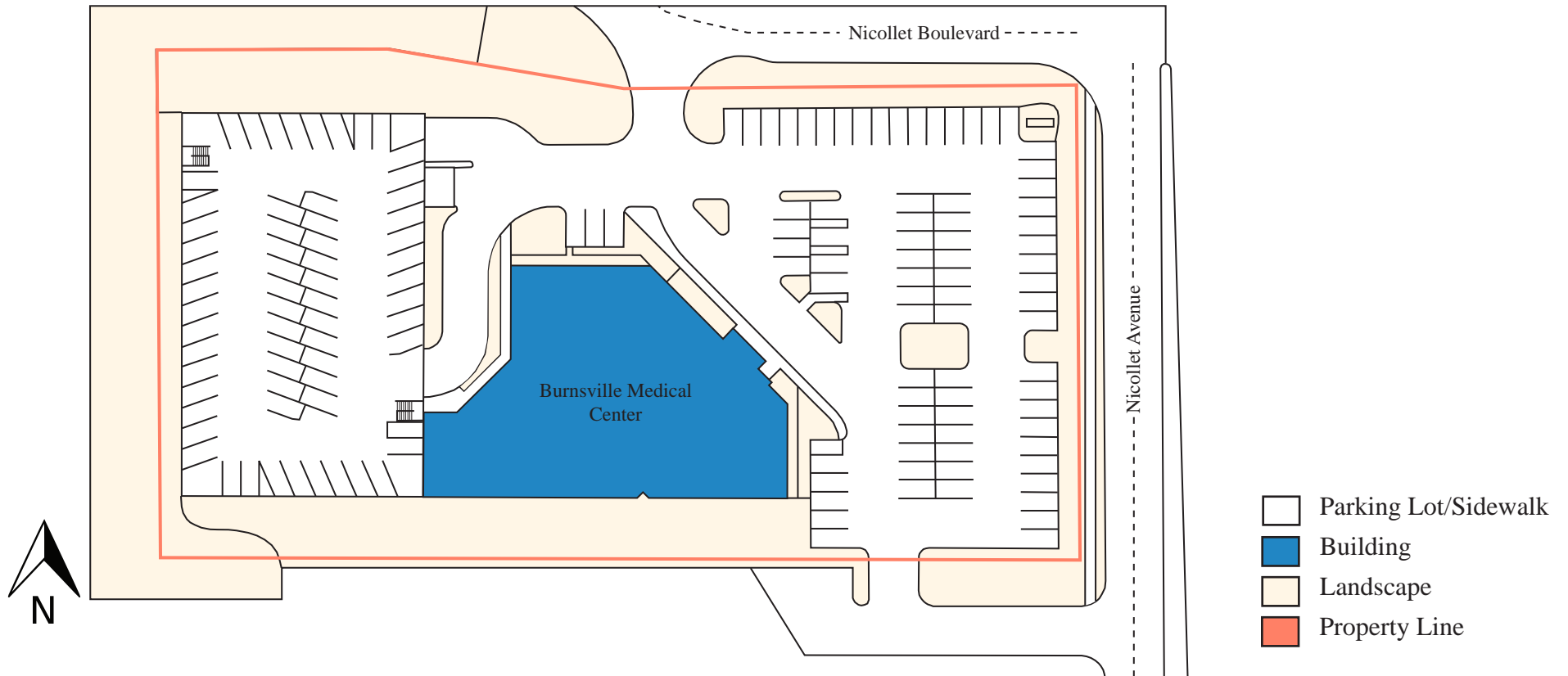


BURNSVILLE MEDICAL CENTER



14000 Nicollet Avenue South, Burnsville, MN 55337

SITE PLAN



PROPERTY HIGHLIGHTS

- Close to Fairview Ridges Hospital
- Minutes from Burnsville Shopping Center
- Near 35E and 35W split
- Vending/break area
- Two-level parking ramp attached to building

