



RETAIL SPACE FOR LEASE

COBBLESTONE COURT

14150 NICOLLET AVE | BURNSVILLE, MN 55337



TRANSWESTERN

REAL ESTATE
SERVICES

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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:	16,154 sf
Suite 6:	11,717 sf
Suite 19a:	6,669 sf
Suite 19b:	8,271 sf
	\$3.60 psf CAM
Operating Expenses:	\$3.39 psf Tax <u>\$0.17 psf Insurance</u> \$7.16 psf (2021 est.)



HIGHLIGHTS

- Strategic position in the Burnsville regional trade area, Fairview Medical Campus and many retailers including Lunds & Byerly's, Home Depot, PetSmart, McDonald's and Taco Bell
- Potential to reconfigure vacancies into smaller spaces or combine into large anchor space
- Former restaurant space available
- End-cap available with excellent visibility to I-35

LEASING INFORMATION:

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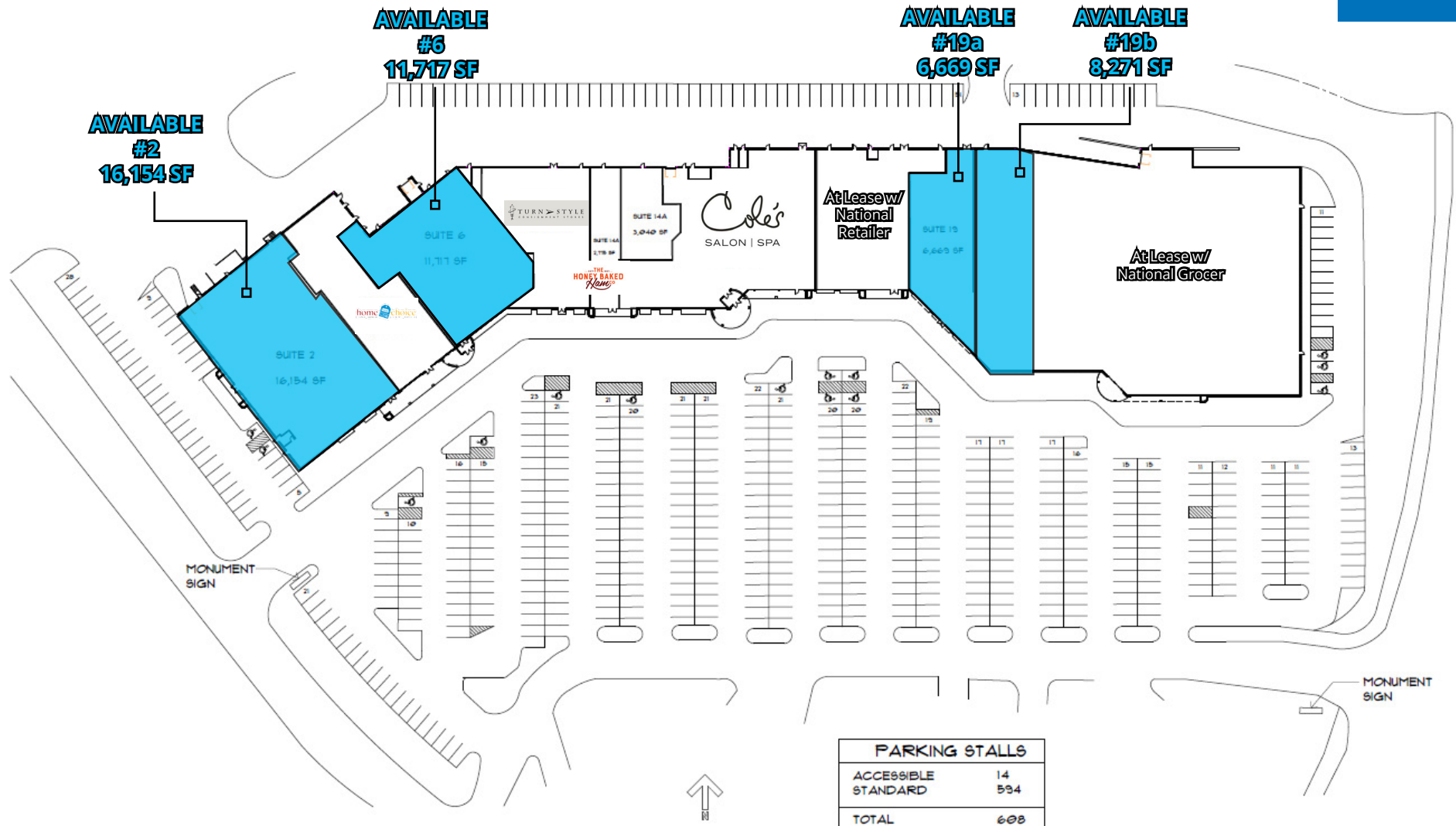
SITE PLAN

