

Burnsville Service Center

7,911 SF medical office/flex for lease

150-172 Cobblestone Lane
Burnsville, MN 55337

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WELLINGTON
MANAGEMENT



CONVENIENTLY LOCATED OFFICE/FLEX SPACE IN THE SOUTH METRO.

Burnsville Service Center is a single-level office/showroom property situated approximately a half-mile west of Fairview Ridges Hospital. Purchased by Wellington in 1994, the classic brick building also caters to medical office users in need of retail-quality exposure. An extensive signage band, generous surface parking, a rear drive-in door area, and exceptional access to 35W and County Road 42 make Burnsville Service Center an excellent choice for smaller, customer-oriented businesses.

Space Available

Owner, Manager, Leasing
37,000 SF total; 7,911 SF available
161 surface stalls, 4.4 : 1,000 SF
Single-story office/flex building

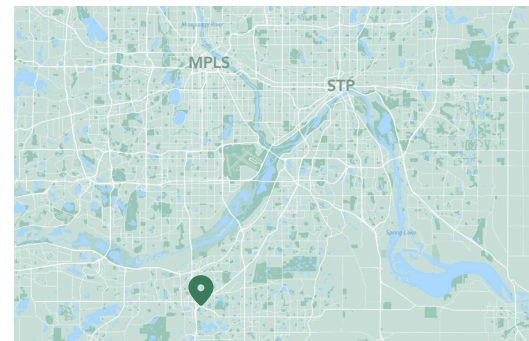
14' clear height

Built in 1986

South Metro

HIGHLIGHTS

- Building signage opportunity
- Conveniently located off 35W (82,047 VPD) & County Road 42 (51,000 VPD) & 35E (51,941 VPD)
- Perfect for general office, showroom or medical office users
- Generous surface parking and employee parking behind the building
- Within 5 minutes of Burnsville Center (1-million SF shopping center) and Burnsville Heart of the City



