



LEASE EXECUTED WITH A NATIONAL GROCER

RETAIL SPACE FOR LEASE

COBBLESTONE COURT

14150 NICOLLET AVE | BURNSVILLE, MN 55337



TRANSWESTERN

REAL ESTATE
SERVICES

Tony Strauss 612.359.1694 | tony.strauss@transwestern.com

Molly Townsend 612.359.1693 | molly.townsend@transwestern.com

PROPERTY OVERVIEW

Cobblestone Court



PROPERTY DETAILS

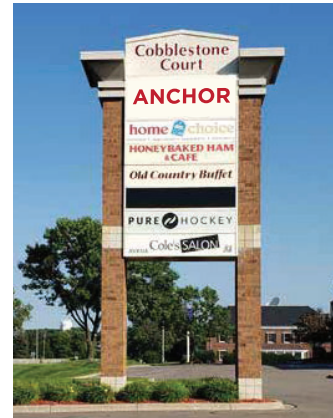
Address:	14150 Nicollet Ave Burnsville, MN
GLA:	125,320 sf
Parking:	608 spaces
Traffic Counts:	81,000 vpd on I-35W 51,000 vpd on Cty Rd 42



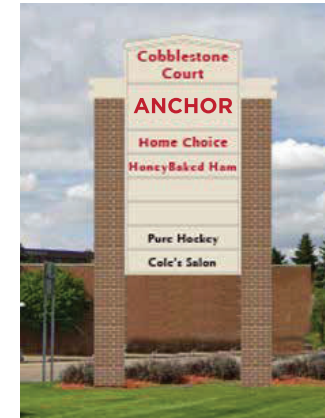
FOR LEASE

Suite 2:	Signed Lease
Suite 19/20:	14,940 sf (At Lease)

Operating Expenses:	\$3.53 psf CAM/Insurance \$3.33 psf Tax \$0.17 psf Insurance \$7.03 psf (2022 est.)
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Existing Pylon



Proposed Additional Pylon



HIGHLIGHTS

- Lease executed with national grocer - anticipated opening Summer 2022
- Strategic position within Burnsville trade area
- New pylon signage available
- Updated parking and storefront facades
- Located across from Fairview Medical Campus along with many retailers, including Lunds & Byerlys, Target, Home Depot, Petsmart, McDonald's and Taco Bell
- Potential to reconfigure vacancies to 5,000 - 16,000+ sf
- Endcap with I-35 visibility available

LEASING INFORMATION:

Tony Strauss | 612.359.1694 | tony.strauss@transwestern.com

Molly Townsend | 612.359.1693 | molly.townsend@transwestern.com

Chris Simmons | 612.359.1675 | chris.simmons@transwestern.com

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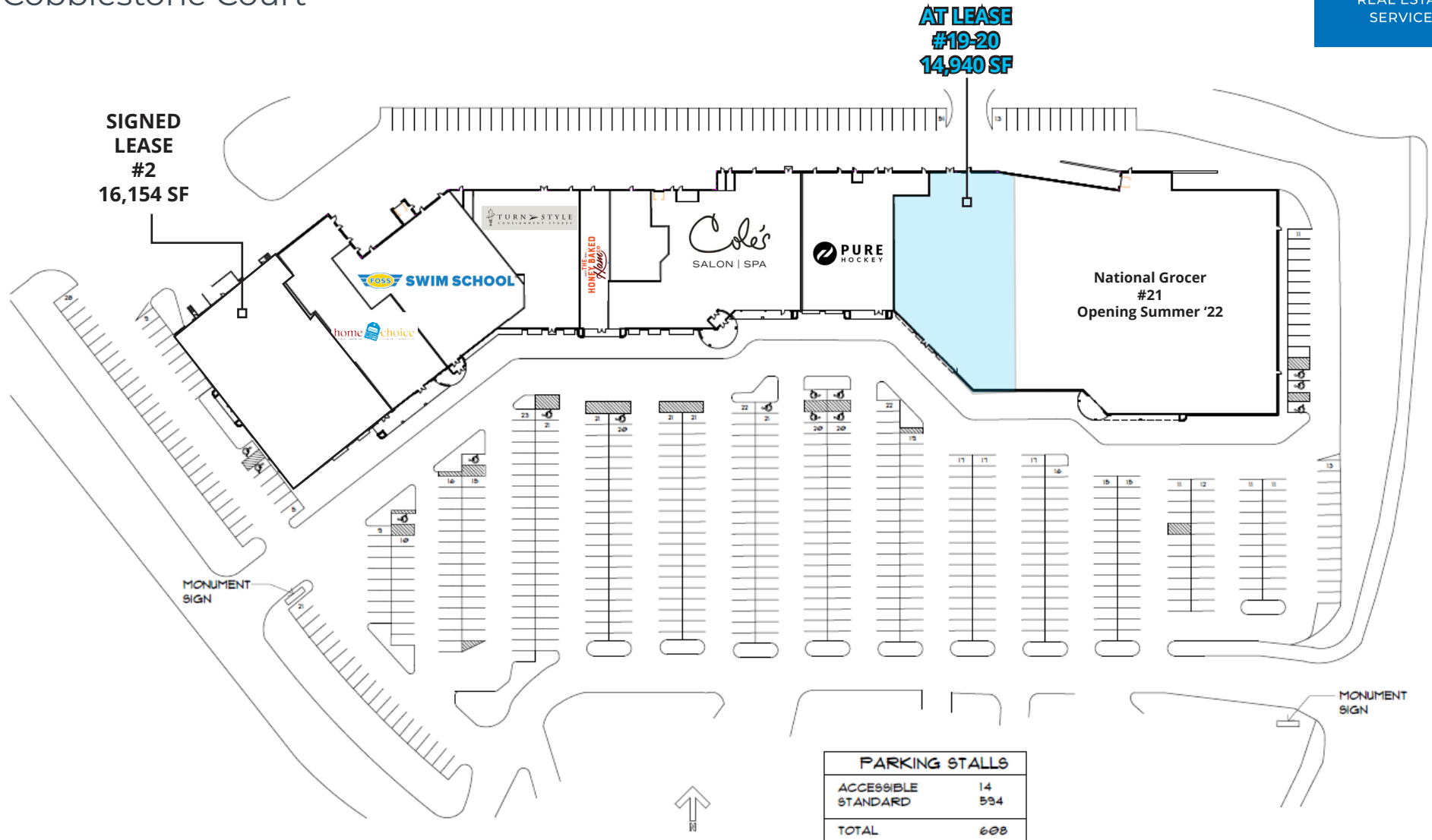
SITE PLAN

