

# Burnsville Business Center

7,200 SF Available

12255-12287 Nicollet Ave S  
Burnsville, MN



## Contact Us

**BRYAN  
VAN HOOF**

+1 952 924 4624

[bryan.vanhoof@cbre.com](mailto:bryan.vanhoof@cbre.com)

**JEFF  
PRZYTARSKI**

+1 952 924 4895

[jeff.przytarski@cbre.com](mailto:jeff.przytarski@cbre.com)

**SAM  
MANKE**

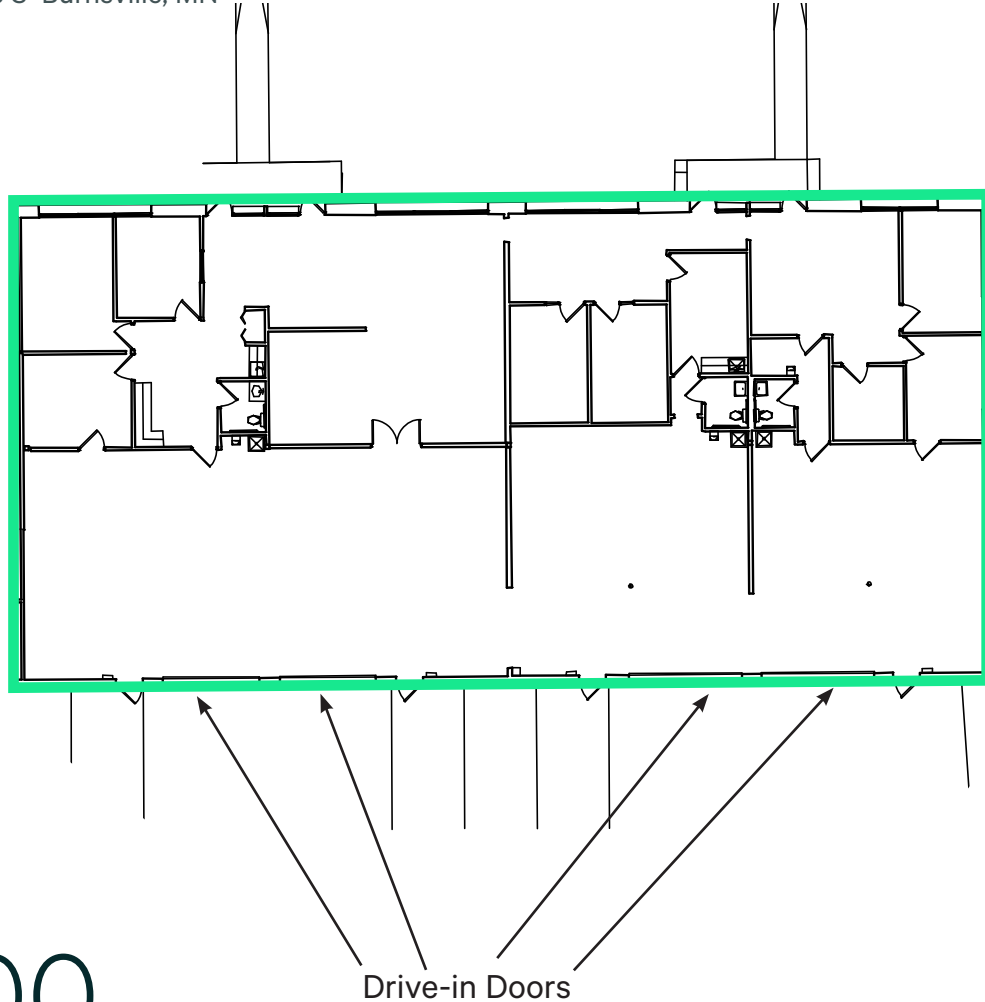
+1 763 398 9047

[sam.manke@cbre.com](mailto:sam.manke@cbre.com)

## Burnsville Business Center

12255-12287 Nicollet Ave S Burnsville, MN

For Lease



# 7,200

Available SF  
Office BTS

### Property Features:

- + End cap space
- + Immediate access to 35W and Hwy 13
- + Attractive ribbon glass
- + Locally owned and managed
- + Close proximity to restaurants and retail
- + Abundant parking

### Available Now

### Lease Rate

+ Negotiable

### Est. 2023 CAM/Tax

+ \$4.71

### Building Size

+ 80,509 SF

### Clear Height

+ 13'6"

