

SOUTHCROSS OFFICE CONDO

760 Southcross Drive W., Unit 103, Burnsville, MN 55306



OFFERING SUMMARY

AVAILABLE SF:	1,524 SF
LEASE RATE:	\$22.00 SF/yr (Gross) (\$2,795 per month)
YEAR BUILT:	2006
ZONING:	B-3 General Business

PROPERTY OVERVIEW

Fully furnished, main level office condo for lease in Burnsville. The property consists of 1524 square feet of office with a reception area, 4 private offices, a conference room, a break area, a storage room, and an in-unit restroom. Conveniently located seconds off 35W and 35E and close to amenities such as the Burnsville Shopping Center, coffee shops, and restaurants.

PROPERTY HIGHLIGHTS

- Professionally finished end unit with ample natural light!
- Handicap accessible
- Built-in Reception desk
- Fully furnished with high end furniture!
- Wooded background, great views!
- Plenty of off-street parking.
- Many nearby amenities- see retailer map!
- Check out the virtual walk-through here: <https://my.matterport.com/show/?m=bkEvxjb5f5V&mls=1>

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Each Office Independently Owned and Operated kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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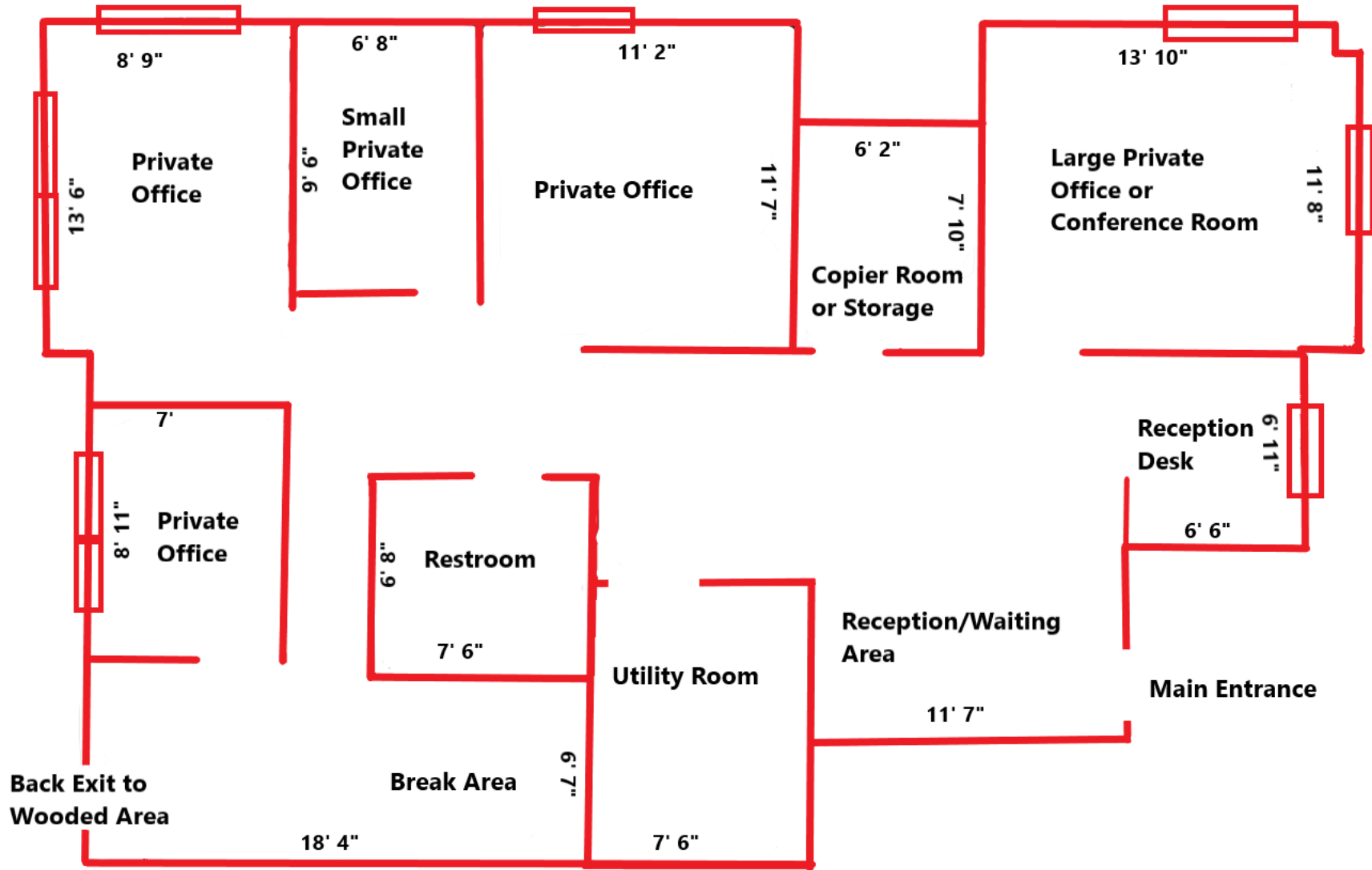
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SOUTHCROSS OFFICE CONDO FLOOR PLAN

