

# Burnsville Service Center

**Medical office/flex for lease**

150-172 Cobblestone Lane  
Burnsville, MN 55337

Kori DeJong  
651-999-5540  
kdejong@wellingtonmgt.com



**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.

## 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

### Space Available

Owner, Manager, Leasing

37,000 SF total; 13,457 SF available

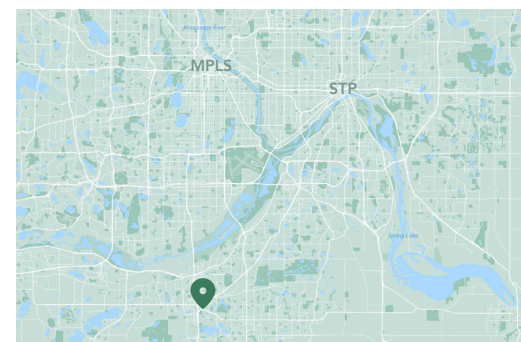
161 surface stalls, 4.4 : 1,000 SF

Single-story office/flex building

14' clear height

Built in 1986

South Metro





# Available Suites



**Suite 158 - 4,360 SF**

**3D Tour**



**Suite 166 - 3,551 SF**

**3D Tour**

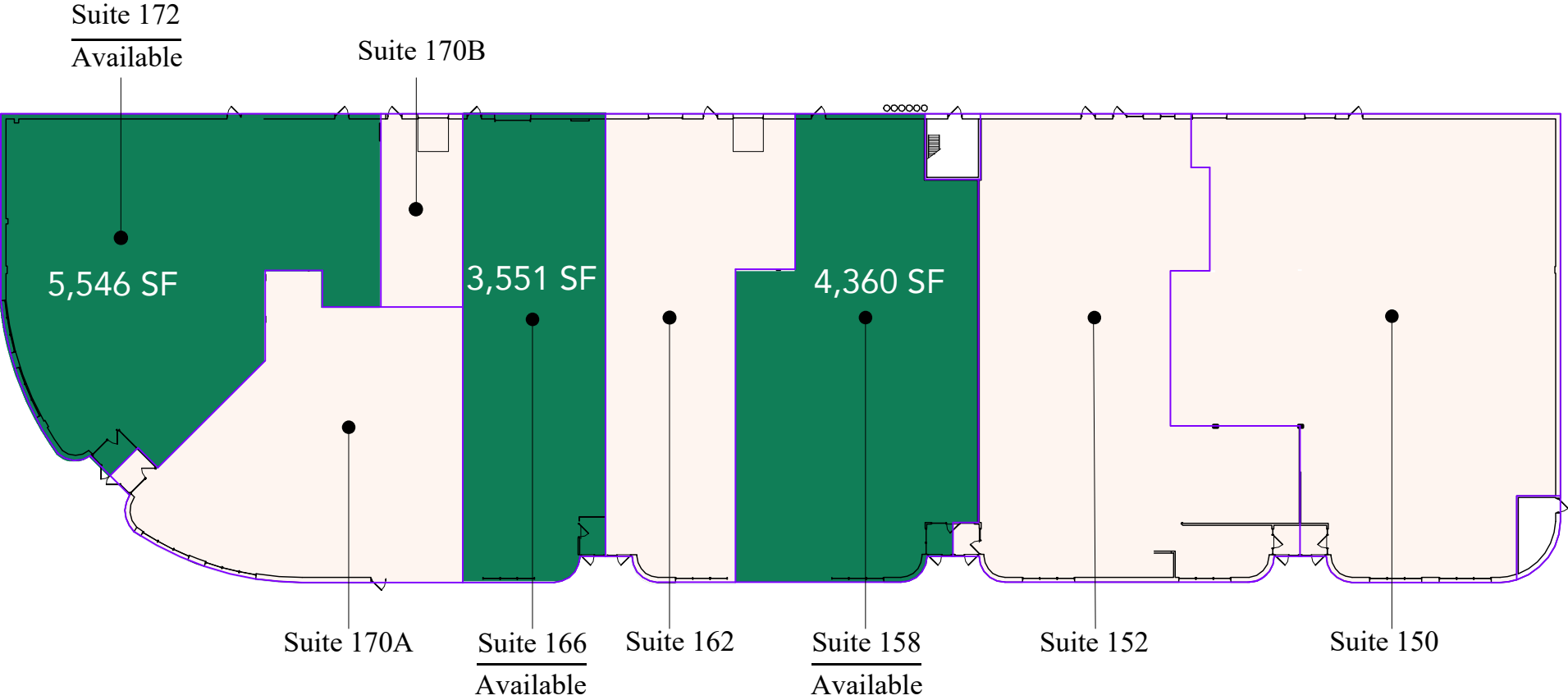