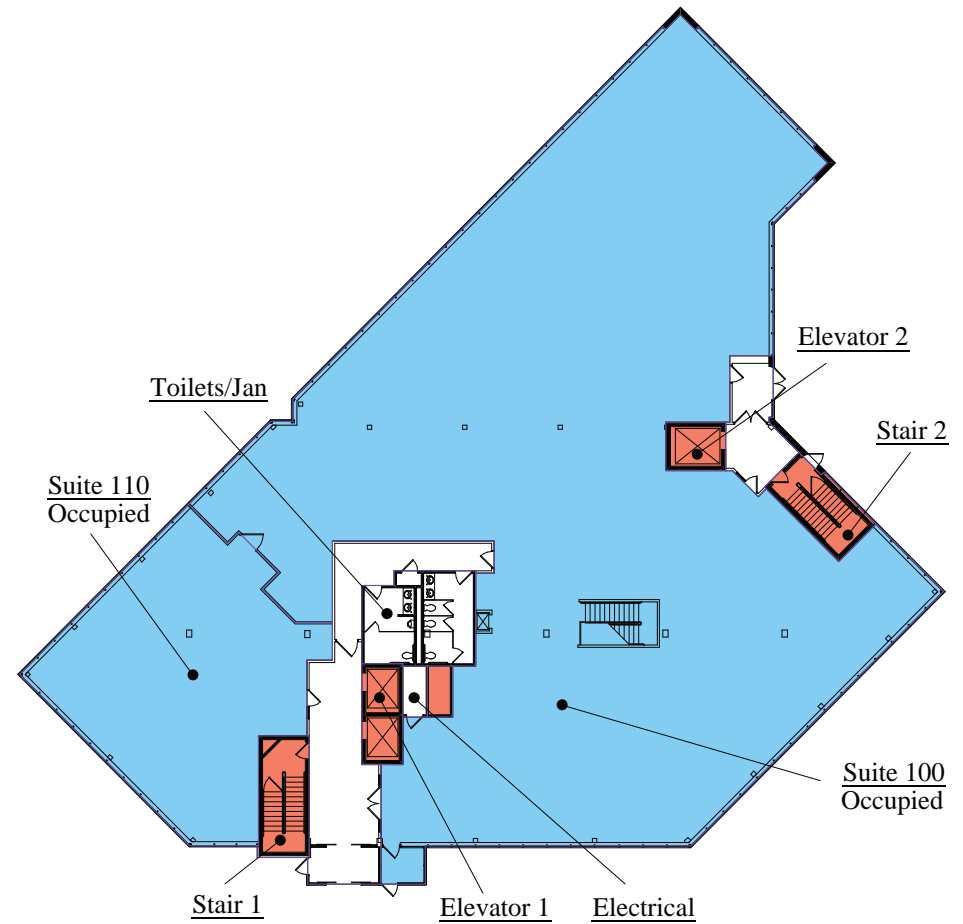
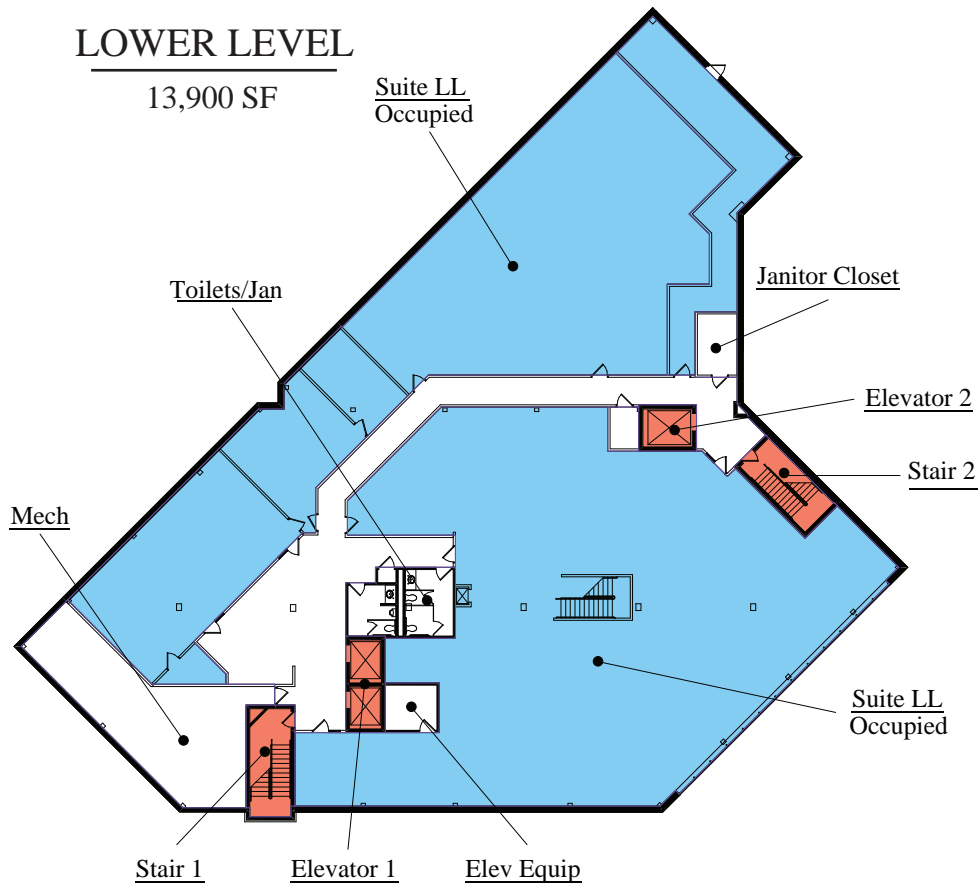
ADDRESS	14000 Nicollet Avenue South, Burnsville, MN 55337
BUILDING AREA	47,900 SF
NUMBER OF STORIES	4, 3 above grade
PARKING STALLS	Parking Ramp: 129 Parking Lot: 80
CLEAR HEIGHT	9'-12'
YEAR BUILT	1997