Cobblestone Court



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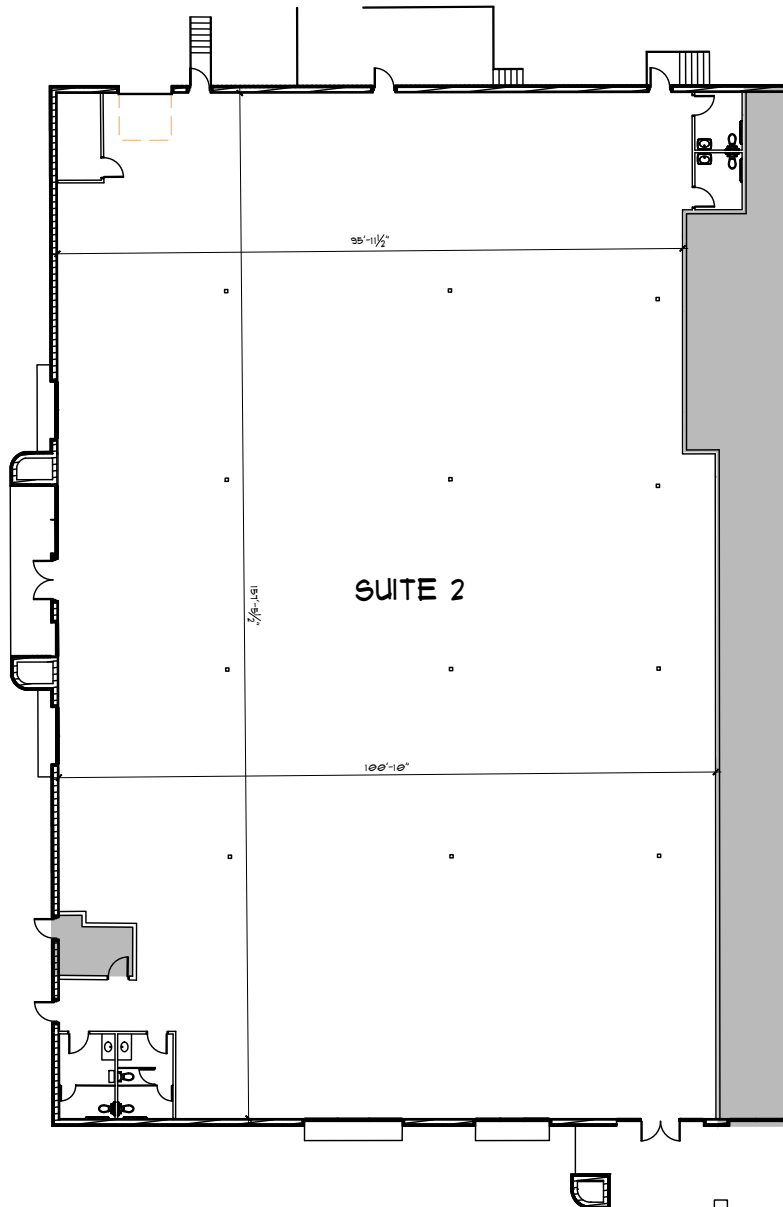
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FLOOR PLAN

