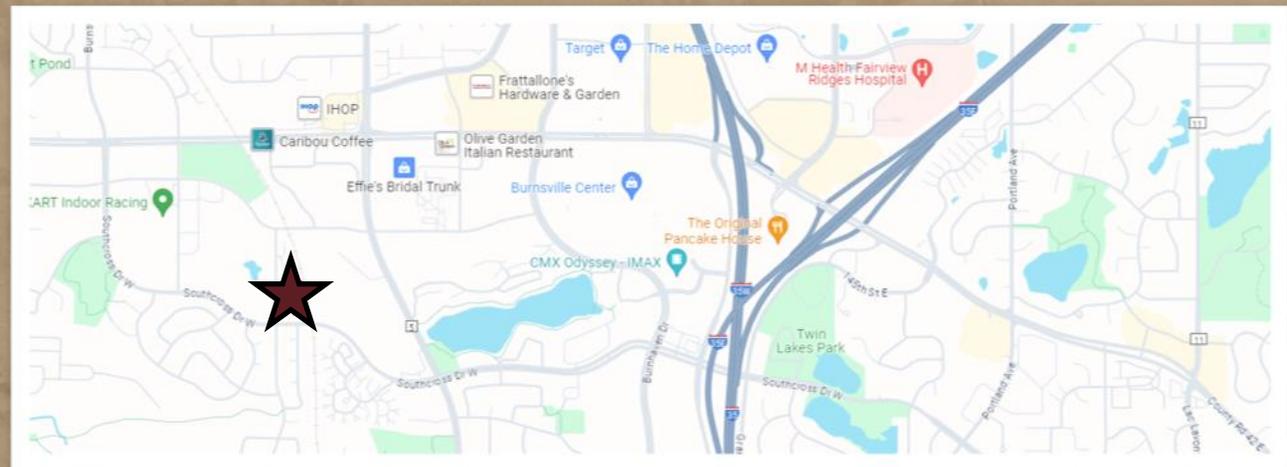
■ PROPERTY HIGHLIGHTS

- Gorgeous office space with high-end finishes in Burnsville
- Availability: approx. 4,953 RSF (divisible to 915 RSF)
- Multiple space options available
- Furniture to stay
- Great demographics
- Ample parking
- Near retail and restaurants
- Lease Rate: \$14.25/RSF Net + \$7.20/RSF CAM/Op. Exp.
- Video link:
<https://youtu.be/5BNexk3Wn3k>

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For more information,
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Rocky Ranch
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For more information,
please contact:
Bruce Rydeen
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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 / Tech / Showroom
- 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

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INTERIOR PHOTOS



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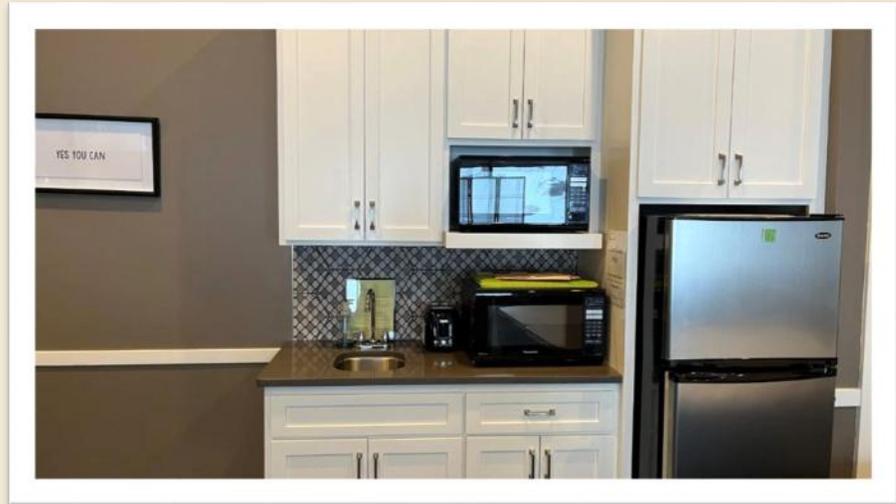


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EXTERIOR PHOTOS



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FLOOR PLAN/AVAILABILITY

AVAILABLE FOR LEASE — 4,953 RSF (divisible to 915 RSF)

14551 Judicial Road
Space Available

Unit	SF	RSF	Base	CAM	Total
B	880	1030	\$ 1,223.24	\$ 618.06	\$ 1,841.29
C	1571	1839	\$ 2,183.76	\$ 1,103.37	\$ 3,287.13
I	999	1169	\$ 1,388.65	\$ 701.64	\$ 2,090.29
J	782	915	\$ 1,087.01	\$ 549.23	\$ 1,636.24



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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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