Nicollet Corporate Center

Office space for lease

12270-12274, 12250-12268, 12224-12226 Nicollet Avenue South
Burnsville, MN 55337

Greg Croucher
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WELLINGTON
MANAGEMENT



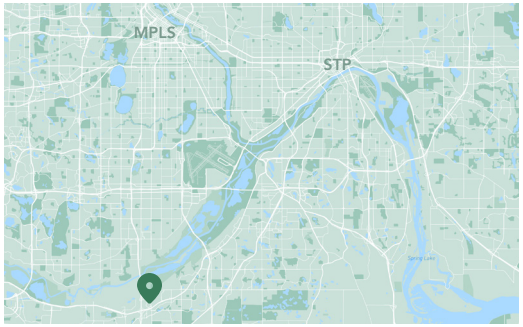
Conveniently located office/flex space with a wooded backyard.

Nicollet Corporate Center includes three office/showroom buildings located immediately north of Highway 13 and one mile east of 35W in Burnsville. The complex consists of high-quality office, production and warehouse space and overlooks a beautiful wildlife preserve. The property is a three-minute drive to Burnsville Heart of the City, which is home to apartments, restaurants and retail stores including Red's Savoy Pizza, Mediterranean Cruise Café, Jensen's Café, Caribou Coffee, Cub Foods, Mind's Eye Comics and Bridal Accents Couture, among others. Acquired by Wellington in 2007, Nicollet Corporate Center offers convenience, natural beauty and low occupancy costs.

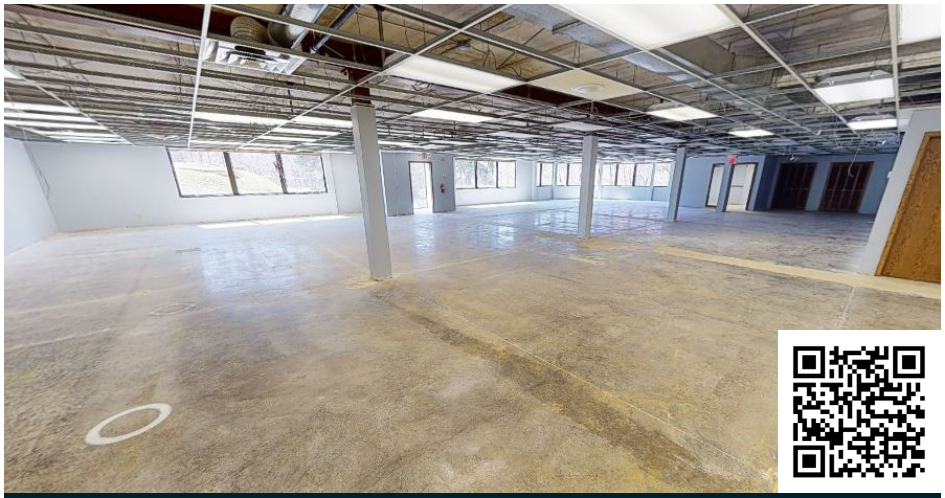
HIGHLIGHTS

- Wooded lot overlooking a wildlife preserve
- Beautiful landscaping with patios
- Excellent visibility off Nicollet Avenue
- Great window lines for abundant natural light
- Easy access off of Highway 13 (51,000 VPD)
- Minnesota Valley Transit Authority bus stop across Nicollet Avenue
- Walkable to the Minnesota River Greenway trail, Ames Center and Burnsville Heart of the City
- Fed Ex, UPS & USPS boxes on-site
- Building 1-2, two stories; Building 3, one story
- Building 1 and 3, 14' clear height; Building 2, 14-16' clear height

Space Available
Owner, Manager, Leasing
12270-12274: 17,300 SF; 5,595 SF available
12250-12268: 42,400 SF; 0 SF available
12224-12226: 23,700 SF; 0 SF available
242 surface stalls, 2.9 : 1,000 SF (77, 71, 94)
Three-building single-story office/flex
Built in 1989
Southwest Metro



