



**WELLINGTON**  
MANAGEMENT

# Burnsville Medical Center

*Medical & office space available!*

14000 Nicollet Avenue  
Burnsville, MN 55337

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### Ideally located second-generation medical office.

Wellington Management, Inc. is pleased to present Burnsville Medical Center, a Class B medical office building conveniently located a short distance off of interstates 35E and 35W. The four-level center is home to specialty medical tenants that complement offerings at Fairview Ridges Hospital just two blocks west. The property is also within a 5-minute drive of both Burnsville Center and Burnsville’s Heart of the City.

Professionally managed by Wellington since its acquisition in 2007, Burnsville Medical Center offers a two-level parking deck to the rear of the building, ribbon windows for natural light, ample surface parking in front, and a lower level with windows, storage, vending and break rooms.

### HIGHLIGHTS

- Monument signage and potential building signage opportunity
- Two blocks from Fairview Ridges Hospital
- Within 5 minutes of Burnsville Center (1-million SF shopping center) and Burnsville’s Heart of the City
- Easy access to both interstates 35E and 35W
- Lower level with windows, storage, vending and break rooms
- Two-level parking ramp attached to building with secured building access
- Designated drop-off area
- 9-12’ clear heights

### Space Available

Owner, Manager, Leasing

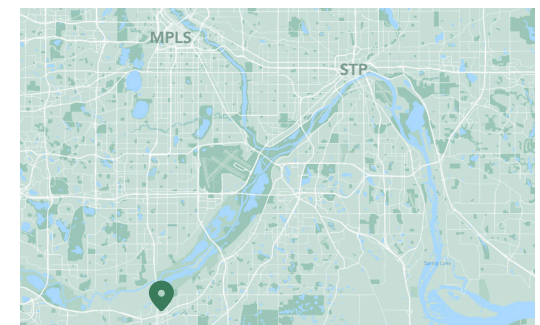
48,000 SF medical office building

29,667 SF available (demisable)

Ramp & surface parking, 4.4 : 1,000 SF

Built in 1997

South Metro



# Available Space



Suite 100 - 5,022 SF

3D Tour [▶](#)



Suite 106 - 2,965 SF

3D Tour [▶](#)



Suite 110 - 2,406 SF

3D Tour [▶](#)



Suite 200 - 4,845 SF

3D Tour [▶](#)