**Suite 172 - 5,546 SF**

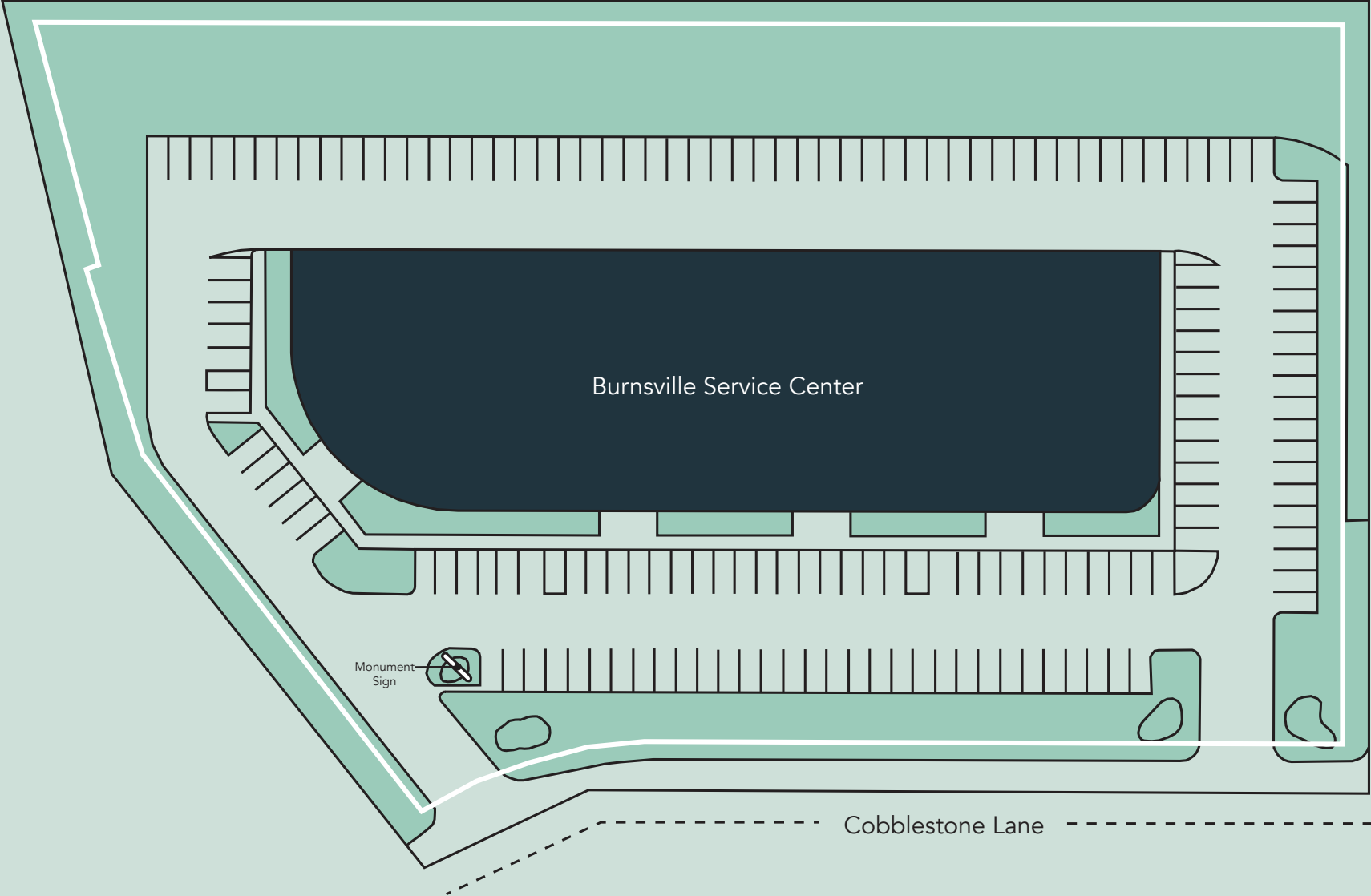
*Available 10/1/25*

# Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



# Site Plan





# The Neighborhood





# Burnsville Service Center

150-172 Cobblestone Lane  
Burnsville, MN 55337



PROPERTY MANAGER  
LEASING AGENT

Kori DeJong

651-999-5540  
[kdejong@wellingtonmgt.com](mailto:kdejong@wellingtonmgt.com)



**WELLINGTON**  
MANAGEMENT

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.

Main (651) 292-9844  
Fax (651) 292-0072  
[wellingtonmgt.com](http://wellingtonmgt.com)

Wellington Management © 2022 All rights reserved.