



**WELLINGTON**  
MANAGEMENT

# Burnsville Medical Center

**NEW TO MARKET: 20,411 SF FORMER ALLINA HEALTH SPACE!**

14000 Nicollet Avenue  
Burnsville, MN 55337

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Office Space



## Space Available

Owner, Manager, Leasing

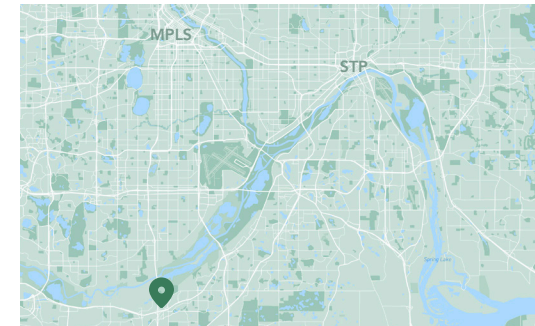
48,000 SF medical office building

25,074 SF available (demisable)

Ramp & surface parking, 4.4 : 1,000 SF

Built in 1997

South Metro



## 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 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 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



# Available Space

Suite 100



5,022 SF

3D Tour

Suite 106



2,965 SF

3D Tour

Suite 200



4,845 SF

3D Tour

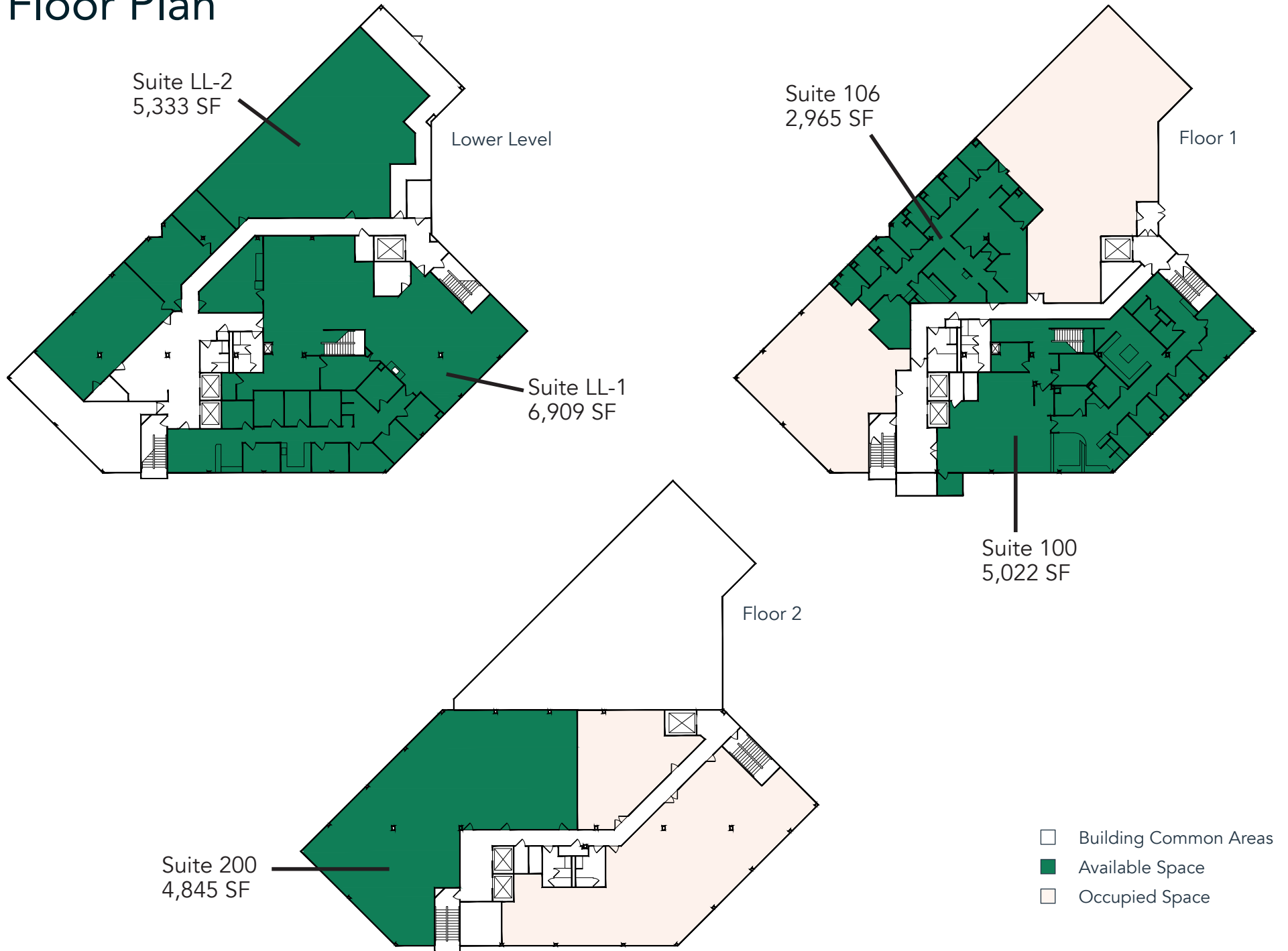
Lower Level



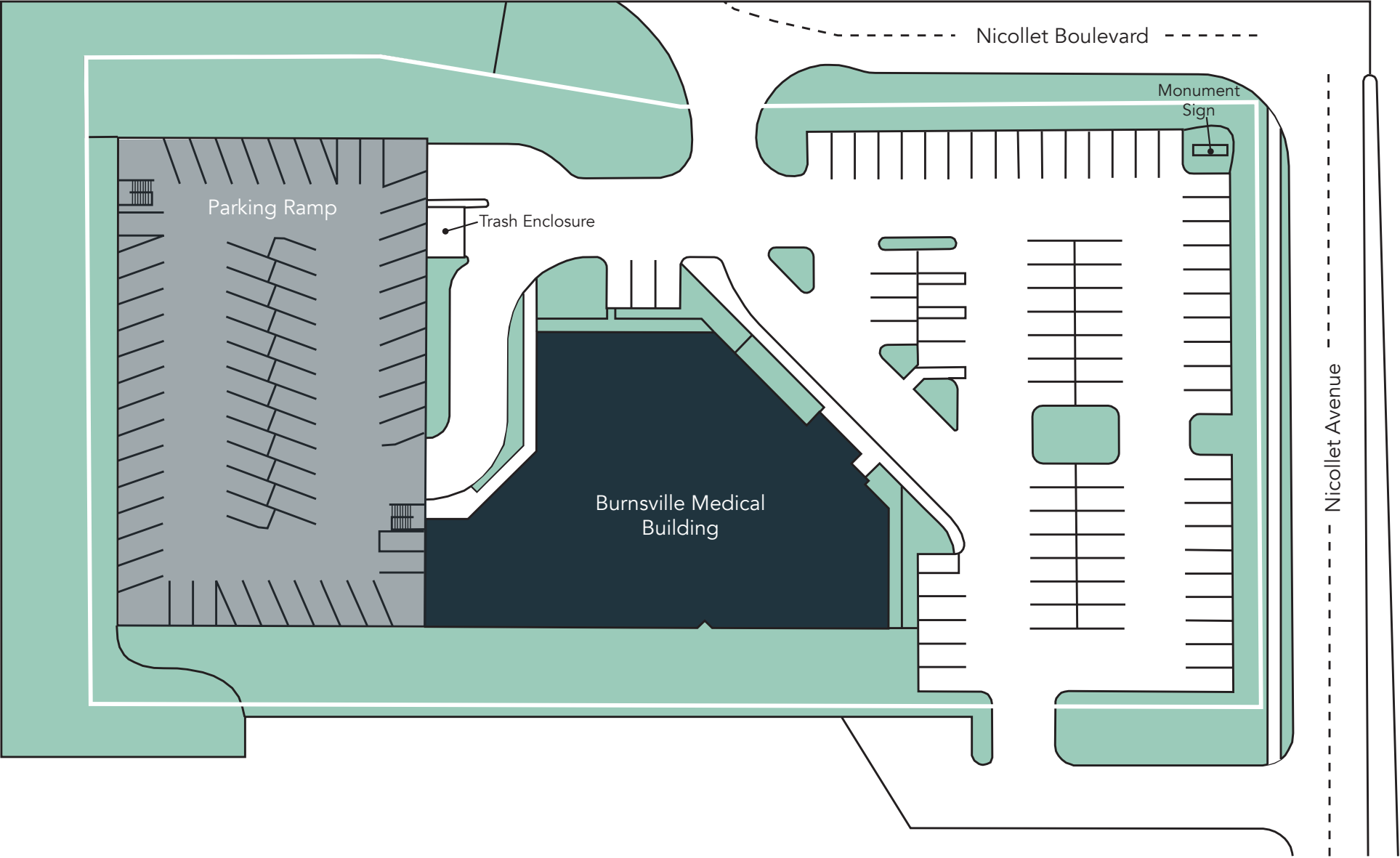
12,242 SF

3D Tour

# Floor Plan



# Site Plan





# Neighborhood Context

## Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	7K	77K	180K
HOUSEHOLDS	3K	30K	68K
AVG. INCOME	\$77K	\$94K	\$102K

## 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 Heart of the City
6. Buck Hill Skiing





# Burnsville Medical Center

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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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