### Loading

+ 4 Drive-ins Doors (12' x 12')

### Year Built

+ 1981

### Zoning

+ B-3: General Business



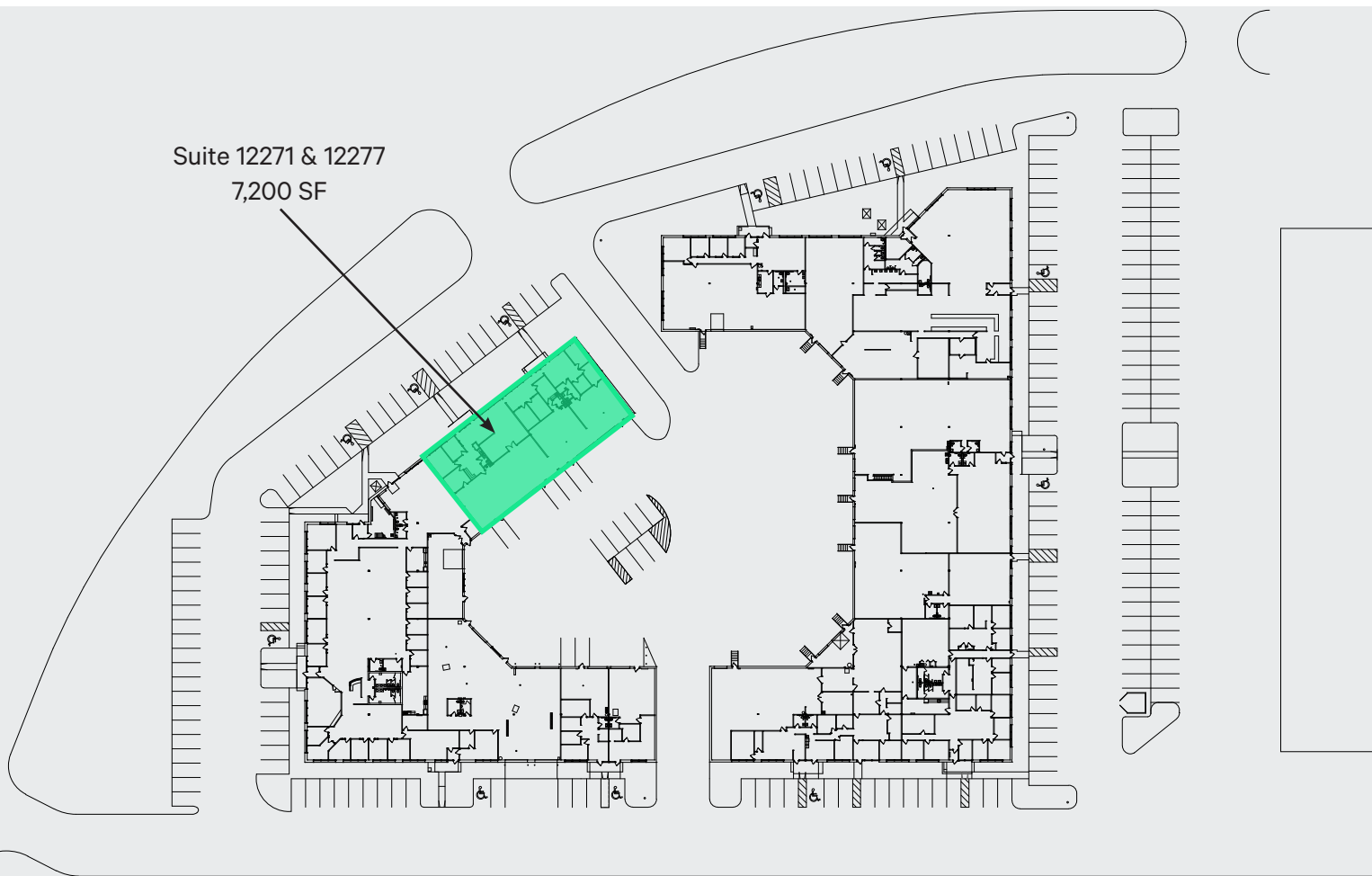
## Burnsville Business Center

12255-12287 Nicollet Ave S, Burnsville, MN

# For Lease



Suite 12271 & 12277  
7,200 SF

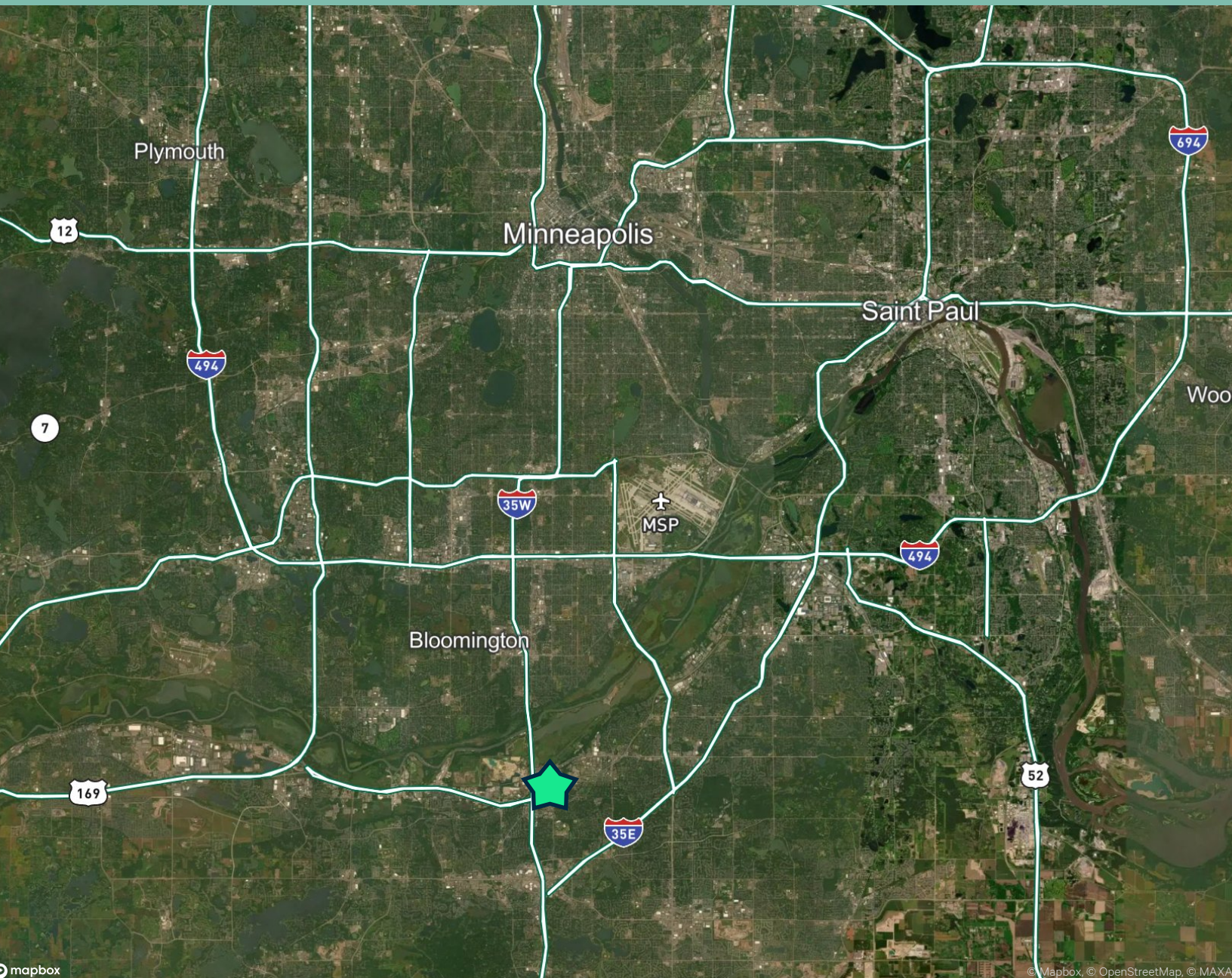




## Burnsville Business Center

12255-12287 Nicollet Ave S, Burnsville, MN

For Lease



## Contact Us

**BRYAN  
VAN HOOF**

+1 952 924 4624

[bryan.vanhoof@cbre.com](mailto:bryan.vanhoof@cbre.com)

**JEFF  
PRZYTARSKI**

+1 952 924 4895

[jeff.przytarski@cbre.com](mailto:jeff.przytarski@cbre.com)

**SAM  
MANKE**

+1 763 398 9047

[sam.manke@cbre.com](mailto:sam.manke@cbre.com)

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

**CBRE**