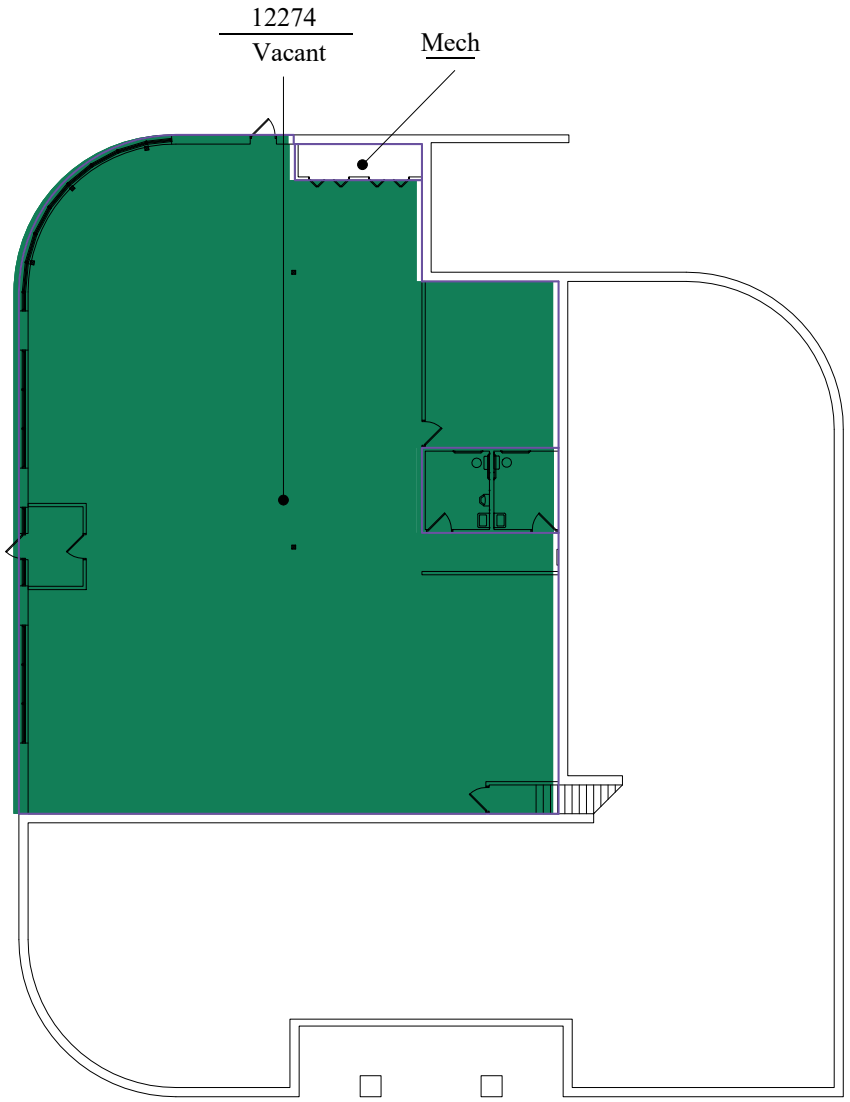
Available Suites



