Burnsville Medical Center

14000 Nicollet Blvd West, Burnsville



WELLINGTON MANAGEMENT + Transwestern





Prime-positioned medical office, tailored for success.

Transwestern and Wellington Management, Inc. present Burnsville Medical Center, a medical office conveniently located near Interstates 35E and 35W. Just two blocks from Fairview Ridges Hospital, the four-level property is home to complementary specialty tenants, has been professionally managed by Wellington since 2007, and provides a well-maintained, strategically positioned setting for medical practices.

Net Rental Rates: Negotiable

CAM & TAX (2026): $20.64 PSF ($13.10 CAM & $7.54 Tax)

Building Size: 48,000 SF

Available Area: 36,037 SF

Parking: Ramp & Surface Parking, 4.4: 1,000 SF

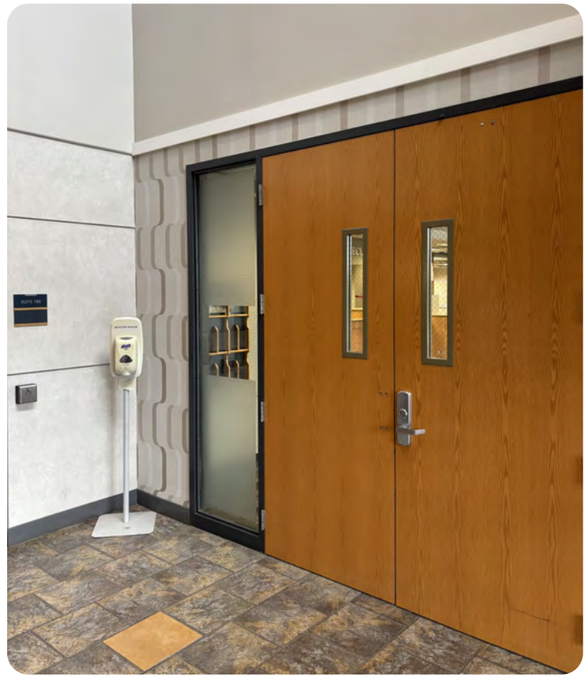
Year Built: 1997

Clear Heights: 9-12’