Available Suites



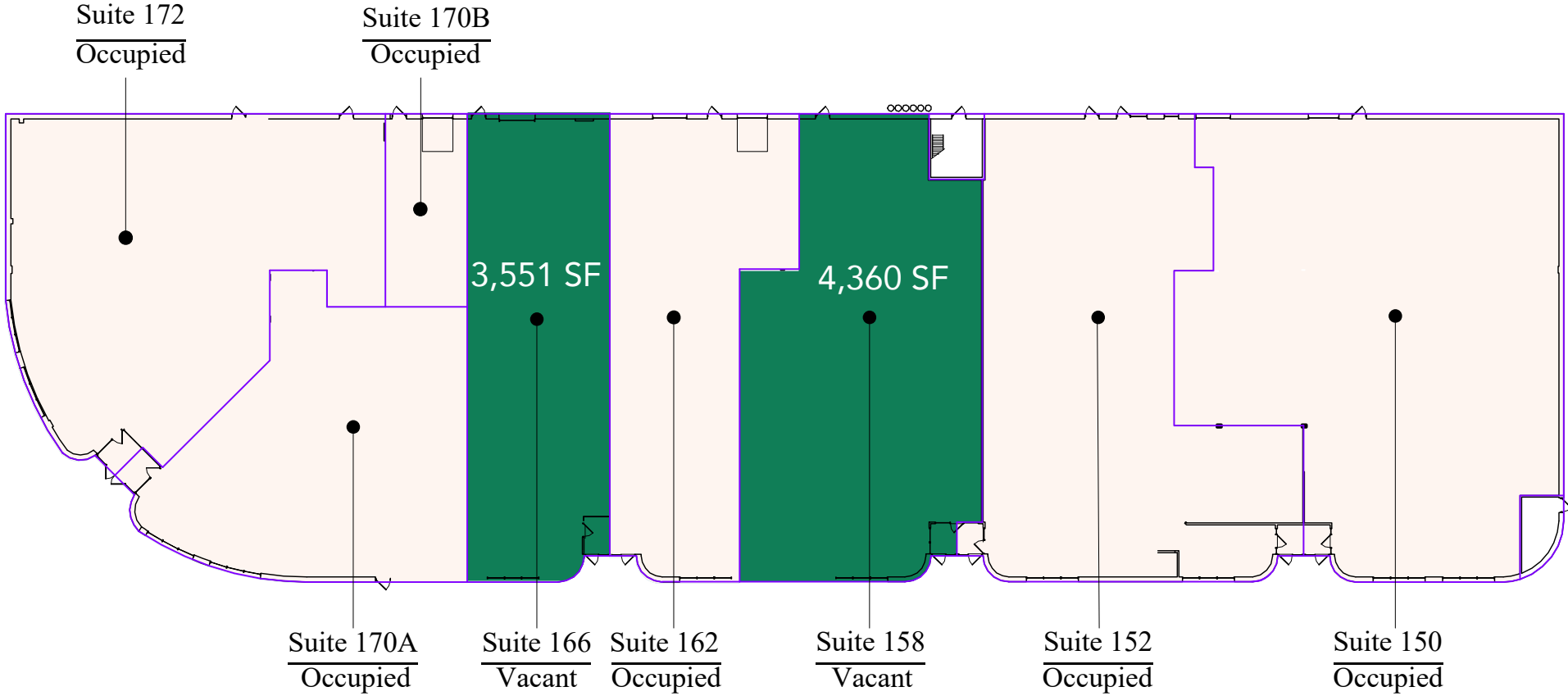
Suite 158 - 4,360 SF **3D Tour** 



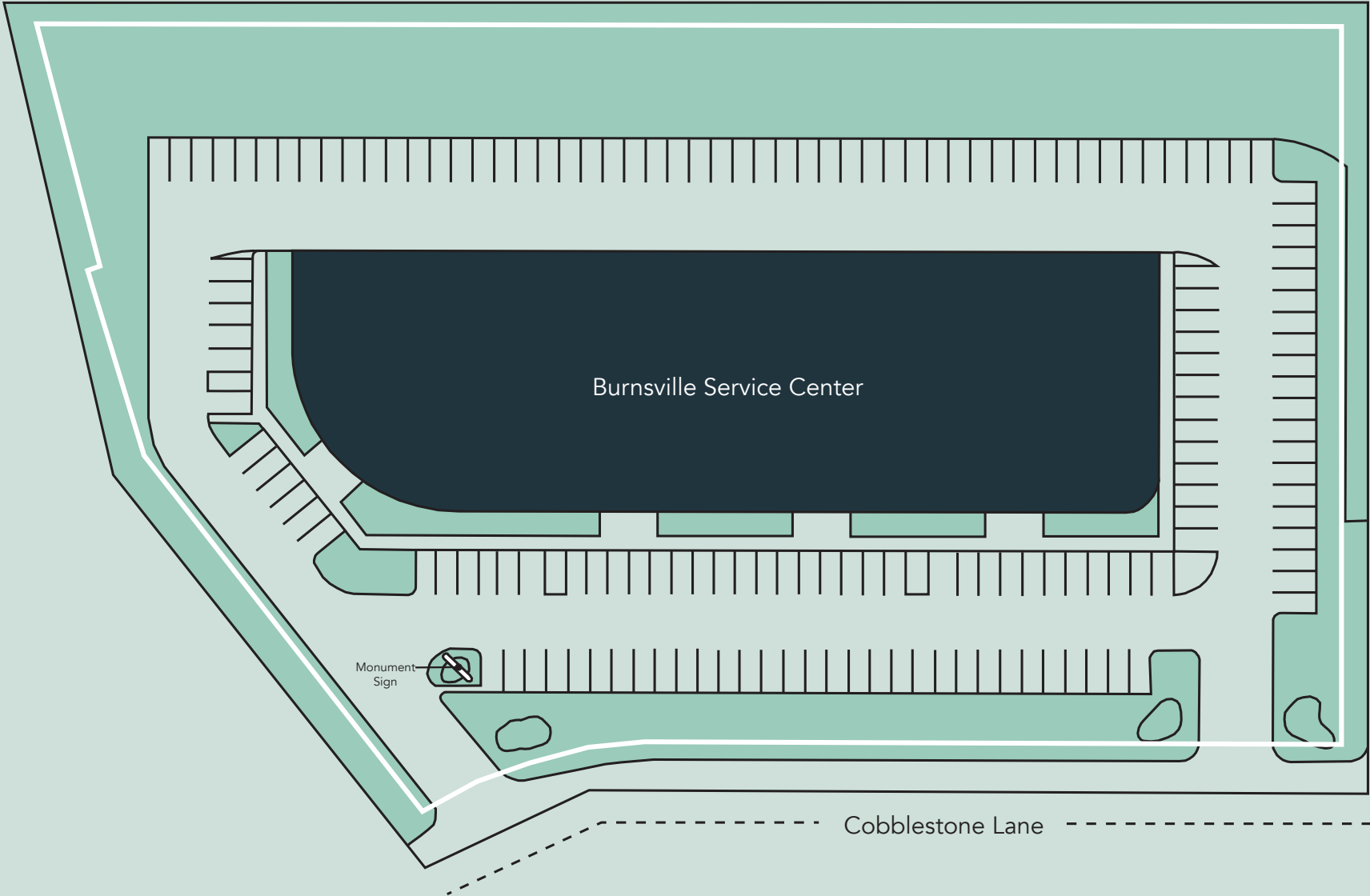
Suite 166 - 3,551 SF **3D Tour** 

Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



Site Plan

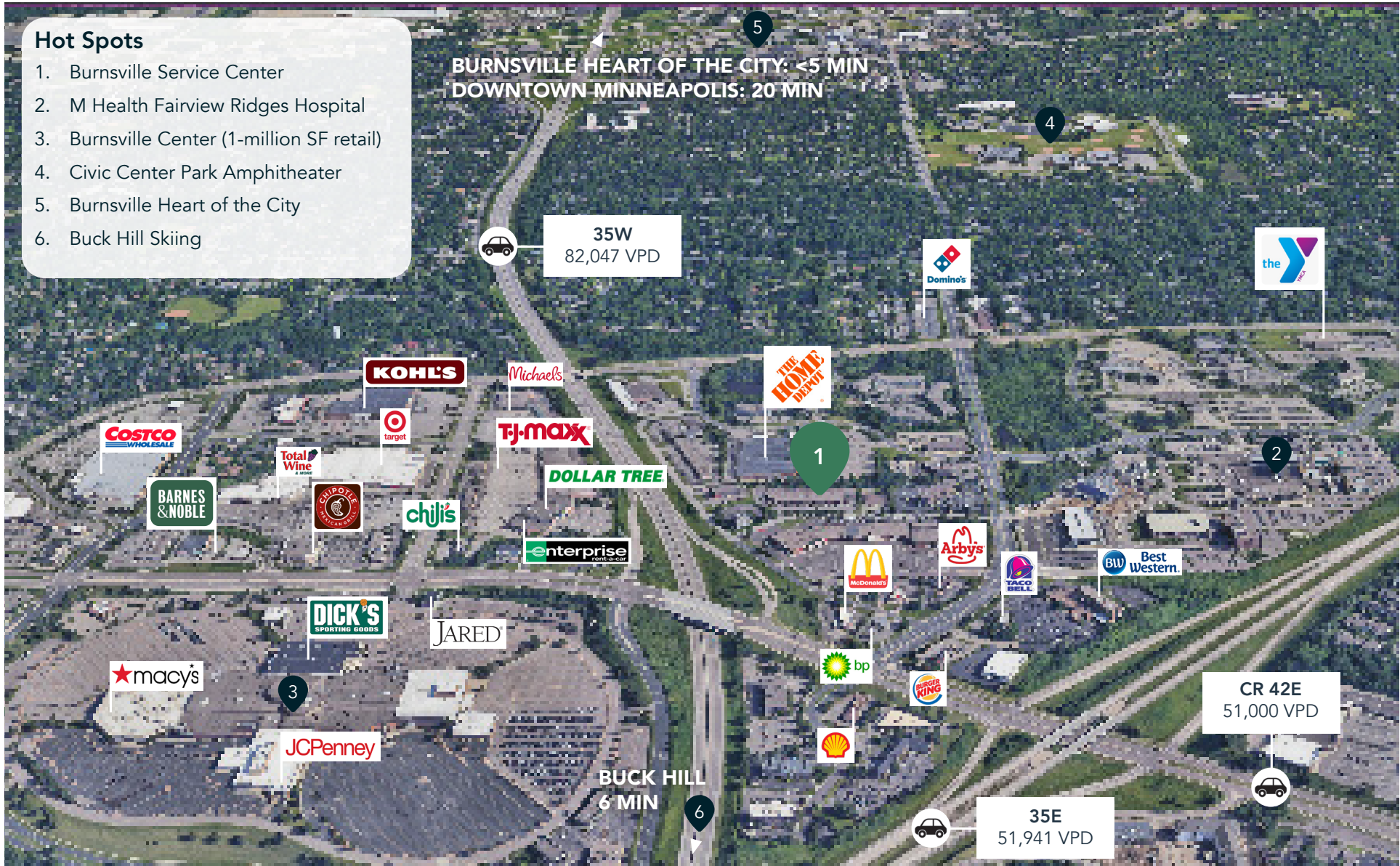


The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	10,068	79,563	189,363
HOUSEHOLDS	4,089	30,744	71,596
AVG. INCOME	\$104,833	\$126,336	\$140,497



- Hot Spots**
1. Burnsville Service Center
 2. M Health Fairview Ridges Hospital
 3. Burnsville Center (1-million SF retail)
 4. Civic Center Park Amphitheater
 5. Burnsville Heart of the City
 6. Buck Hill Skiing



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PROPERTY MANAGER
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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