

# Burnsville Service Center

**4,360 SF medical office/flex for lease**

150-172 Cobblestone Lane  
Burnsville, MN 55337

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**WELLINGTON**  
MANAGEMENT





#### Space Available

Owner, Manager, Leasing

37,000 SF total; 4,360 SF available

161 surface stalls, 4.4 : 1,000 SF

Single-story office/flex building

14' clear height

Built in 1986

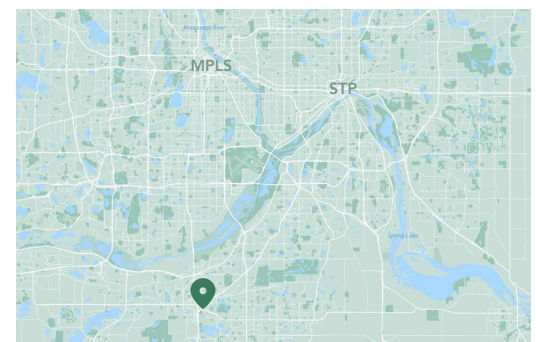
South Metro

CONVENIENTLY LOCATED OFFICE/FLEX SPACE IN THE SOUTH METRO.

Burnsville Service Center is a single-level office/showroom property situated approximately a half-mile west of Fairview Ridges Hospital. Purchased by Wellington in 1994, the classic brick building also caters to medical office users in need of retail-quality exposure. An extensive signage band, generous surface parking, a rear drive-in door area, and exceptional access to 35W and County Road 42 make Burnsville Service Center an excellent choice for smaller, customer-oriented businesses.

#### HIGHLIGHTS

- Building signage opportunity
- Conveniently located off 35W (68,000 VPD) & County Road 42 (51,000 VPD)
- Perfect for general office, showroom or medical office users
- Generous surface parking and employee parking behind the building
- Within 5 minutes of Burnsville Center (1-million SF shopping center) and Burnsville Heart of the City