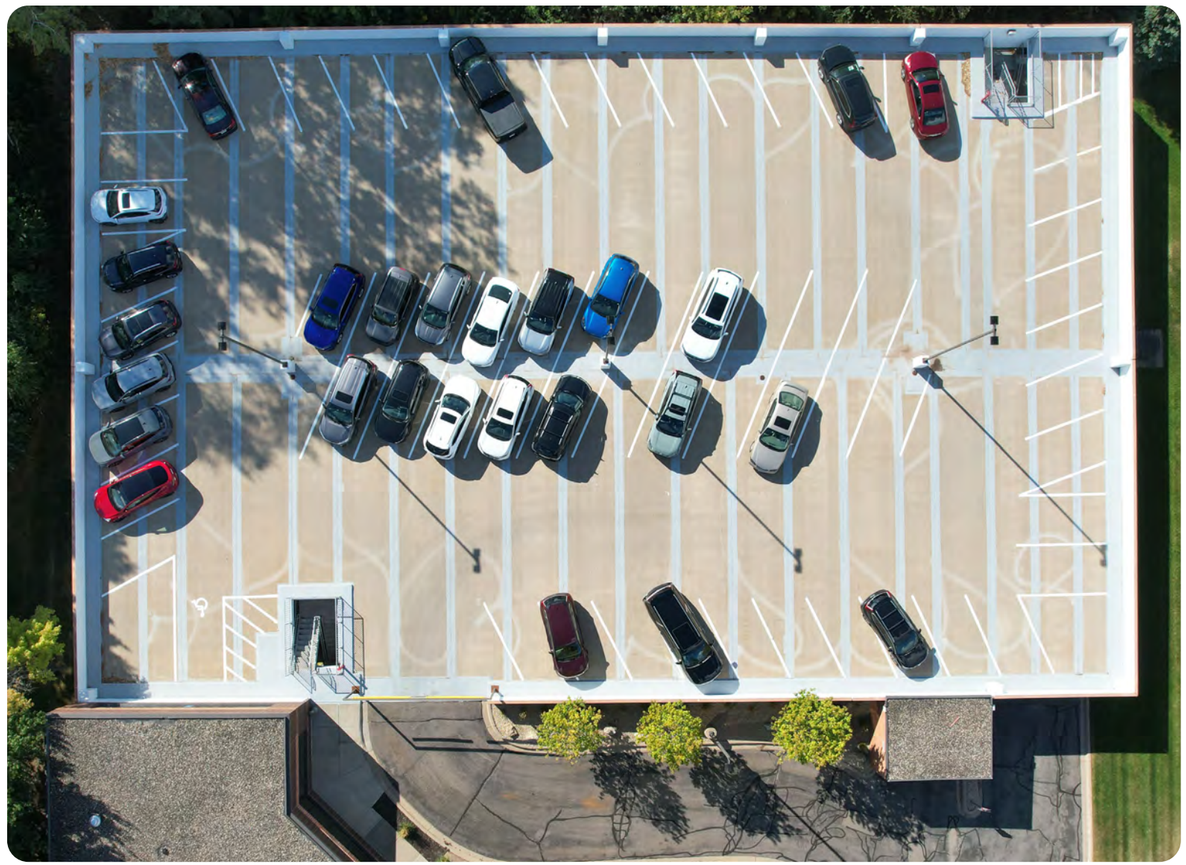
Highlights

- Attached two-level parking ramp with secured building access
- Monument signage with potential for building signage
- Two blocks from Fairview Ridges Hospital
- Withing 5 minutes of Burnsville Center and Burnsville Heart of the City
- Convenient access to interstates 35E and 35W
- Lower level includes windows, storage, vending, and break rooms
- Designated drop-off area for patient and visitors
- Ribbon windows providing abundant natural light
- On-site break rooms for tenant convenience









Burnsville Demographics

Key Facts:

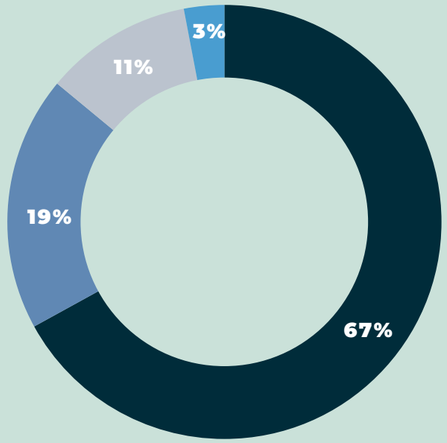
63,925
POPULATION

2,705
TOTAL BUSINESSES

34,942
TOTAL EMPLOYEES

$88,137
MEDIAN HOUSEHOLD INCOME

Payer Mix:



Healthcare Expenditures:

$4,537
ANNUAL HEALTH INSURANCE

$2,521
MEDICAL CARE

Medicare: Population 65+

4,076
DIRECT PURCHASE & MEDICARE

2,438
MEDICARE ONLY

1,190
EMPLOYER & MEDICARE

185
MEDICARE & MEDICAID

Commercial Player	% of Pop. Covered	# of Pop. Covered
Blue Cross & Blue Shield of MN	19.5%	12,738
HealthPartners, Inc.	16.7%	10,889
UnitedHealth Group, Inc.	10.0%	6,529
Medica	8.6%	5,612
Elevance Health, Inc.	3.3%	2,127
Cigna Group	3.0%	1,974
Health Care Service Corporation	1.9%	1,218
CVS Health	1.8%	1,166
UCare	1.0%	620
Highmark, Inc.	0.3%	182
Blue Cross & Blue Shield of MA	0.2%	121
Premera Blue Cross	0.2%	100

Outpatient Demand Assessment

This gap analysis looks at localized rates of consumption/demand and then measures that against the level of staffing present in the market.

SPECIALTY	DEMAND	SUPPLY	GAP	10 YR GROWTH
Psychiatry	27.9	3.8	24.1	33.9
Primary Care	20.3	13.5	6.9	23.1
Therapy/Rehab	32.9	26.2	6.7	41.0
Pediatrics	2.8	0.6	2.1	3.2
Cardiology	2.6	0.8	1.8	3.2
General Surgery	3.9	2.3	1.7	4.3
Oncology	2.3	0.8	1.5	2.6
Radiology	1.8	0.3	1.4	1.8
Hospitalist	1.1	0.5	0.7	1.4
Neurology	1.1	0.3	0.7	1.3
Nephrology	0.9	0.3	0.6	1.0
Vascular Surgery	0.5	0.0	0.5	0.5
Urology	0.8	0.2	0.5	0.9
Pathology	0.5	0.1	0.4	0.6
Dermatology	0.8	0.7	0.3	0.9

*Based on current demand for FTEs in the market, Primary Care, Orthopedics, and Oncology are at the top of the list for FTE expansion opportunities.

This page contains data provided by Pivotal Data Sources – Aggregation of multiple data sources to capture best in class intel on population, physician need, and claims activity in the market including Claims data: Lexis Nexis (Data timeline – July 2021 through June 2022) and Market Demand Source: Advisory Board Growth Forecasts (Base year 2022).

Local Hospitals & Medical Centers



Map Key

1. Synergy Home Care
2. Accent Care
3. Minnesota Behavioral Health
4. TRIA Rehabilitation & Physical Therapy
5. Havenwood of Burnsville
6. Twin Cities Pain Clinic
7. M Health Fairview Ridges Hospital
8. M Health Fairview Clinic & Specialty
9. TRIA Orthopedic Urgent Care
10. iSpine Clinics
11. Health Partners Burnsville Clinic & Specialty Center
12. Burnsville Medical Center
13. Twin Cities Spine Center
14. Triple N Home Health Care
15. Concierge Medicine of Minnesota
16. Minnesota Women's Care
17. M Health Fairview Apple Valley
18. Allina Health Apple Valley Clinic