Cobblestone Court



SUITE 2
16,154 sf

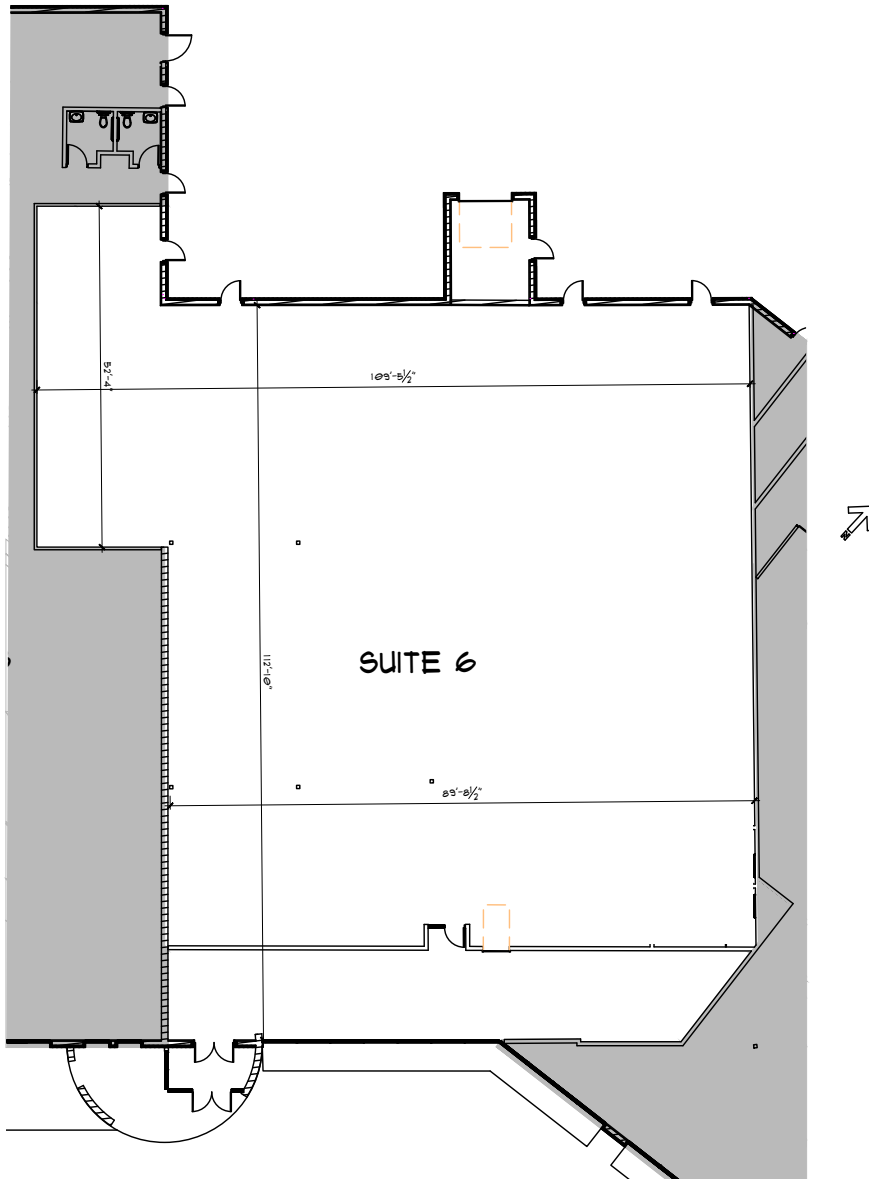
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FLOOR PLAN

