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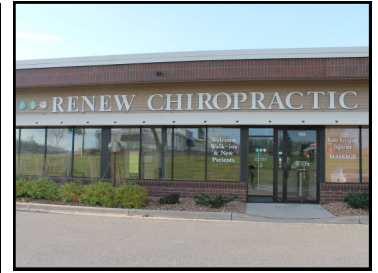


NICOLLET COURT

14321 Nicollet Court
Burnsville, MN 55306

Features:

Rate	Negotiable
Property Type	Office/Retail
Floors	1
Year Built	1984
County	Dakota
Availabilities	Suite 100 — 1,952 rsf Suite 150 — 1,972 rsf Suite 600 — 623 rsf
CAM Tax	\$7.30 p.s.f. (est. 2023) \$4.48 p.s.f. (est. 2023)
PID	02-75850-01-060
Zoning	Commercial Preferred
Parking	Surface parking lot
Other	<ul style="list-style-type: none">◆ Great Burnsville location◆ Cty Rd 42 & 35W/E Split◆ Close to Burnsville Mall, restaurants and hotels◆ Minutes to MSP Airport



About The Area:

Burnsville is a southern suburb of Minneapolis/St. Paul with an estimated population of 64,000. Burnsville is ranked 7th for the amount of retail sales and is home to several attractions such as Burnsville Shopping Center and Buck Hill Ski Area.

About The Building:

This office/retail center was constructed in 1984. It is conveniently located just off of County Road 42 between I-35E and I-35W, close to restaurants, hotels, a hospital and shopping mall.

Join existing tenants including a dental office, weight-loss center, gold & coin shop and an animal hospital.



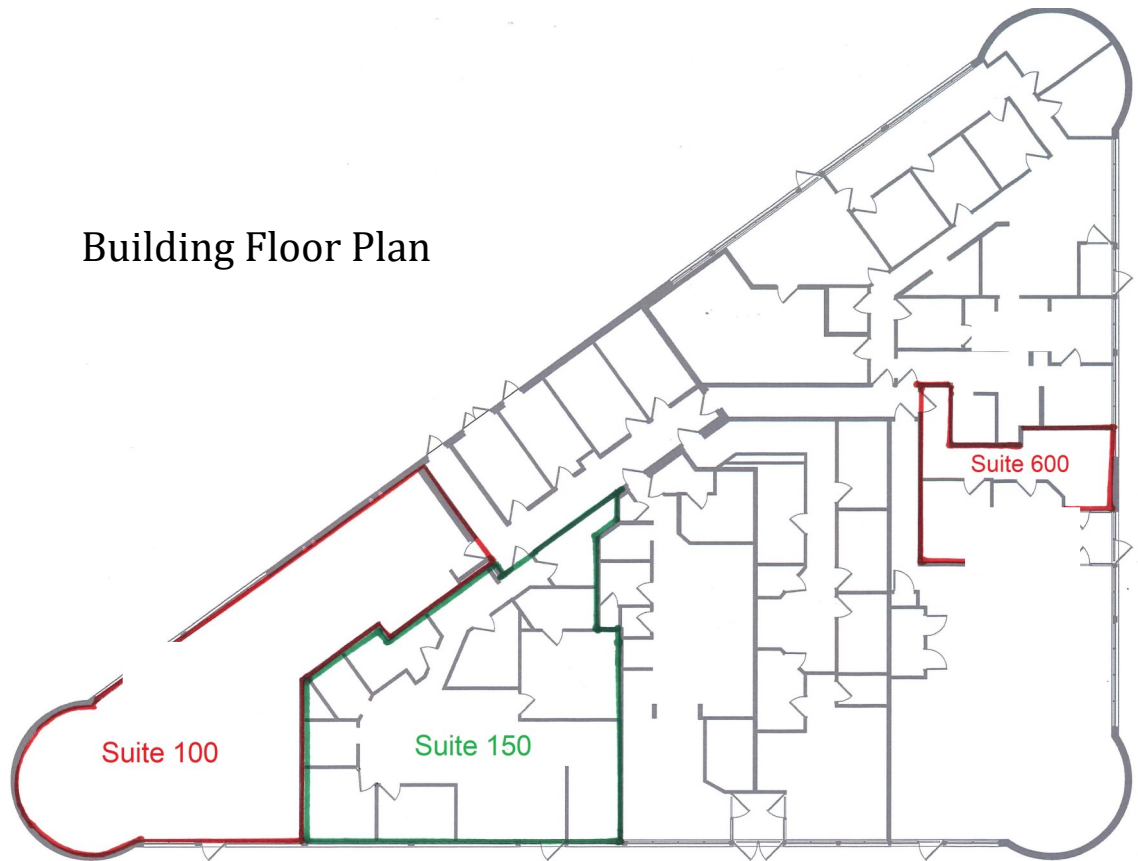
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Nicollet Court
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Building Floor Plan



Aerial View --
Looking NE

