

# BURNSVILLE SHOWROOM

2200-2224 E 117th St, Burnsville, MN 55337



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	1,598 - Office
<b>LEASE RATE:</b>	\$9.50 SF/yr (Net)
<b>BUILDING SIZE:</b>	26,852 SF
<b>ZONING:</b>	B-1

## PROPERTY OVERVIEW

Office/Showroom space available for lease in Burnsville Showroom which offers tenants private entrances to each suite. Generous parking for visitors and workforce. Drive-in and Dock Doors vary by suite.

## PROPERTY HIGHLIGHTS

- Great access to Hwy 13 (24,300 VPD)
- High speed internet connected
- Close to restaurants, shopping & freeways
- 100% sprinklered
- Locally owned & managed
- CAM & R.E. Taxes: \$4.35/SF per year total (2021)

**KW COMMERCIAL**  
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## OFFICE / INDUSTRIAL FOR LEASE

# SALIENT INFORMATION

2200-2224 E 117th St, Burnsville, MN 55337



### BUILDING INFORMATION

<b>BUILDING:</b>	Burnsville Showroom
<b>BUILDING SIZE:</b>	26,852 SF
<b>FLOORS:</b>	One
<b>ZONING:</b>	B-1 Office/Business
<b>YEAR BUILT:</b>	1985
<b>AVAILABLE SPACE:</b>	<b>Suite 2206:</b> 1,598 SF TOTAL - Office Space
<b>CEILING HEIGHT:</b>	12'
<b>LEASE RATE:</b>	\$4.50 - \$9.00/SF/Yr (Net)
<b>CAM &amp; R.E. TAX RATE:</b>	\$4.35 SF/Yr Total (2021)

### BUILDING FEATURES

<b>CROSS STREETS:</b>	E 117th Street & Highway 13
<b>NEARBY FREEWAYS:</b>	Hwy 13, I-35W, I-35E, and Hwy 77 (Cedar Avenue)
<b>PARKING LOT:</b>	108 Spaces
<b>ACCESSIBILITY:</b>	Lot accessible from E 117th Street
<b>BUILDING AMENITIES:</b>	High-speed internet connected Locally owned & managed as part of 400,000 SF portfolio
<b>LOCATION AMENITIES:</b>	Convenient freeway access Close to restaurants, shopping & freeways

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### AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 2206	1,598 SF	Net	\$9.50 SF/yr	Office   Available w/Notice

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