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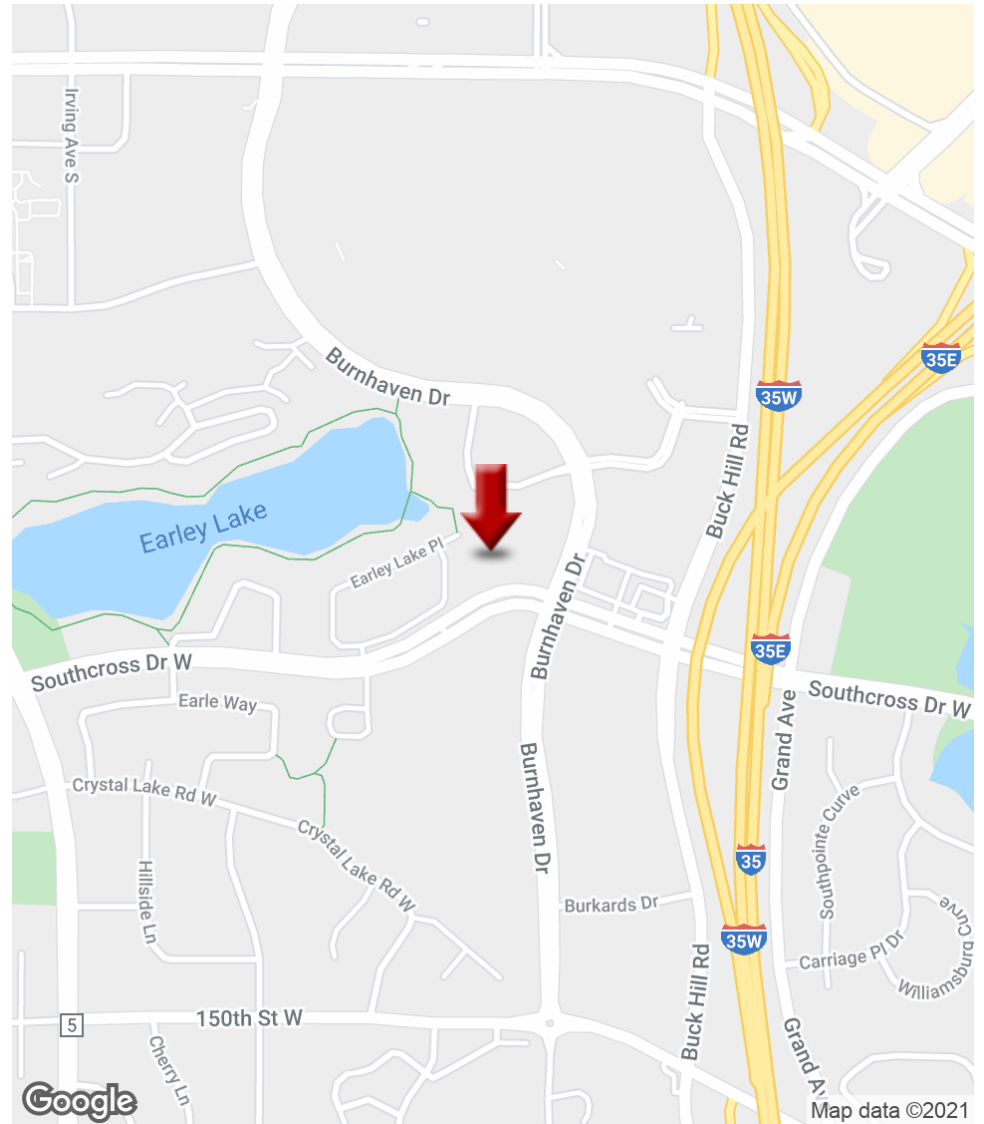
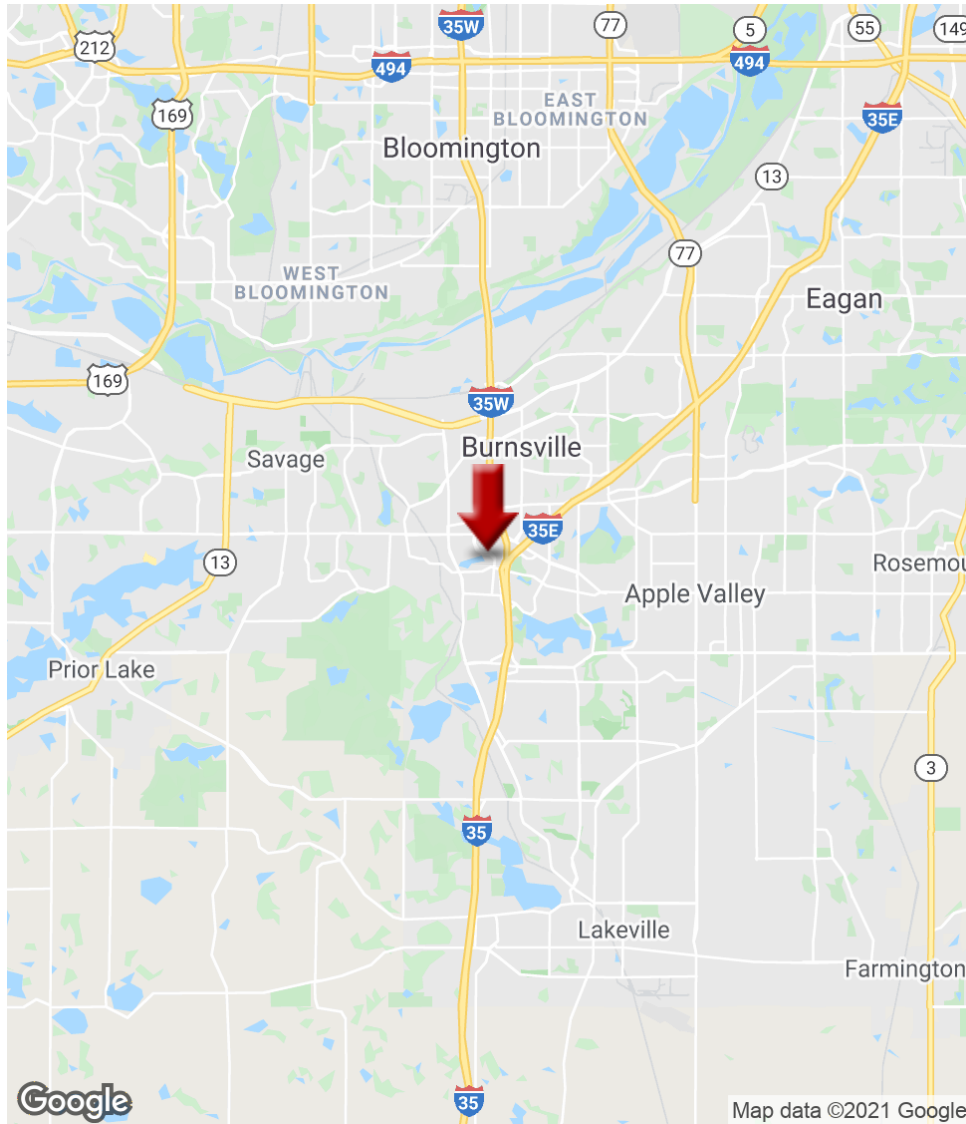
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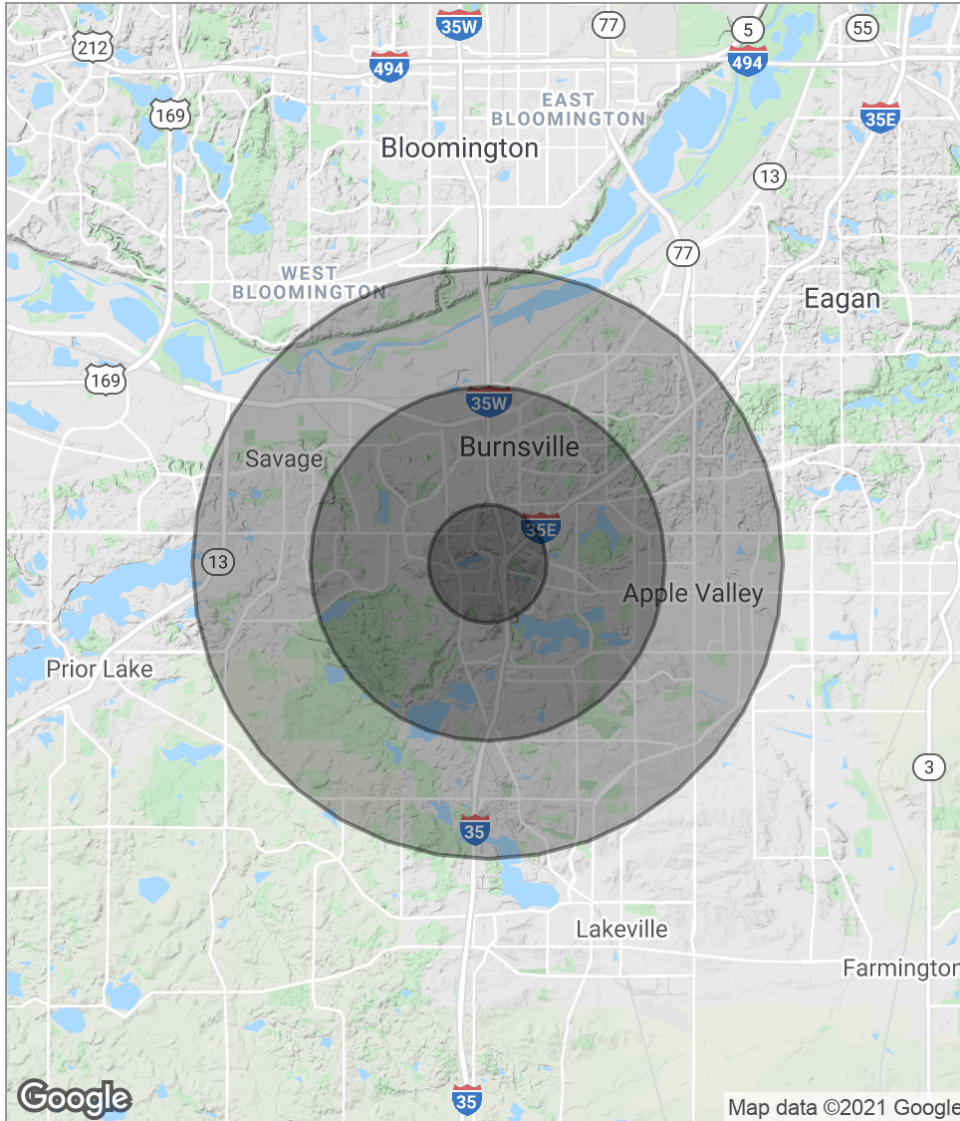
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,470	70,030	162,651
Median Age	36.8	36.4	36.0
Median Age (Male)	34.2	34.6	34.6
Median Age (Female)	39.2	38.0	37.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,152	27,741	61,311
# Of Persons Per HH	2.3	2.5	2.7
Average HH Income	\$75,357	\$83,418	\$90,944
Average House Value	\$260,230	\$260,480	\$286,758

* Demographic data derived from 2010 US Census

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