Cobblestone Court



SUITE 6
11,717 sf

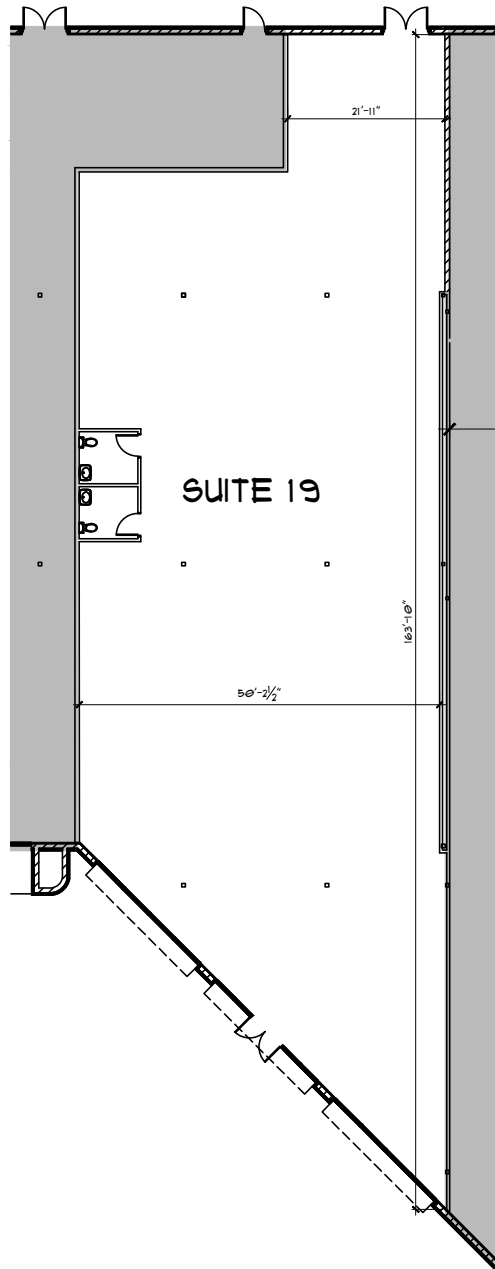
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FLOOR PLAN

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SUITE 19A
6,669 sf

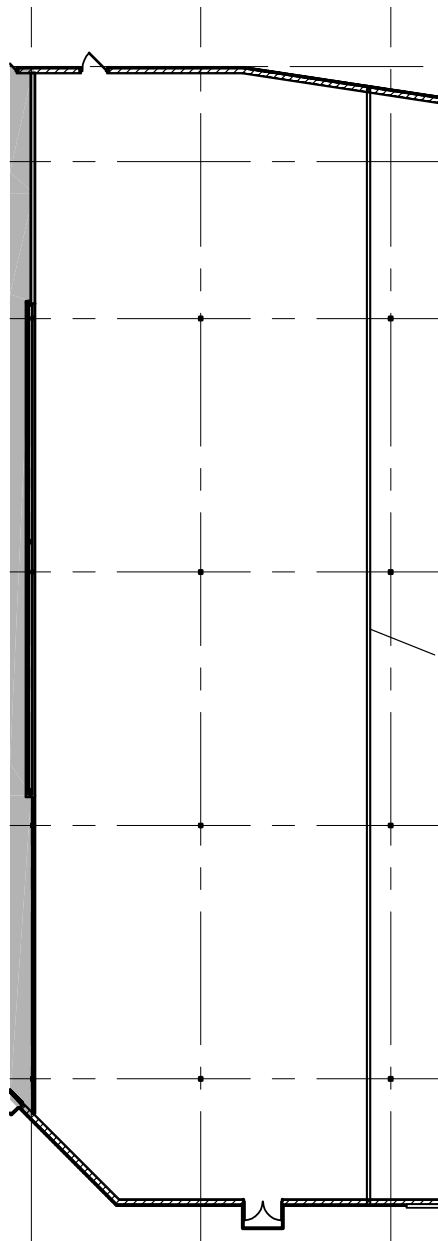
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FLOOR PLAN

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SUITE 19B

8,271 sf

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