Retail Map


ALDI
HOBBY LOBBY
STARBUCKS COFFEE
FIVE GUYS BURGERS and FRIES
Chick-fil-A
Total Wine & MORE
ULTA BEAUTY
CHIPOTLE MEXICAN GRILL
slumberland FURNITURE
BARNES&NOBLE
PAPA MURPHY'S
T.J.maxx
petco
DSW DESIGNER SHOE WAREHOUSE
Michaels
DOLLAR TREE
LEEANN CHIN
BURNSVILLE MEDICAL CENTER
M Health Fairview Ridges Hospital
COSTCO WHOLESALE
THE HOME DEPOT
TACO BELL
Arby's
BURGER KING
Raising Cane's Chicken Fingers
Olive Garden ITALIAN KITCHEN
planet fitness
at home
Burnsville Center
Hampton by Hilton
The Original Pancake House
35W


BEST BUY


BURNSVILLE
CENTER
Applebee's


COSTCO
WHOLESALE



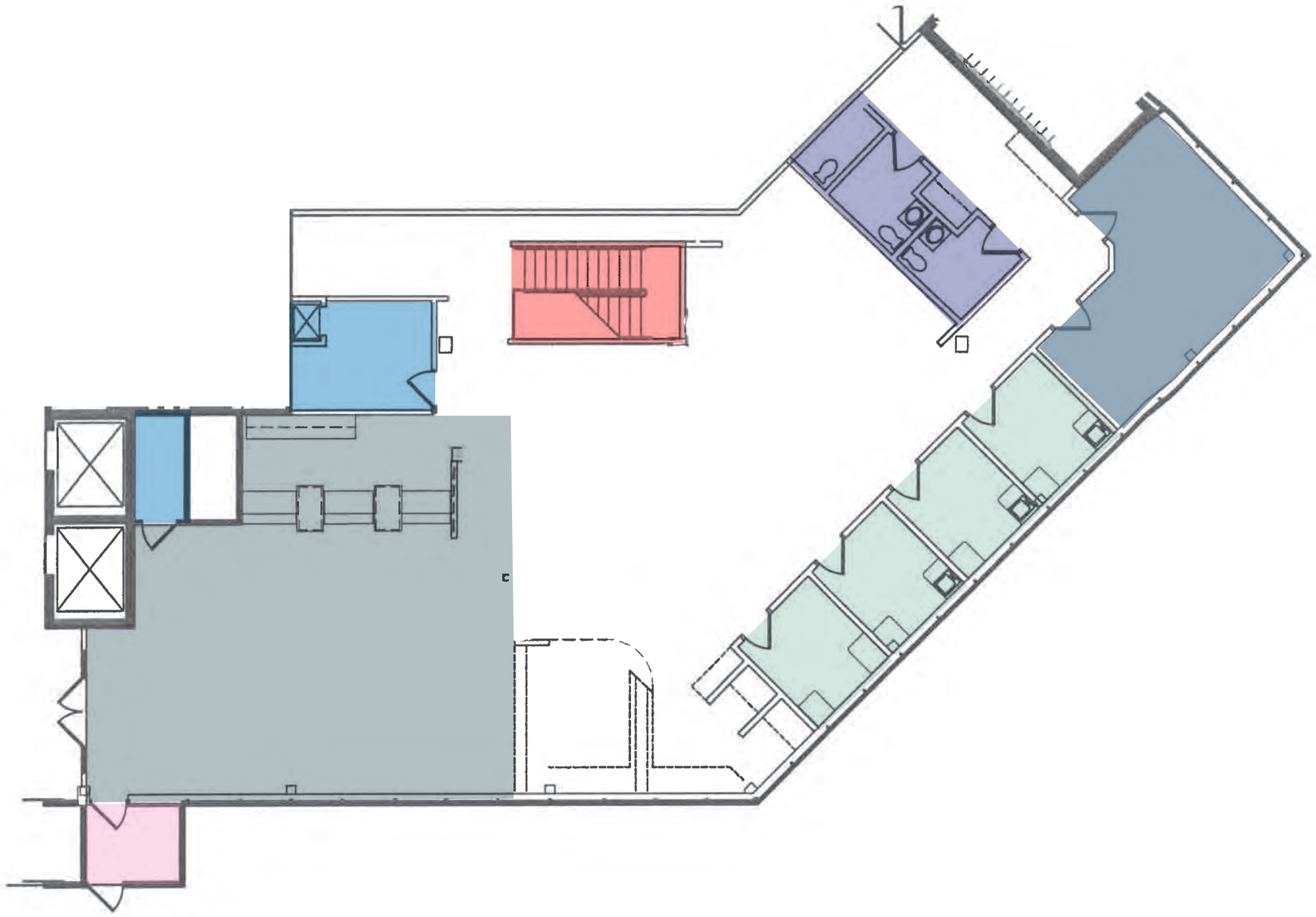

DICK'S
SPORTING GOODS


HEALTH
FAIRVIEW
RIDGES
HOSPITAL

Available Space

Suite 100 | 5,022 RSF

3D Tour!



