

NICOLLET CORPORATE



BUILDING I: 12270 NICOLLET AVENUE SOUTH
BUILDING II: 12250-12268 NICOLLET AVENUE SOUTH
BUILDING III: 12220-12226 NICOLLET AVENUE SOUTH
BURNSVILLE, MN 55337

SITE PLAN



PROPERTY HIGHLIGHTS

- Overlooking wildlife preserve
- Great visibility off Nicollet Avenue
- Great window lines
- Easy access off of Highway 13
- Fed Ex, UPS & USPS boxes on property

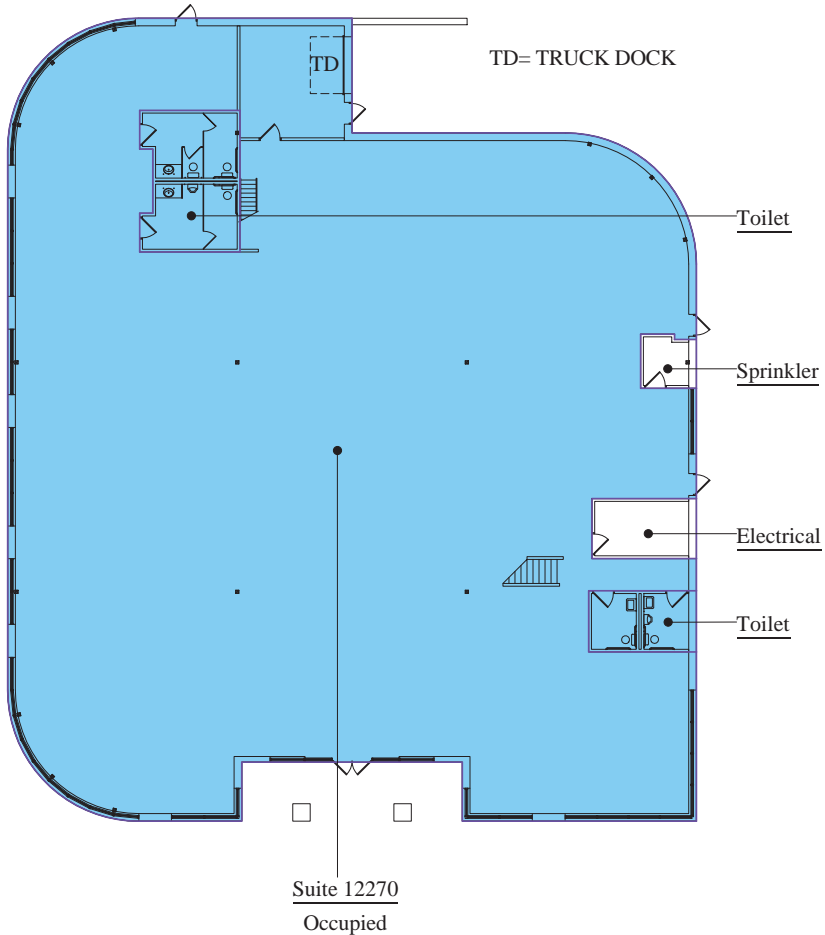
- Parking Lot/Sidewalk
- Building
- Landscape
- Property Line

	BUILDING I	BUILDING II	BUILDING III
ADDRESS	12270 Nicollet Avenue South	12250-12268 Nicollet Avenue South	12220-12226 Nicollet Avenue South
BUILDING AREA	17,300 SF	42,400 SF	23,700 SF
NUMBER OF STORIES	2	2	1
PARKING STALLS	77 Stalls	71 Stalls	94 Stalls
CLEAR HEIGHT	14'	14'-16'	14'
YEAR BUILT	1989	1989	1989