Cobblestone Court



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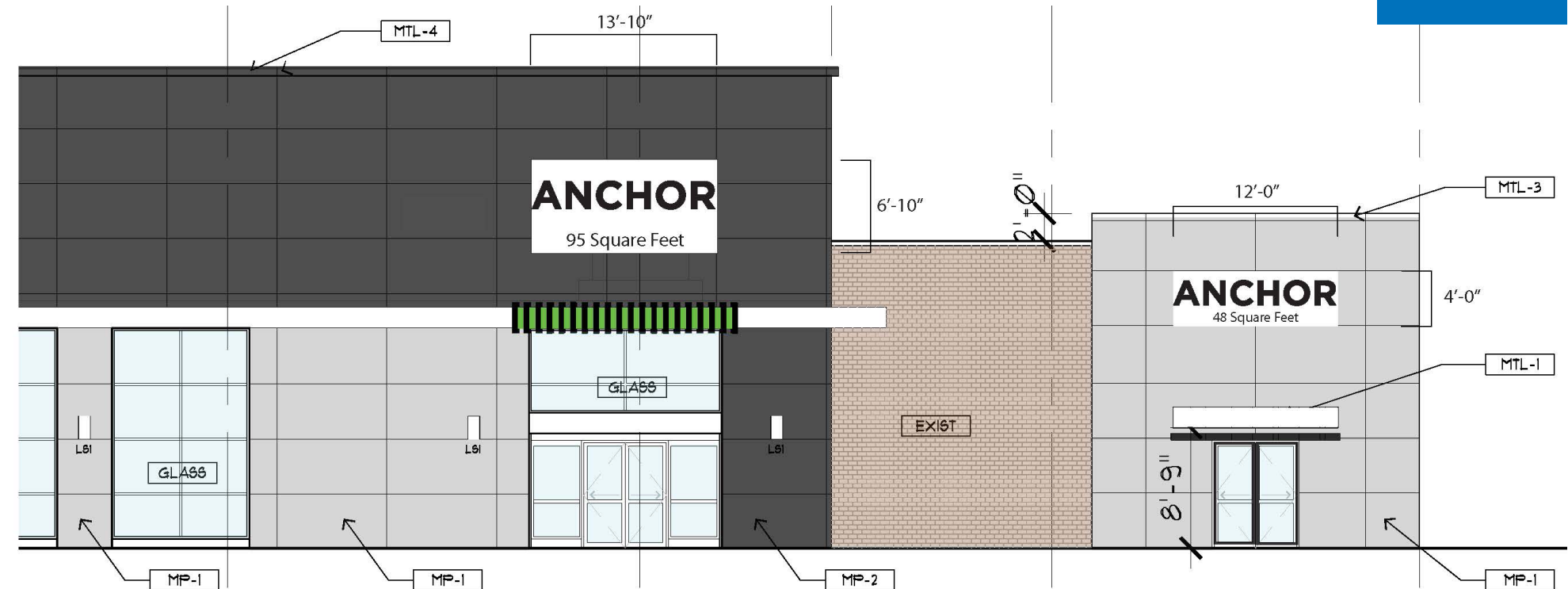
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ELEVATIONS

Cobblestone Court



SOUTH ELEVATION



PROPOSED BUILDING ELEVATION