# Available Suites

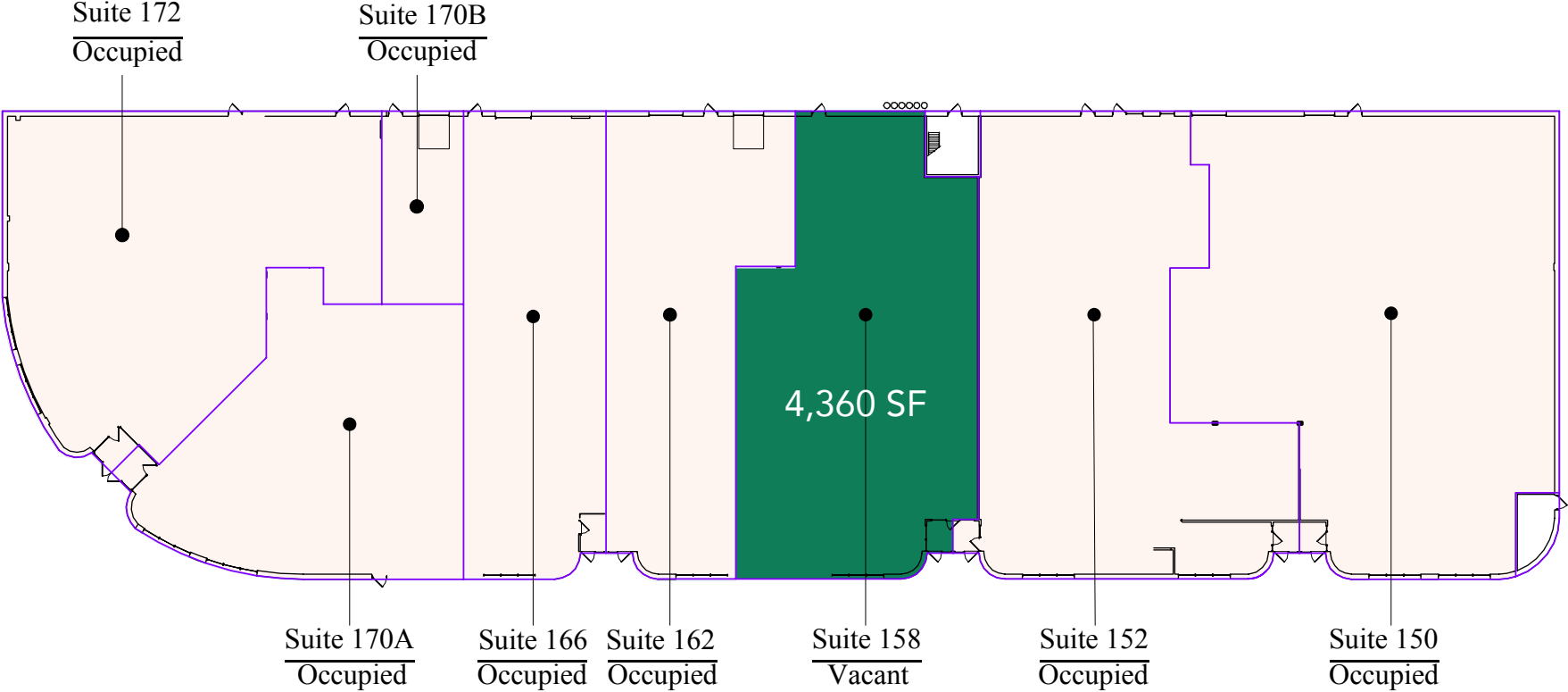


**Suite 158 - 4,360 SF**

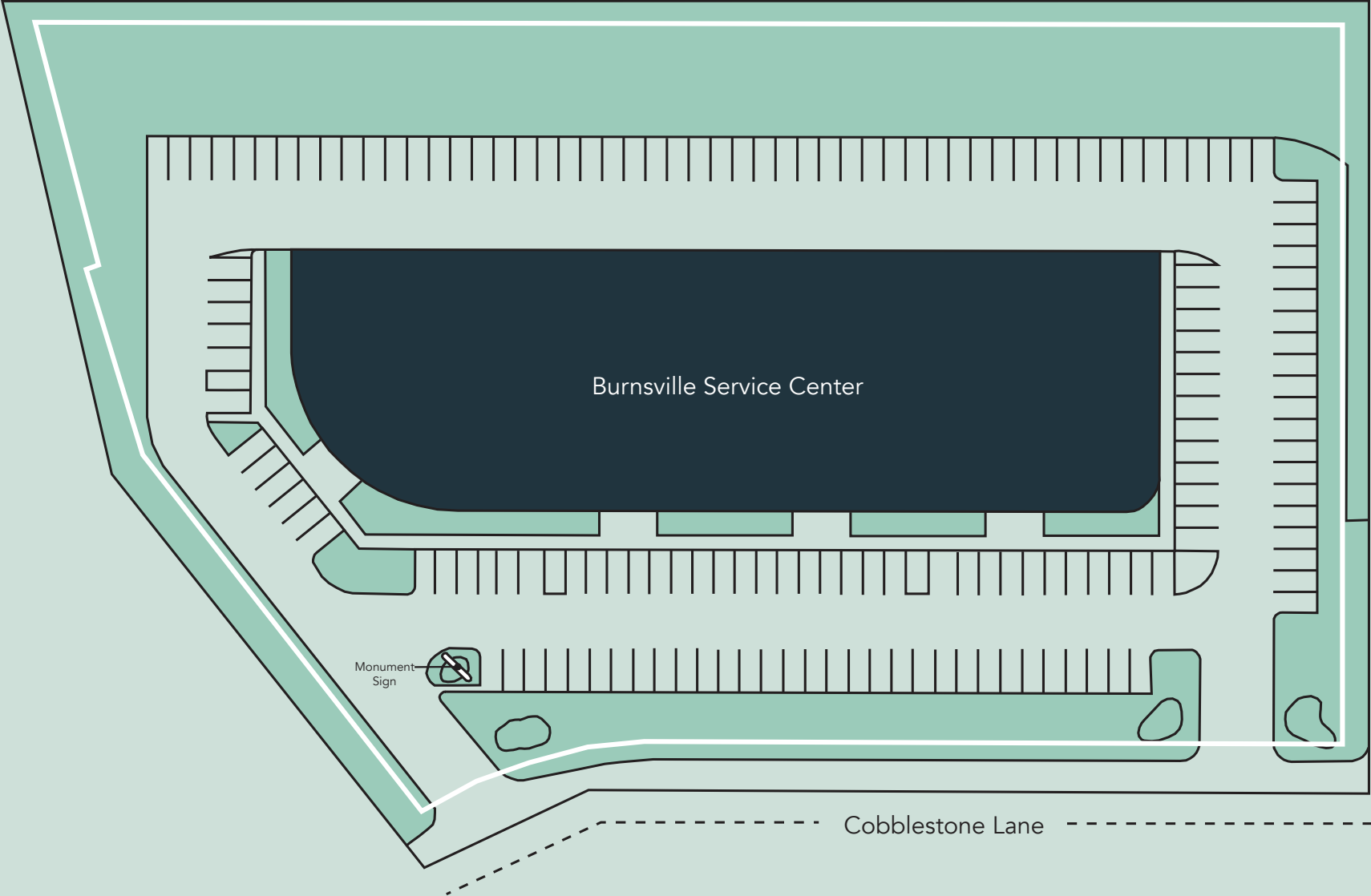
**3D Tour** 

# Floor Plan

- Building Common Areas
- Available Space
- Occupied Space



# Site Plan





## Demographics

1 MILE AWAY	3 MILES AWAY	5 MILES AWAY
8,259 Population	76,223 Population	177,141 Population
3,397 Households	29,577 Households	66,939 Households
\$78,327 Avg. Income	\$94,594 Avg. Income	\$102,502 Avg. Income



# The Neighborhood

## Hot Spots

1. Burnsville Service 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





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PROPERTY MANAGER  
LEASING AGENT

Kori DeJong

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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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