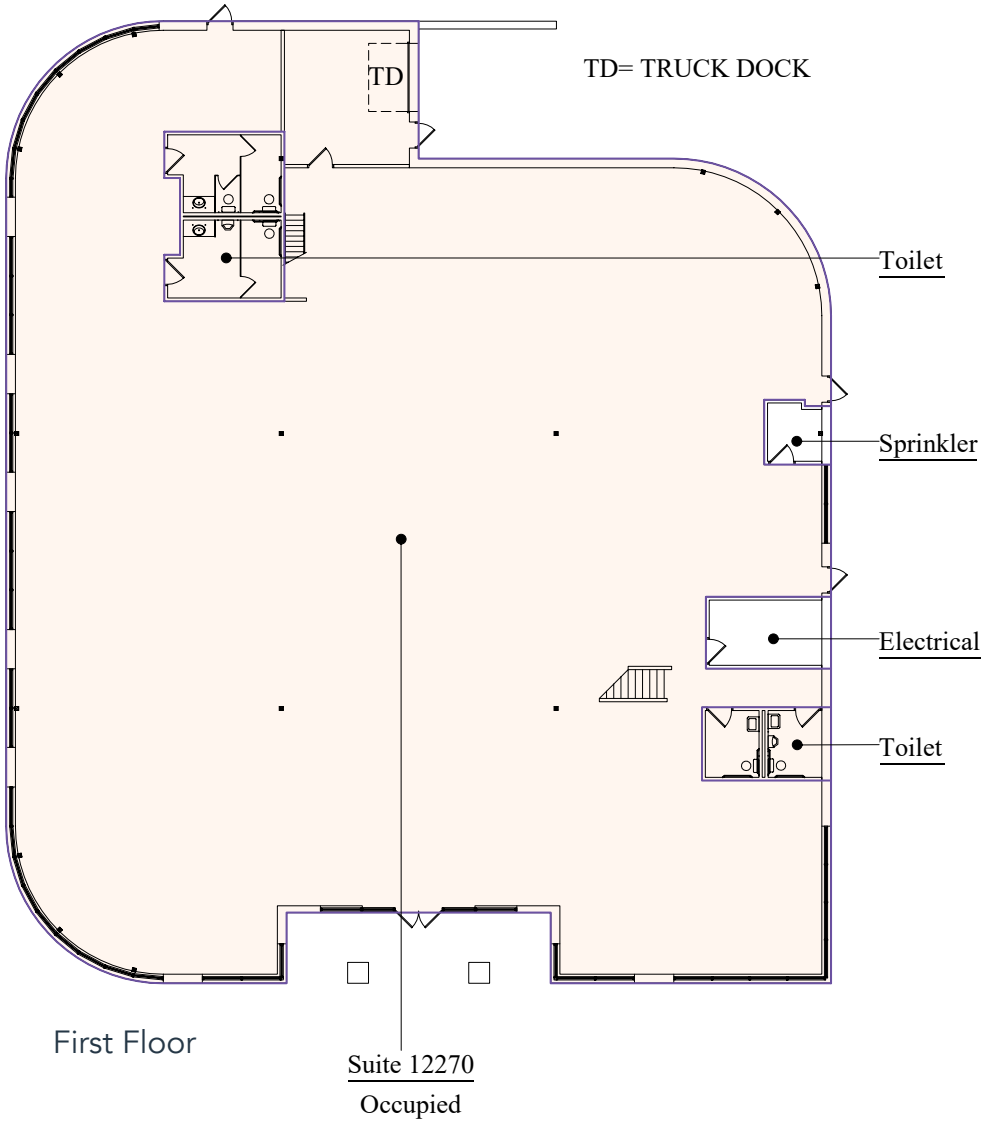
Suite 12274 (Bldg 1) - 5,595 SF **3D Tour**