Layout Featuring:

- 4 Treatment Rooms
- 1 Procedure Room
- Private Restrooms
- Reception & Waiting Room
- Staircase to Lower Level
- Storage
- Private Entrance to Suite



KEY PLAN - 1ST FLOOR

Available Space

Suite 104 | 4,629 RSF

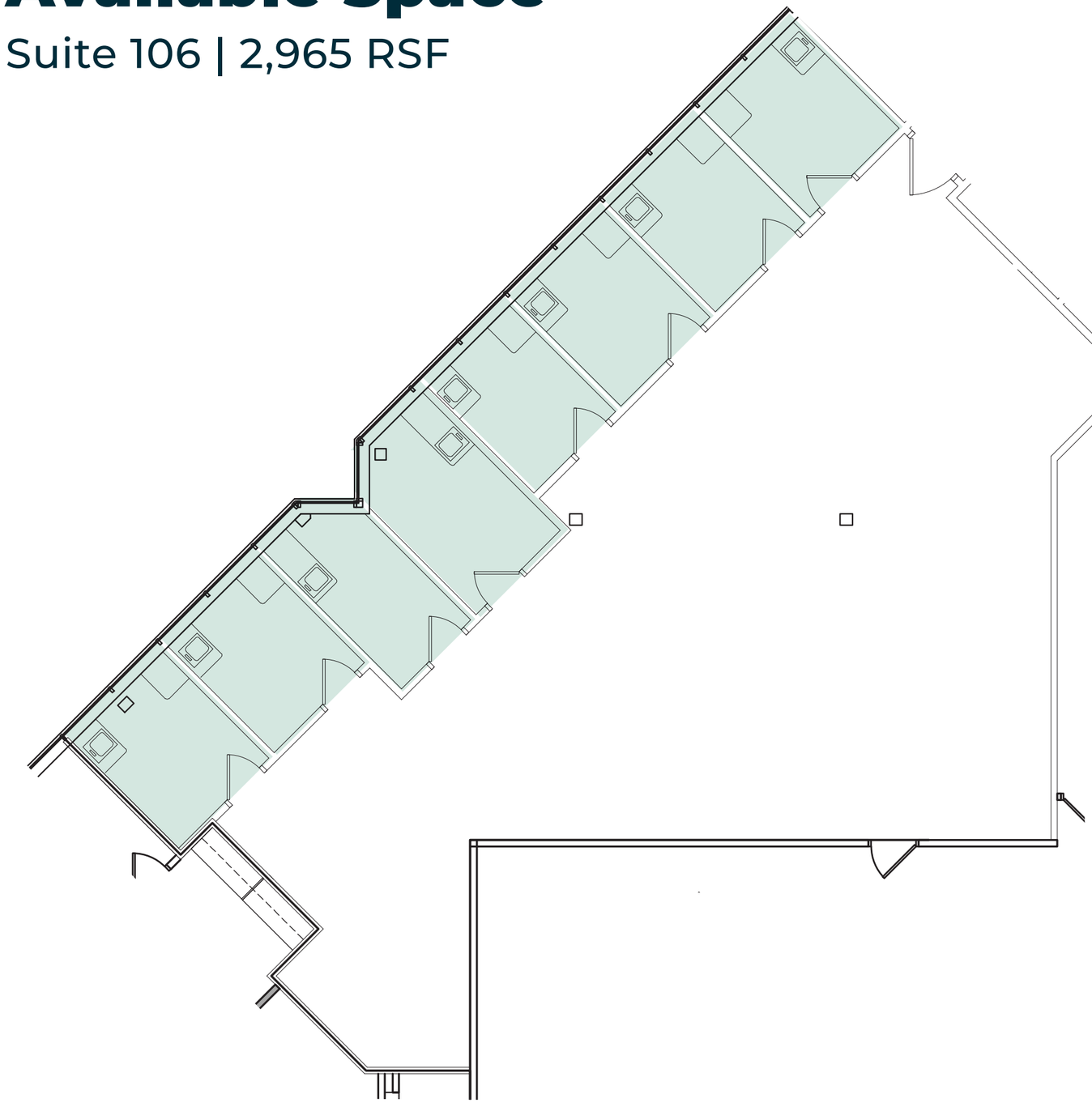


Layout Featuring:

- 15 Treatment Rooms
- 1 Procedure Room
- Storage
- Reception & Waiting Room
- Private Restroom

Available Space

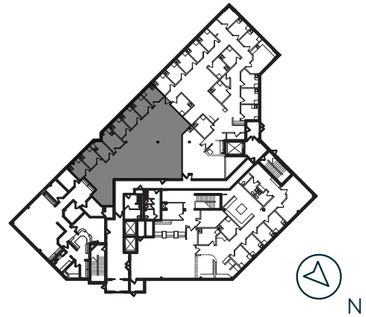
Suite 106 | 2,965 RSF



3D TOUR

Layout Featuring:

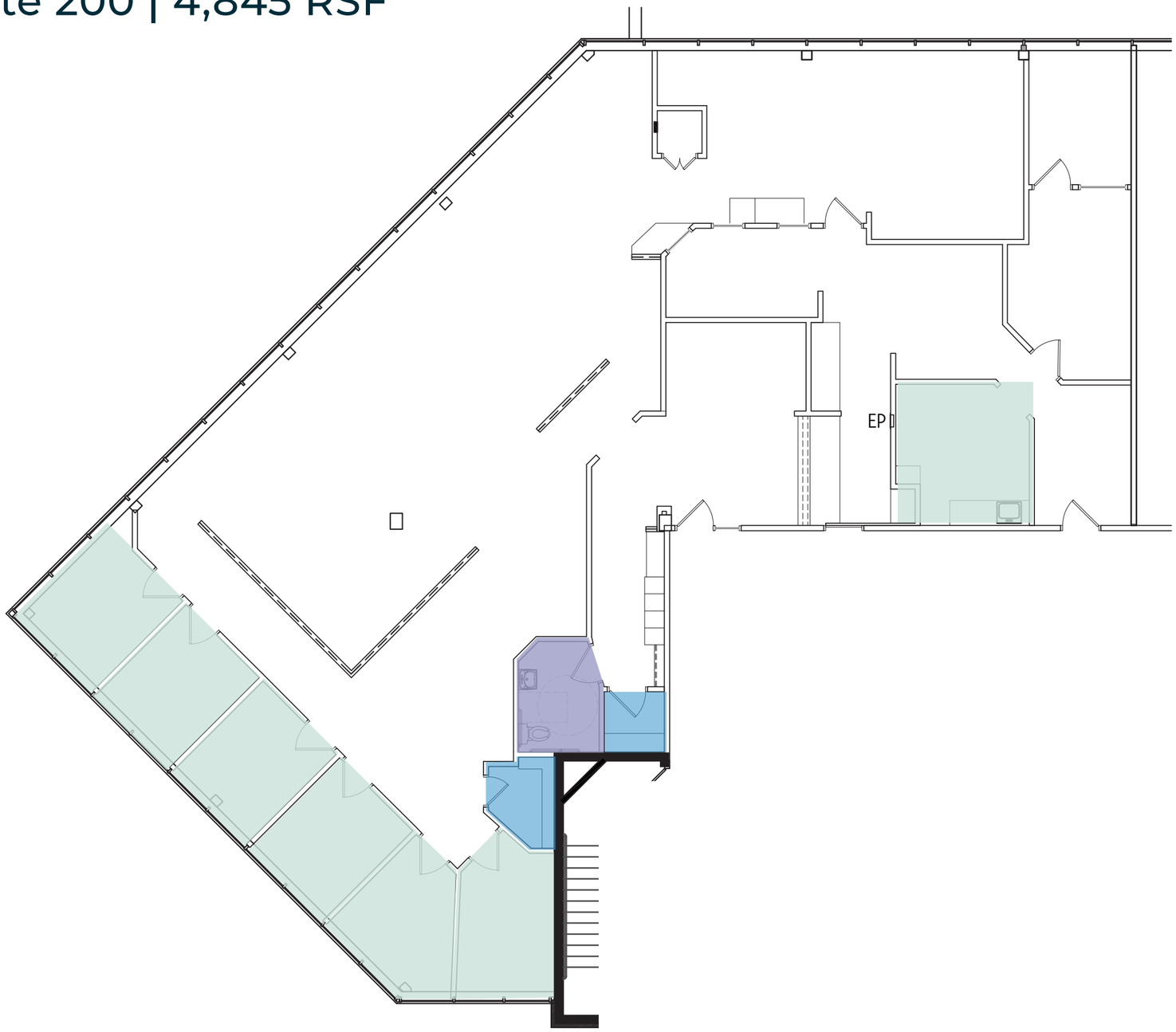
- 8 Treatment Rooms



KEY PLAN - 1ST FLOOR

Available Space

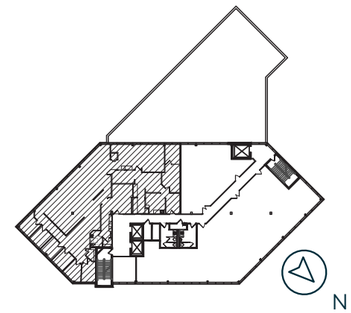
Suite 200 | 4,845 RSF



3D Tour!

Layout Featuring:

- 7 Treatment Rooms
- Private Restroom
- Storage



KEY PLAN - 2ND FLOOR

2nd Floor Demising Options

Suite 200 | 1,359 SF - 1,952 SF - 2nd FLOOR

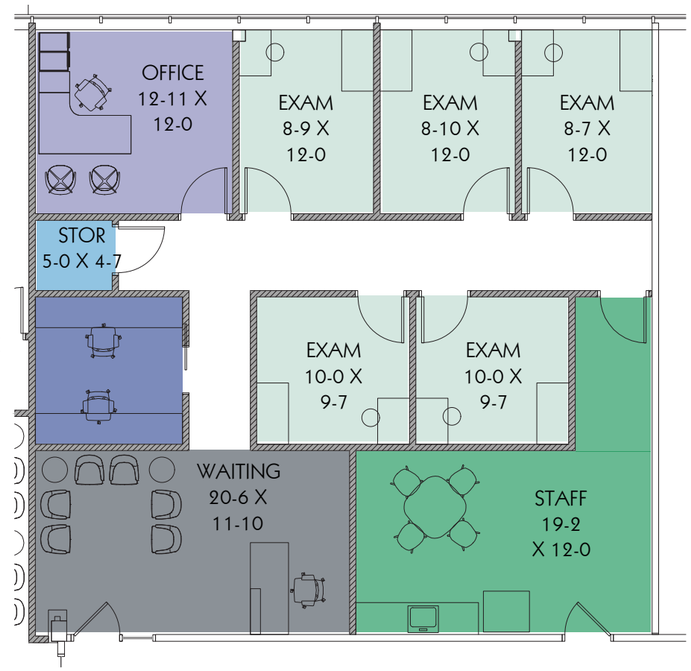


1,534 SF

Layout Featuring:

- 3 Exam Rooms
- Private Office
- Nurse's Room
- Staff's Room
- Waiting Room

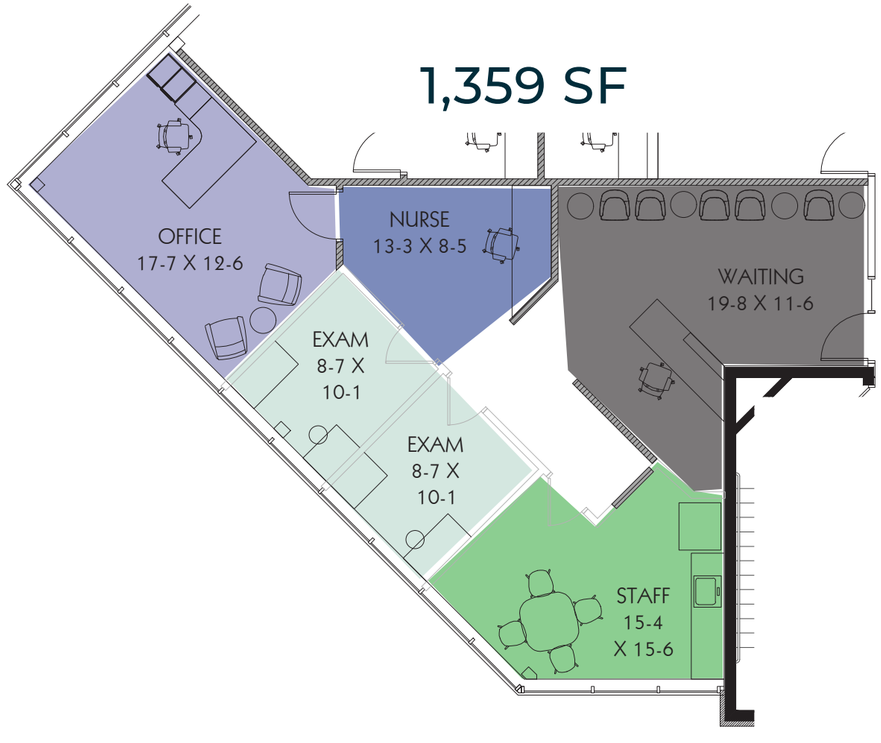
1,952 SF



Layout Featuring:

- 5 Exam Rooms
- Private Office
- Storage
- Nurse's Room
- Staff's Room
- Waiting Room