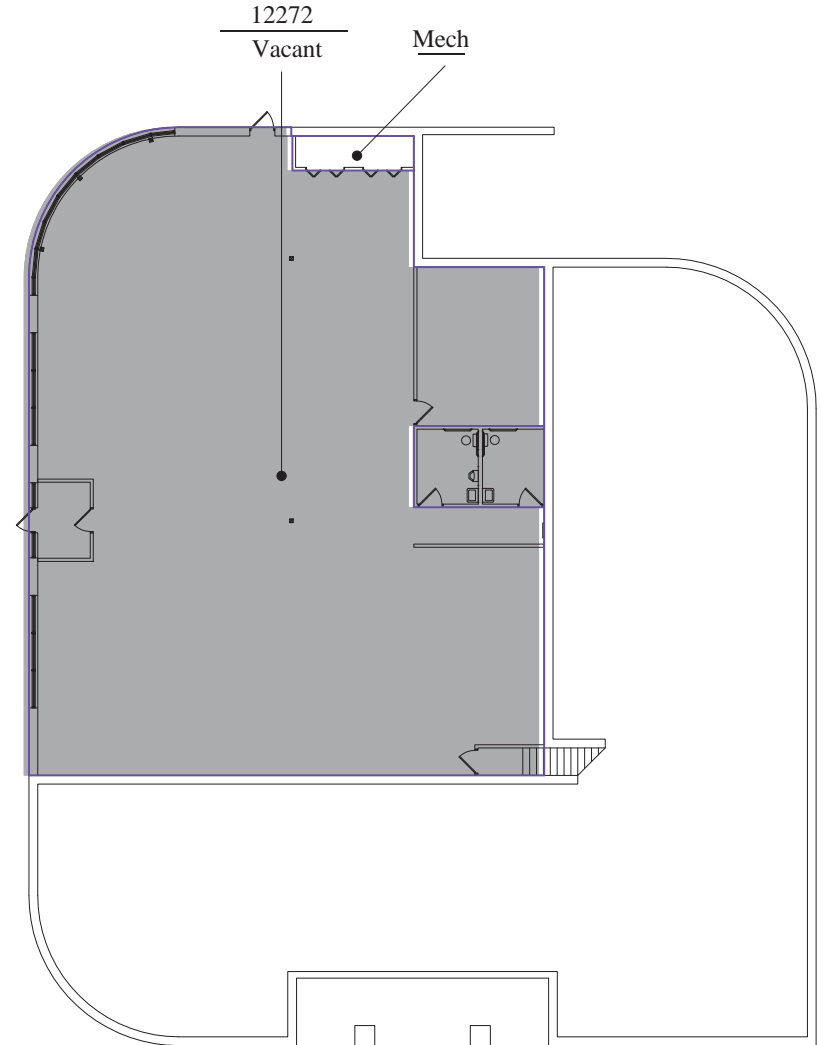


FLOOR PLANS

**BUILDING I
FIRST FLOOR**
11,800 SF



**BUILDING I
LOWER LEVEL**
5,500 SF

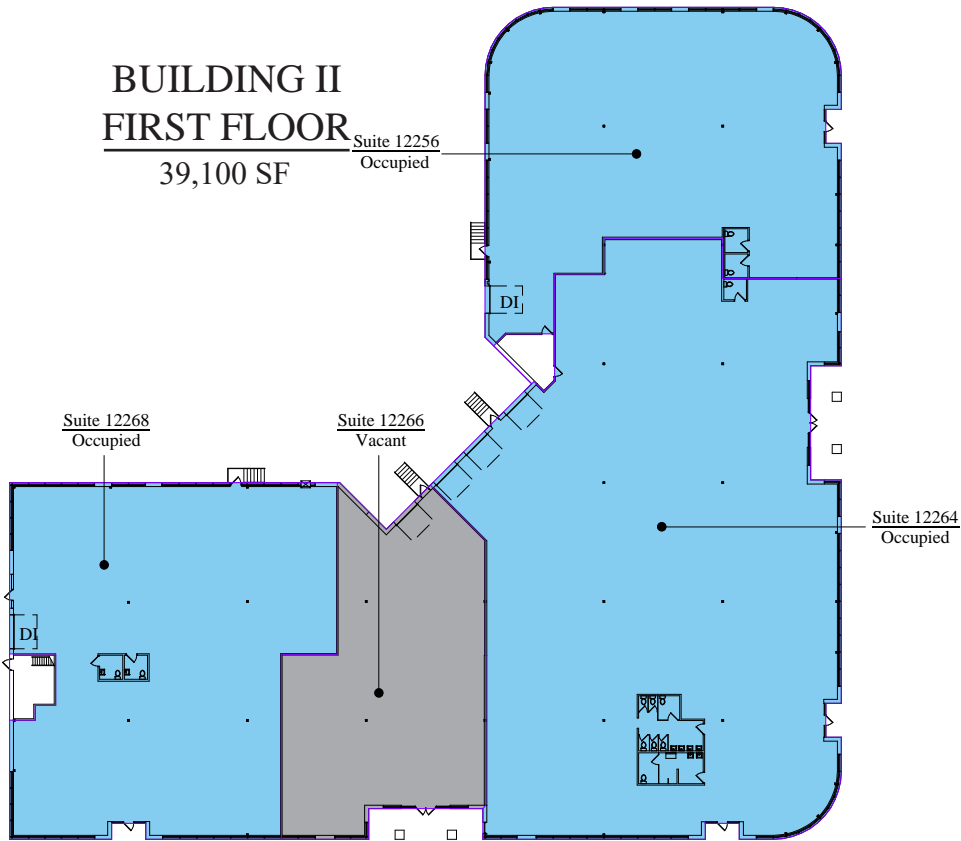


- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration

FLOOR PLANS

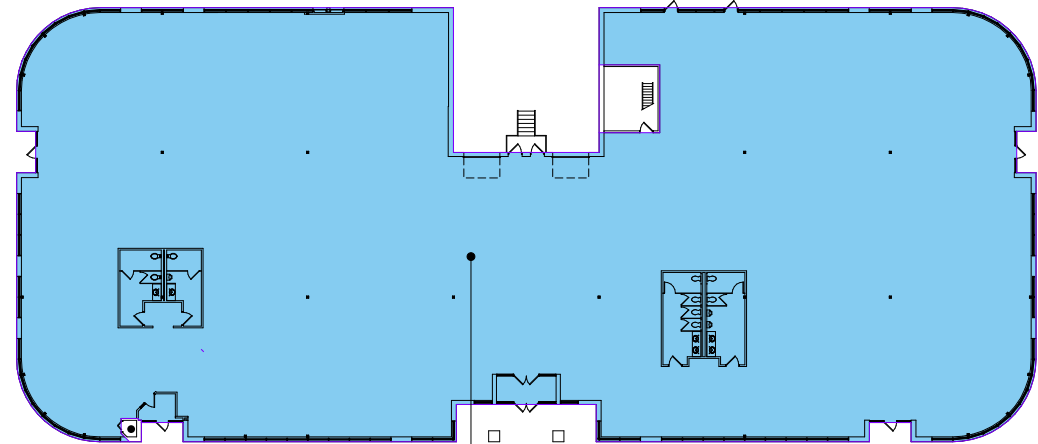
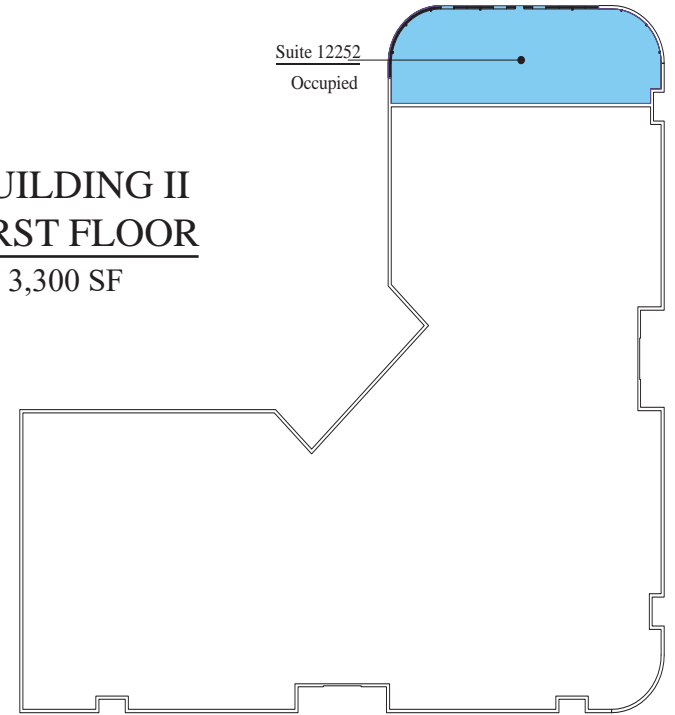
BUILDING II FIRST FLOOR

39,100 SF



BUILDING II FIRST FLOOR

3,300 SF



BUILDING III

23,700 SF

- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration

HIGHWAY 13 35,000 VPD

NICOLLET AVENUE 3,200 VPD

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,049	68,389	194,142
HOUSEHOLDS	2,880	27,845	78,081
HOUSEHOLD INCOME	\$6,863	\$88,362	\$93,031