Floor Plan - Building 1

Building Common Areas
Available Space
Occupied Space



Lower Level

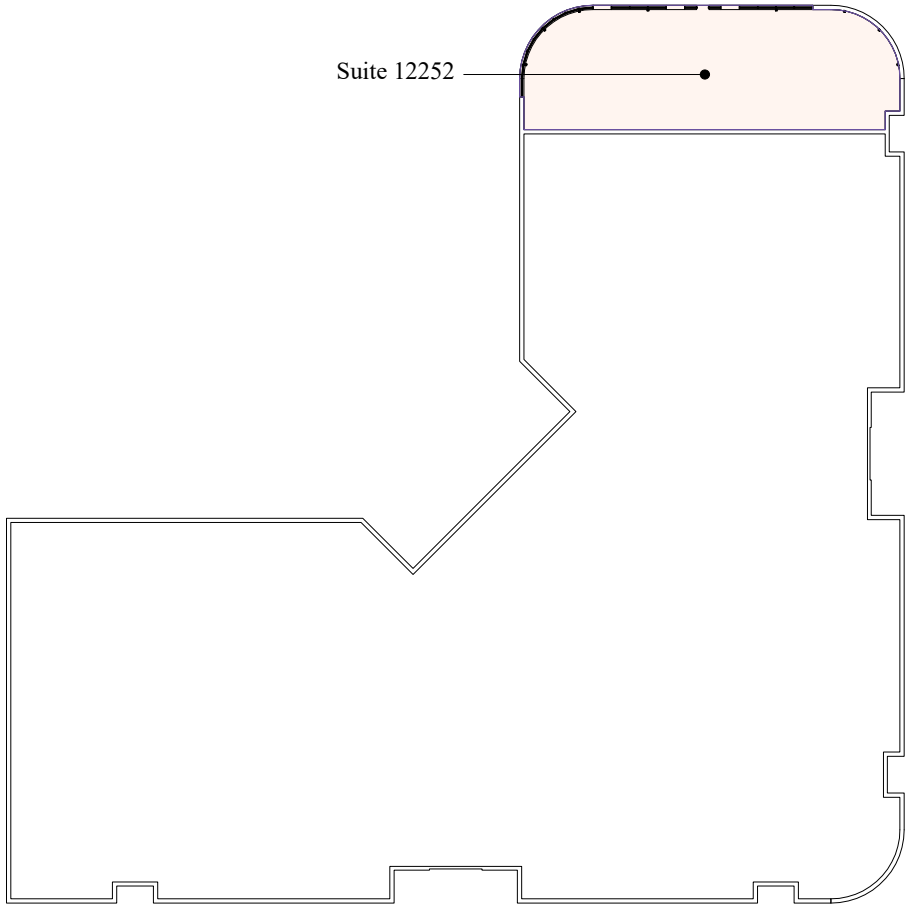


First Floor

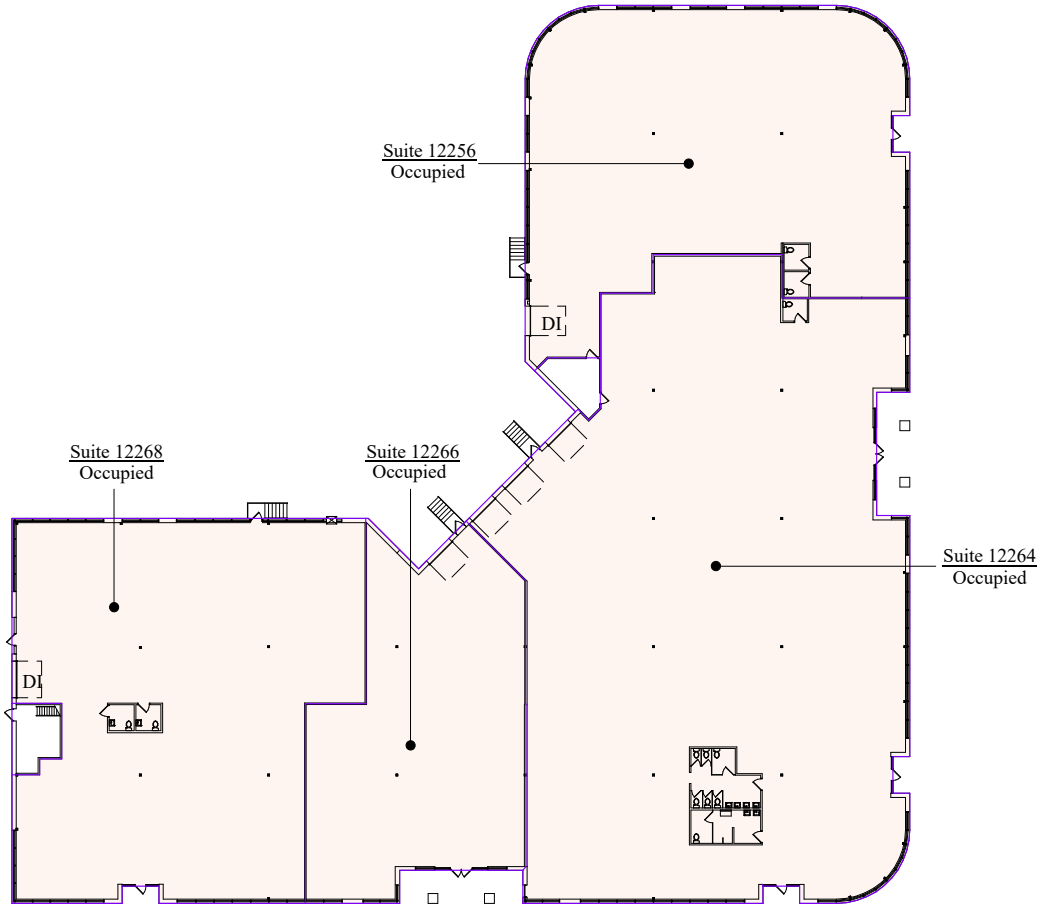
Floor Plan - Building 2

- Building Common Areas
- Available Space
- Occupied Space

Lower Level

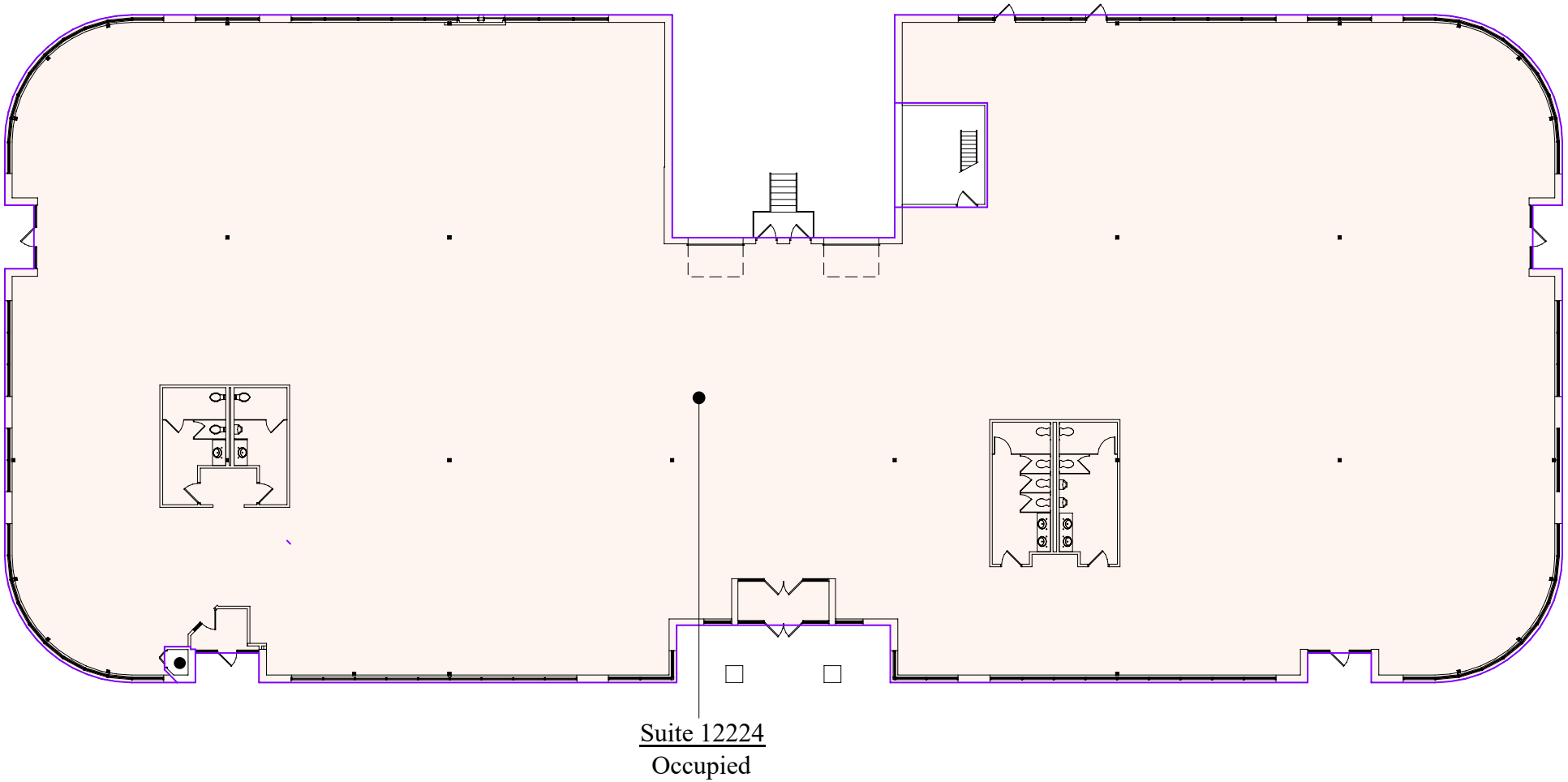


First Floor



Floor Plan - Building 3

- Building Common Areas
- Available Space
- Occupied Space

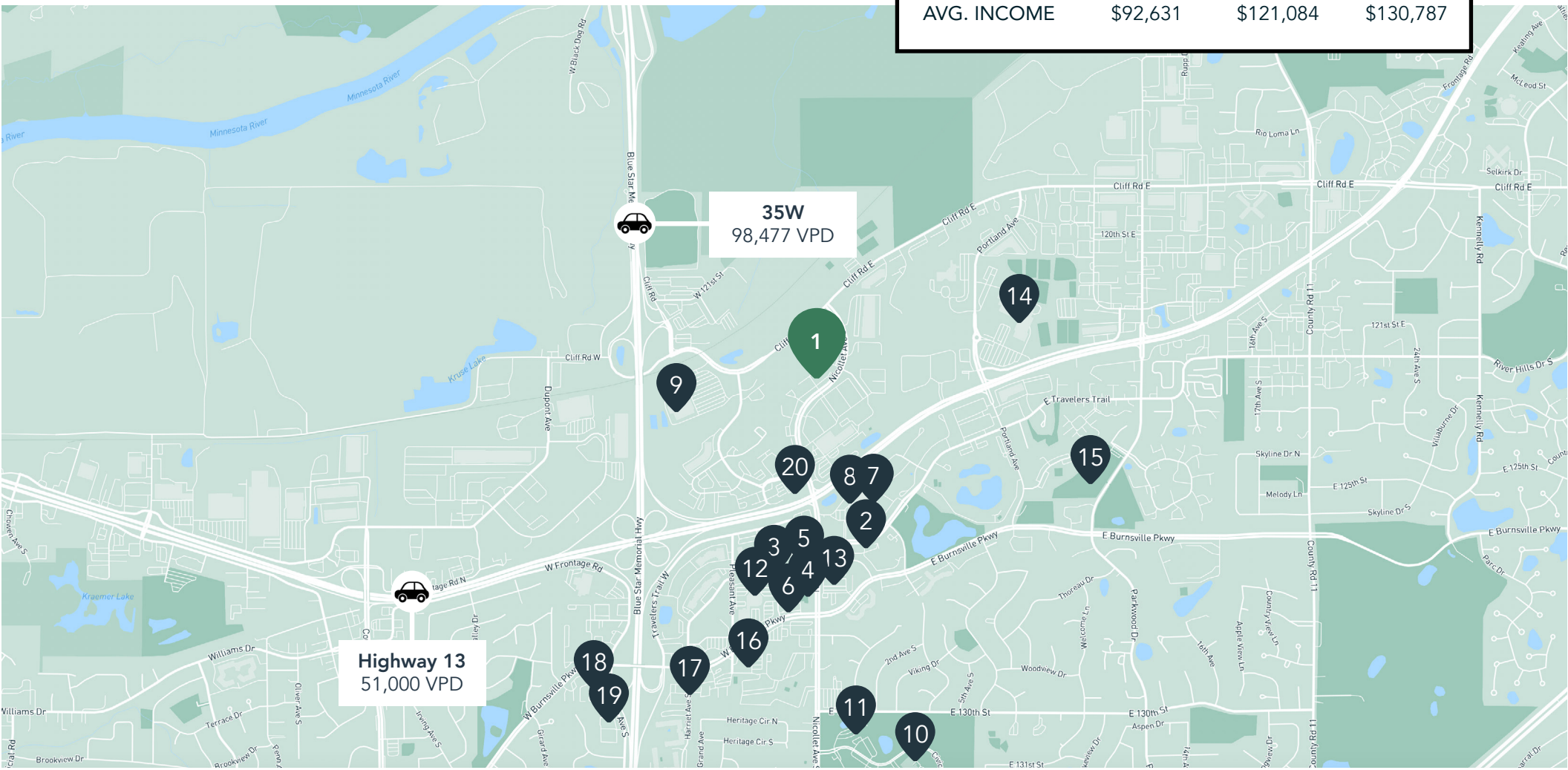


Site Plan


Building 3
Building 2
Building 1
Monument Sign
Monument Sign
Monument Sign
Monument Sign
Nicollet Avenue South
N

The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	8,099	71,523	200,260
HOUSEHOLDS	3,921	28,703	79,642
AVG. INCOME	$92,631	$121,084	$130,787



Hot Spots

1. Nicollet Corporate Center
2. Burnsville Heart of the City
3. Ames Center
4. Nicollet Commons Park
5. Mediterean Cruise Café
6. Jensen's Café
7. Cub Foods
8. Red Savoy's Pizza
9. Walmart
10. Burnsville Ice Center
11. Burnsville City Hall
12. Anytime Fitness
13. Caribou Coffee
14. Burnsville High School
15. Birnamwood Golf Course
16. Los Grandew Mexican
17. Carbone's Pizza & Sports Bar
18. Denny's
19. Clive's Roadhouse Burnsville
20. Holiday Stationstore

N

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PROPERTY MANAGER
LEASING AGENT

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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.

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