FLOOR PLANS

LOWER LEVEL

13,900 SF



FIRST FLOOR

14,400 SF

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

FLOOR PLANS

SECOND FLOOR

9,700 SF



THIRD FLOOR

9,900 SF

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



35E 53,000 VPD

NICOLLET AVENUE 7,700 VPD

35W 75,000 VPD

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	7,271	76,826	180,110
HOUSEHOLDS	2,913	30,067	68,344
HOUSEHOLD INCOME	\$77,468	\$93,652	\$101,750

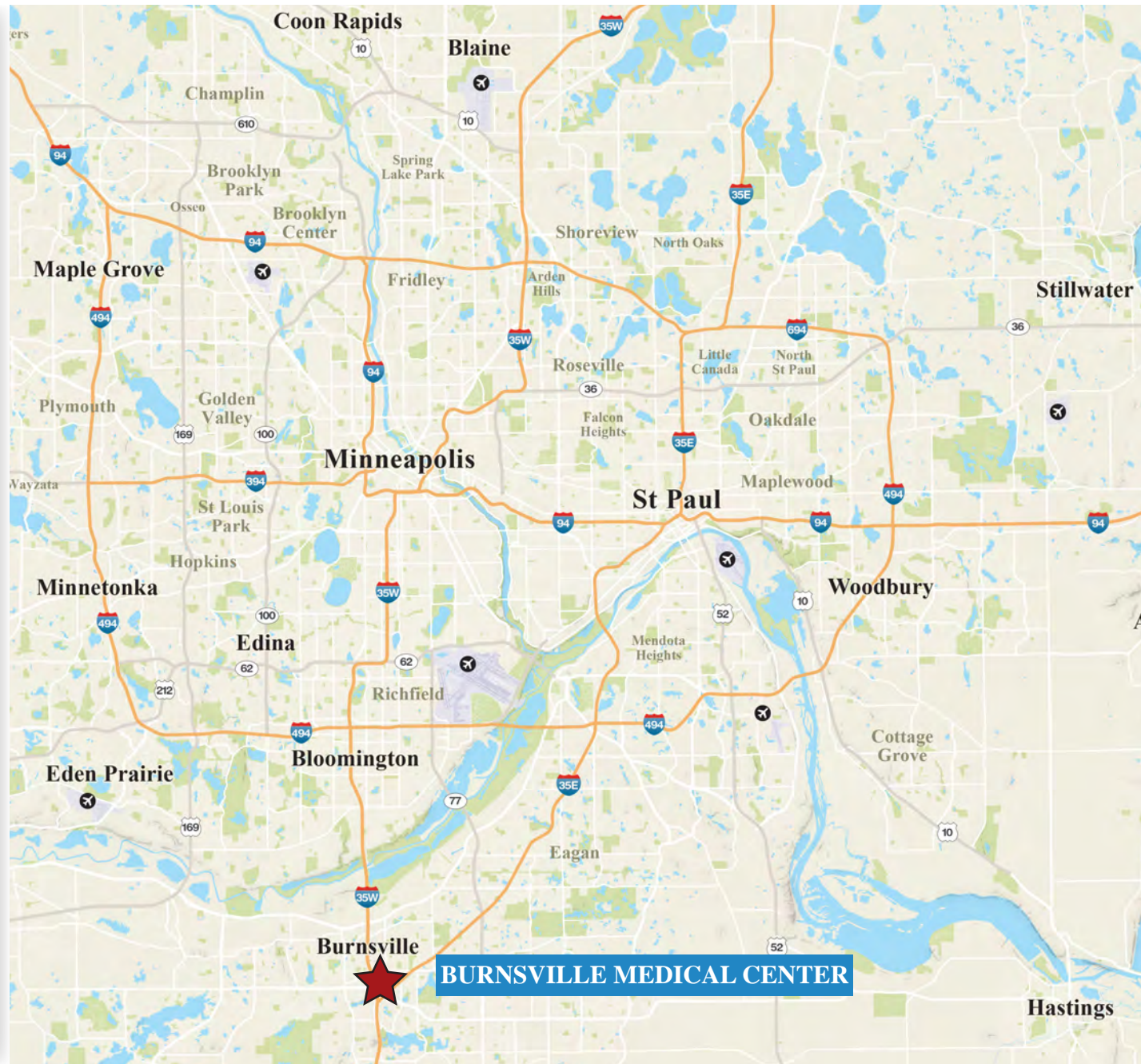
CONTACTS

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