# Available Space



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**Suite 303 - 1,018 SF**



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**Suite 306 - 1,169 SF**



**Lower Level A - 6,909 SF**    **3D Tour** 

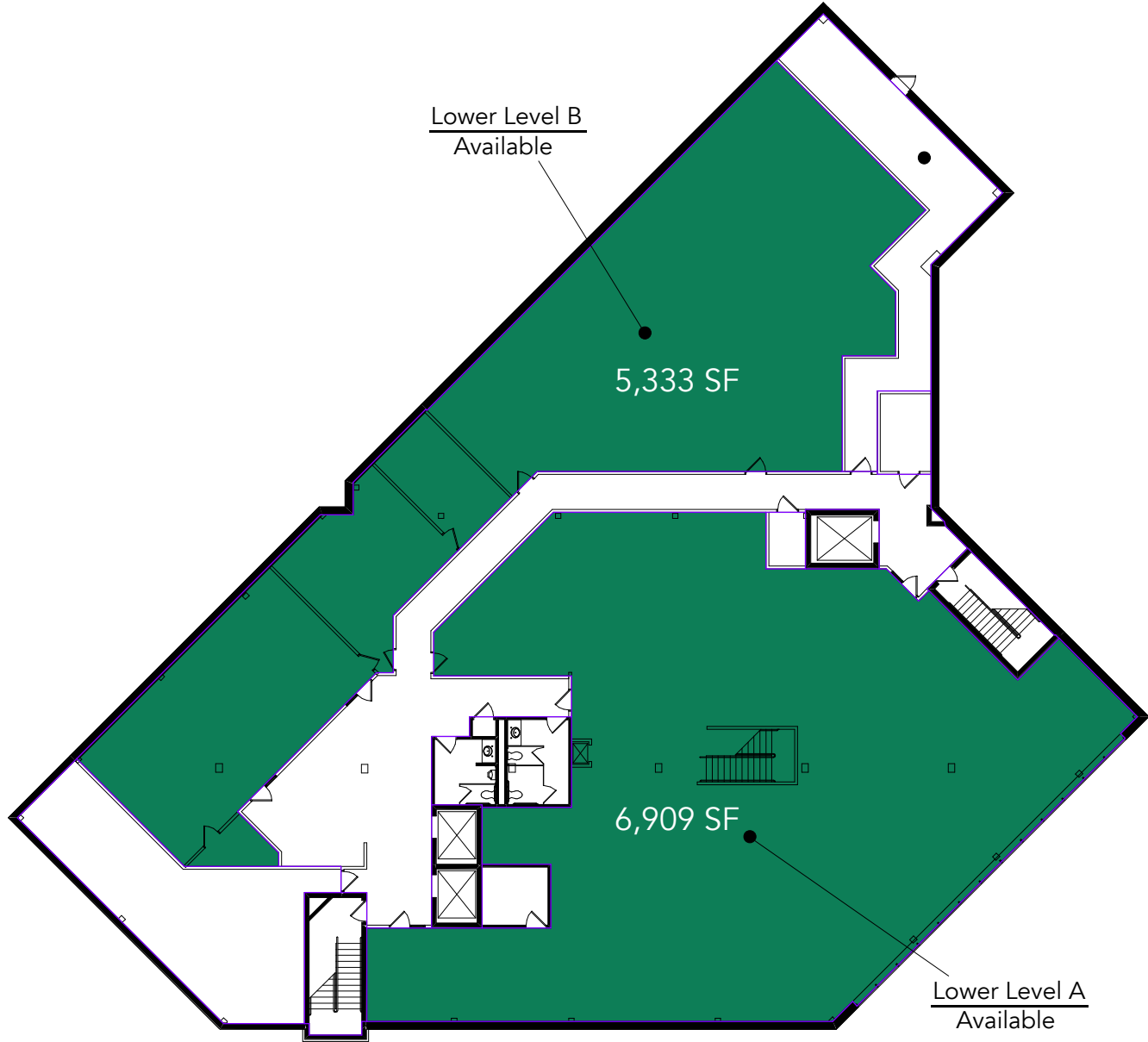


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**Lower Level B - 5,333 SF**