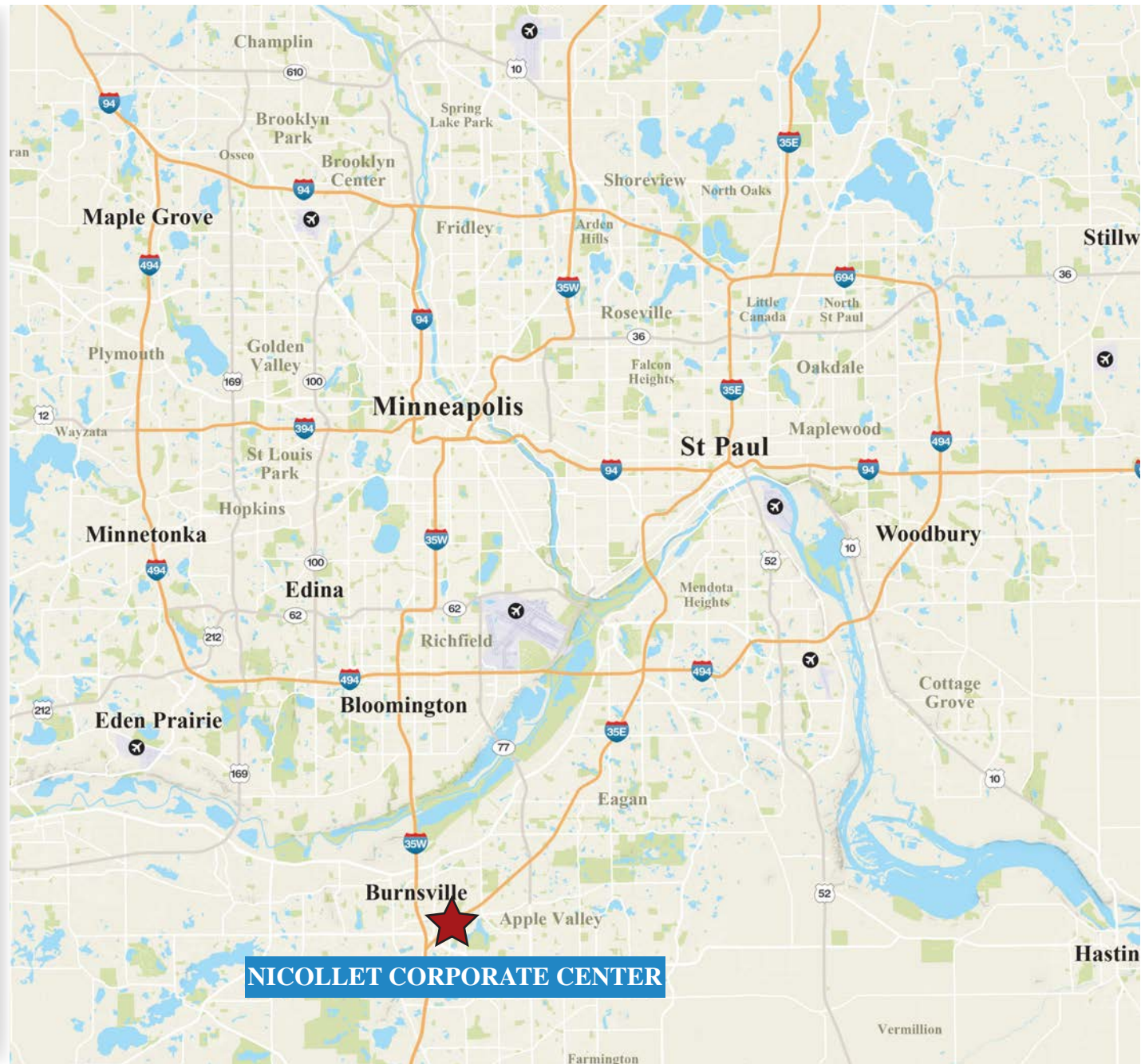
CONTACTS

Kori DeJong

Senior Property Manager & Leasing Agent
(651) 999-5540 Direct
kdejong@wellingtonmgt.com

Ashley Burdine

Customer Service & Property Administrator
(651) 999-5506 Direct
(651) 999-5516 Customer Service
aburdine@wellingtonmgt.com



1625 Energy Park Drive, Suite 100, St. Paul, MN 55108 | Main (651) 292-9844 | Fax (651) 292-0072 | wellingtonmgt.com