WELLINGTON
MANAGEMENT

Burnsville Service Center

Medical office/flex for lease

150-172 Cobblestone Lane
Burnsville, MN 55337

Greg Croucher
651-999-5515
gcroucher@wellingtonmgt.com

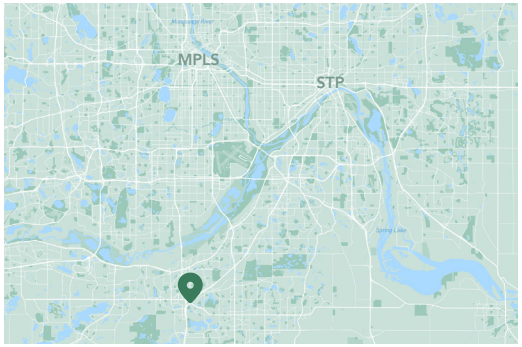




CONVENIENTLY LOCATED OFFICE/FLEX SPACE IN THE SOUTH METRO.

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; 17,476 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 I-35W, County Road 42, and I-35E
- 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**



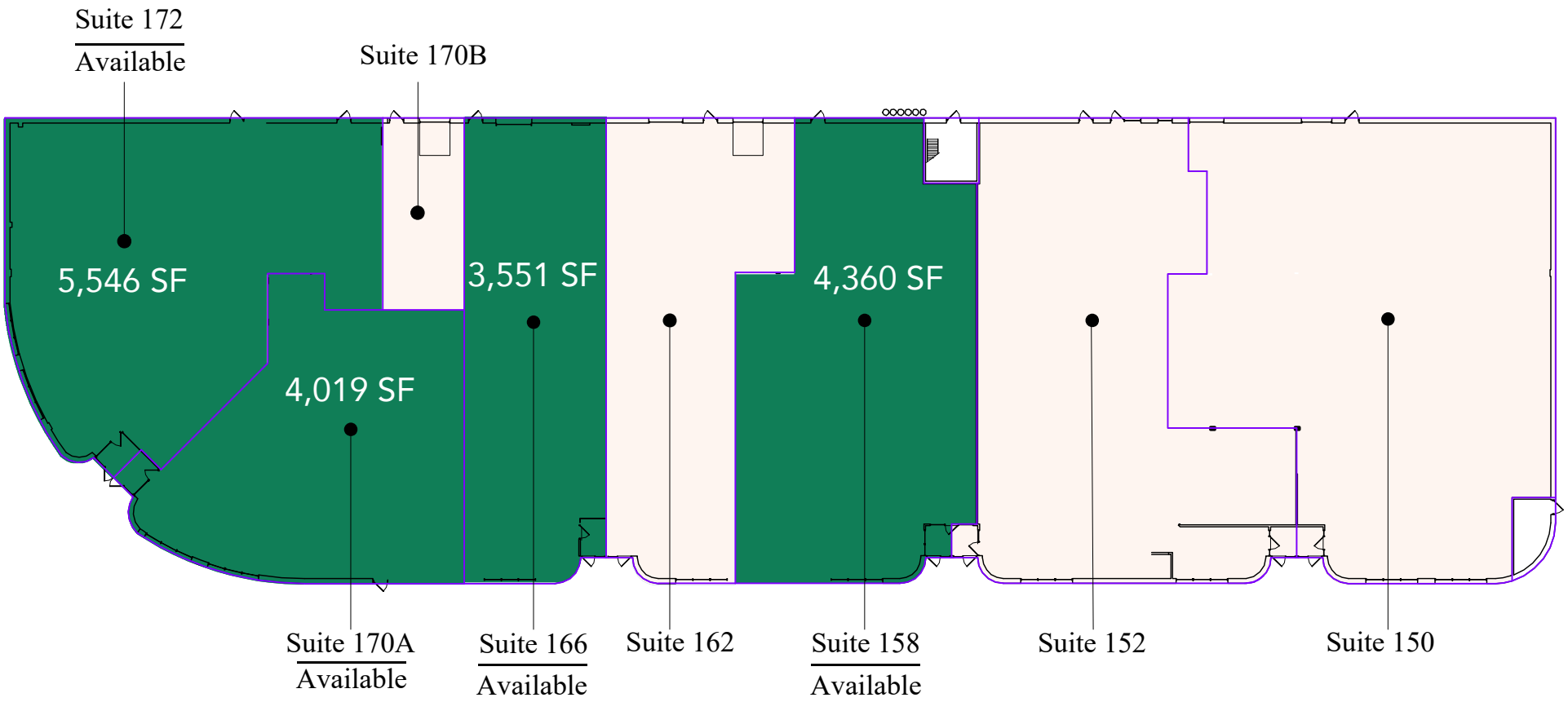
Suite 170A - 4,019 SF **3D Tour**



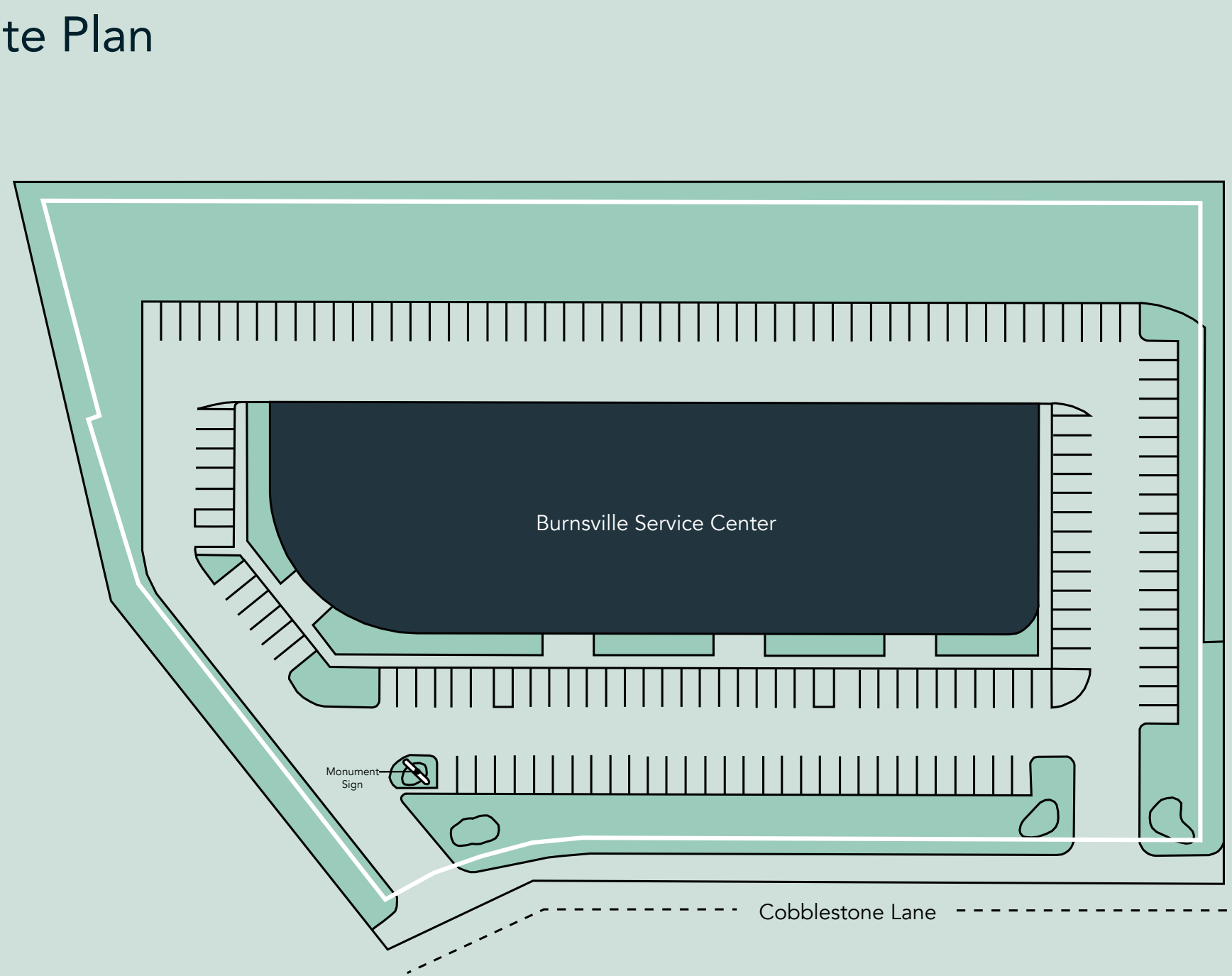
Suite 172 - 5,546 SF **3D Tour**

Floor Plan

Building Common Areas
Available Space
Occupied Space



Site Plan


N
Burnsville Service Center
Monument Sign
Cobblestone Lane

Neighborhood Context

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	11,019	77,774	188,723
HOUSEHOLDS	4,521	30,490	72,308
AVG. INCOME	$95,079	$115,197	$126,380

Hot Spots

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



Burnsville Service Center

150-172 Cobblestone Lane
Burnsville, MN 55337

Join a successful retail area!

* Nearby TJMaxx ranked #1 in MN
* Nearby Five Below ranked #1 in MN
* Nearby Costco ranked #4 in MN
* Nearby Taco Bell in 80th percentile in MN, Burger King in 91st percentile in MN

Medical service utilization in Burnsville supports a robust market for healthcare-focused commercial properties:

- M Health Fairview Ridges Hospital
- Burnsville Medical Building
- Park Nicollet Clinic

*Per CenterCheck data



PROPERTY MANAGER
LEASING AGENT

Greg Croucher

651-999-5515
gcroucher@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

Wellington Management © 2022 All rights reserved.