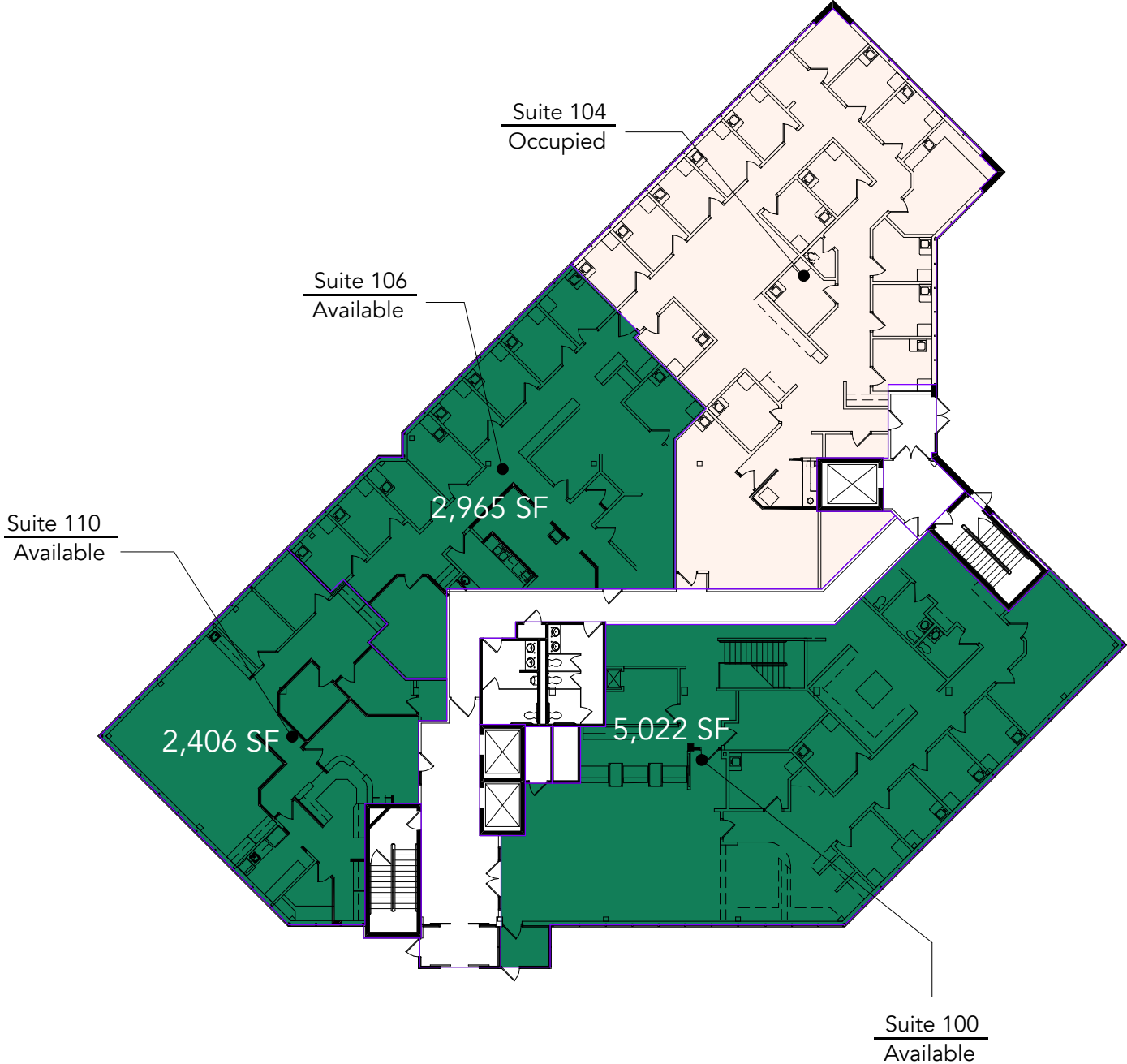
# Floor Plan - Lower Level

- Building Common Areas
- Available Space
- Occupied Space



# Floor Plan - Floor 1

- Building Common Areas
- Available Space
- Occupied Space



# Floor Plan - Floor 2

- Building Common Areas
- Available Space
- Occupied Space

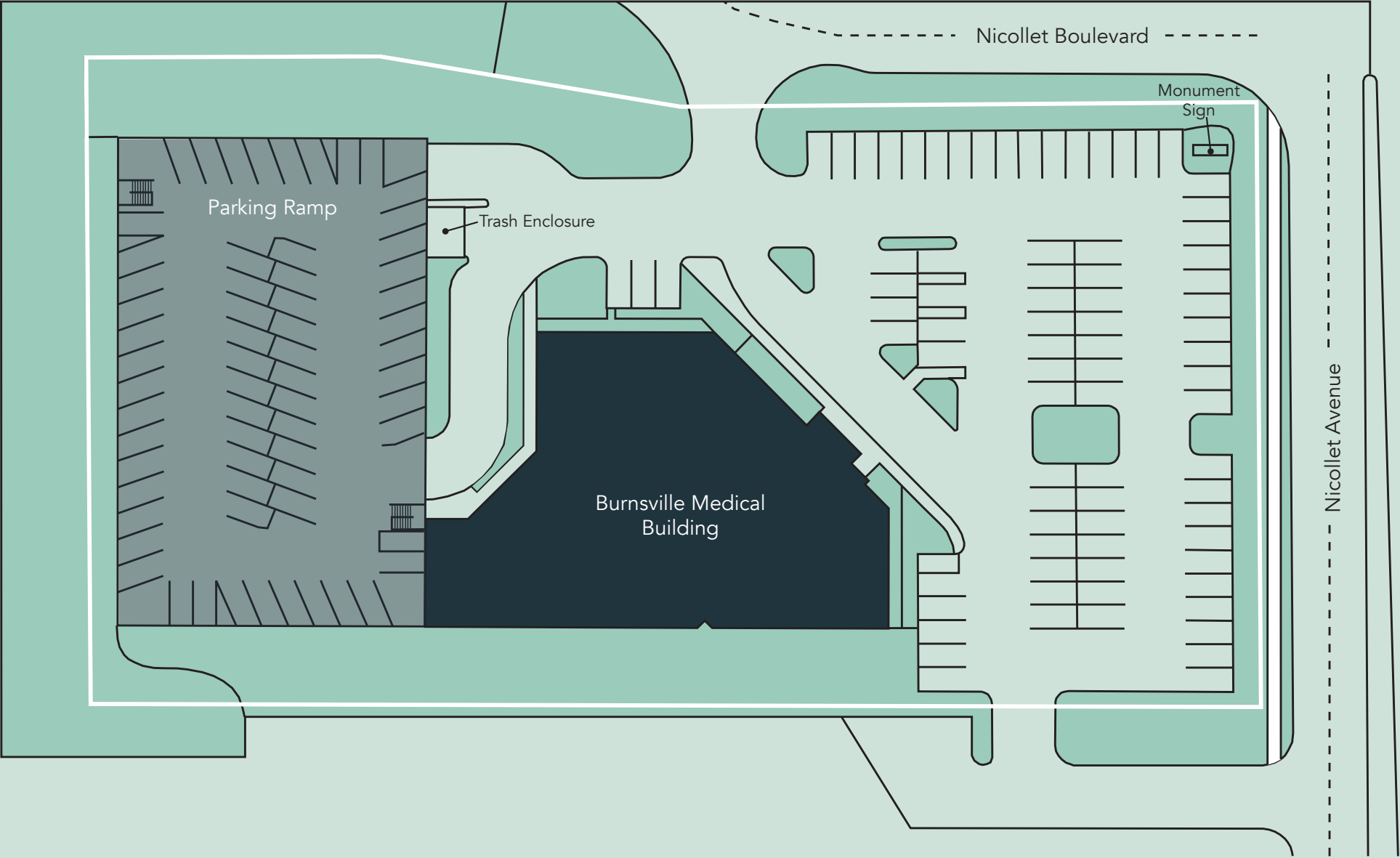


# Floor Plan - Floor 3

- Building Common Areas
- Available Space
- Occupied Space



# Site Plan



# Neighborhood Context

## Hot Spots

1. Burnsville Medical 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

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	8,872	80,052	189,668
HOUSEHOLDS	3,671	31,058	71,906
AVG. INCOME	\$105,942	\$125,518	\$139,901





PROPERTY MANAGER  
LEASING AGENT

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## Burnsville Medical Center

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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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