1,359 SF

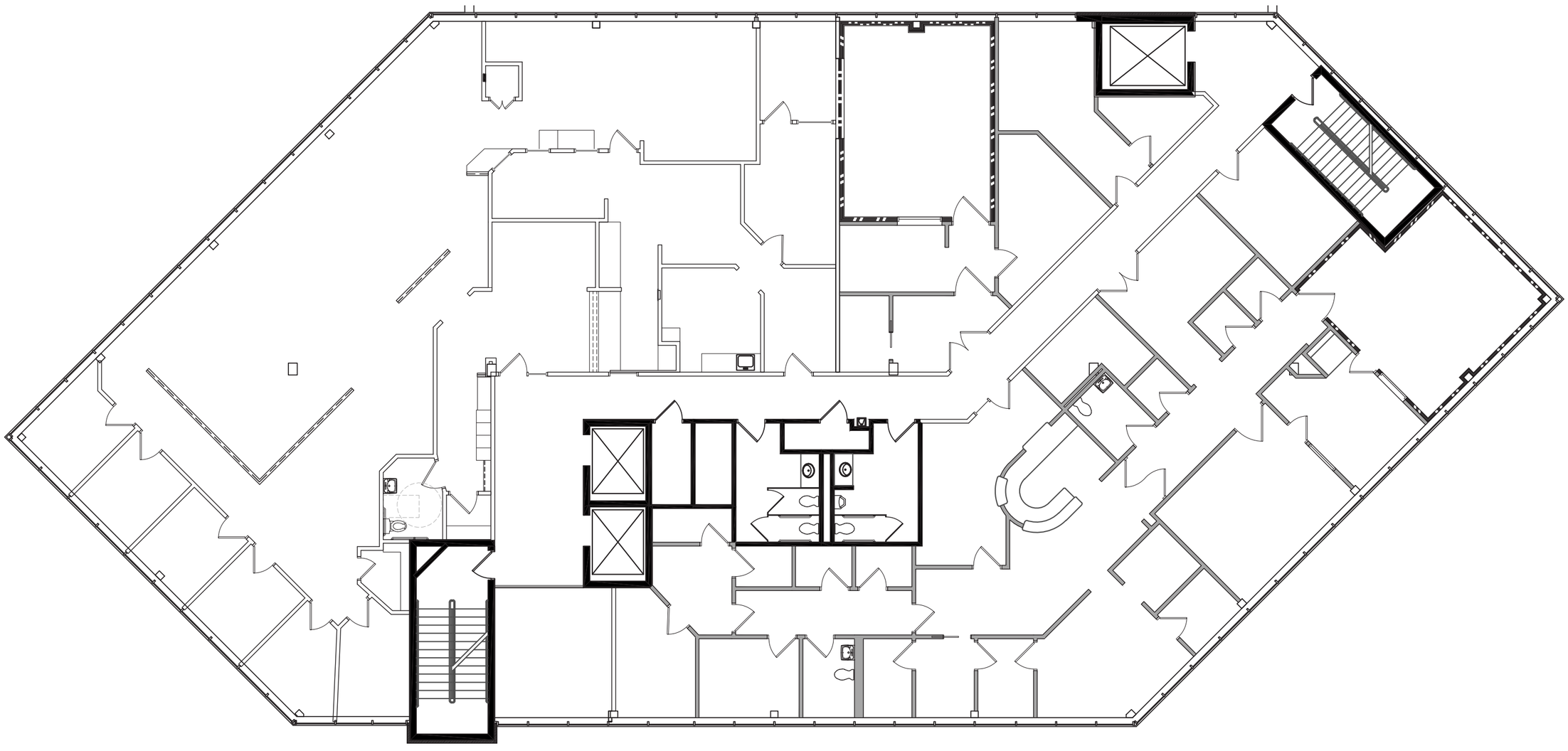


Layout Featuring:

- 2 Exam Rooms
- Private Office
- Nurse's Room
- Staff's Room
- Waiting Room

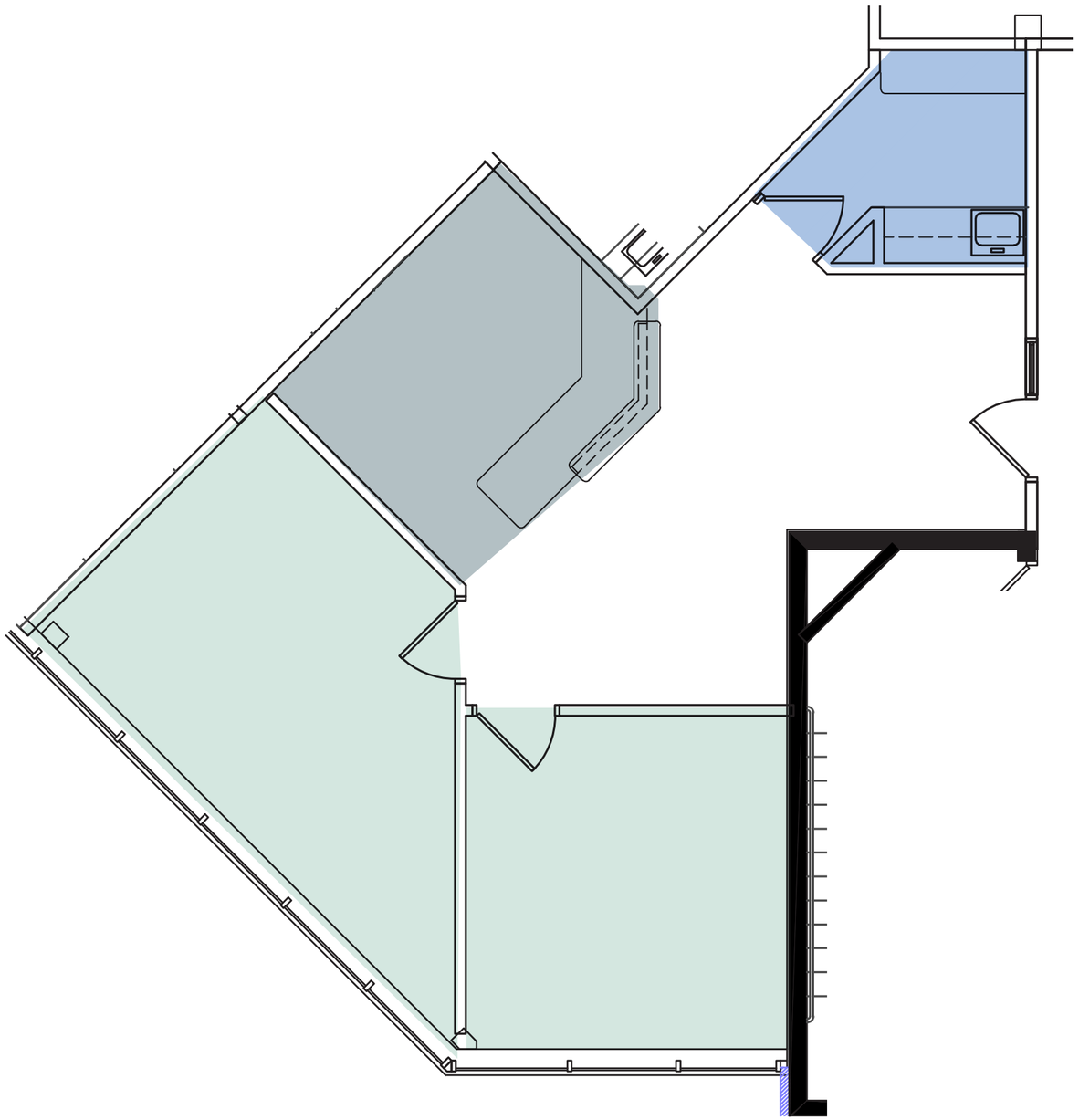
Available Space

Full 2nd Floor | 10,161 RSF



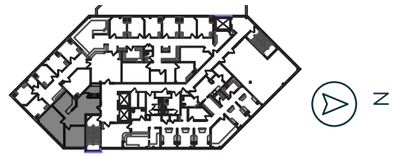
Available Space

Suite 303 | 1,018 RSF - 3rd FLOOR



Layout Featuring:

- Reception & Waiting Room
- 2 Treatment Room
- Lab



KEY PLAN - 3RD FLOOR

Available Space

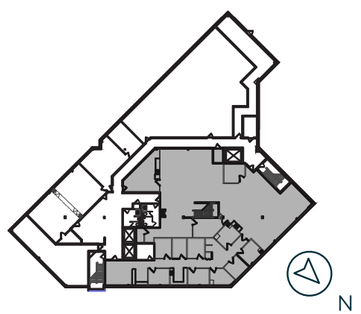
Suite LLA | 6,909 RSF

3D Tour!



Layout Featuring:

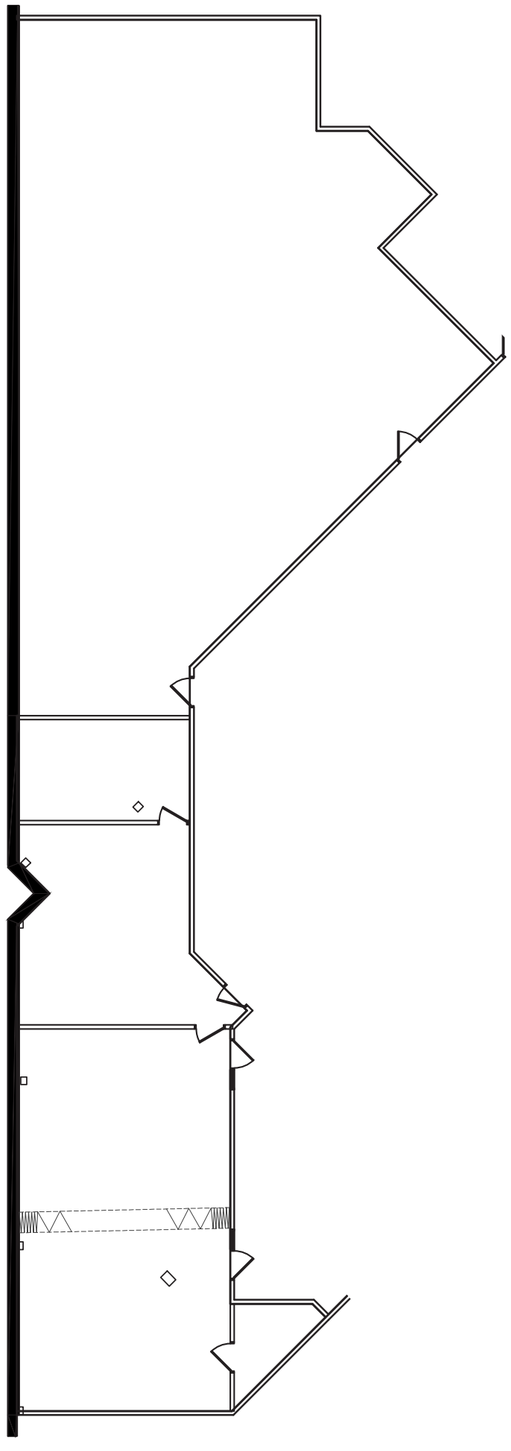
- 9 Treatment Rooms
- 2 Offices
- Breakroom
- Reception & Waiting Room
- Staircase to First Floor
- Storage

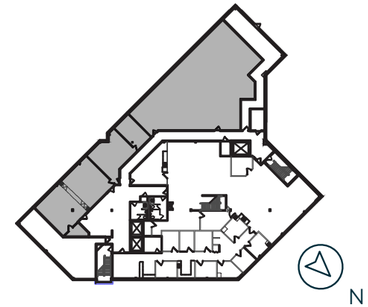


KEY PLAN - LOWER LEVEL

Available Space

Suite LLB | 5,333 RSF





KEY PLAN - LOWER LEVEL

WELLINGTON MANAGEMENT + Transwestern

Trinette Wacker
612-372-1230
trinette.wacker@transwestern.com

Max Stewart
612-268-5314
max.stewart@transwestern.com

Joe Buckingham
612-372-1211
joe.buckingham@transwestern.com