

The Colliers logo is a blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: yellow, red, and blue.

Colliers

FOR SALE

181 River Ridge Cir S  
Burnsville, MN

11,576 SF Office Space

**Jim Rock**

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1600 Utica Avenue South  
Suite 300  
Minneapolis, MN 55416  
P: +1 952 897 7700

# Property Overview

- Ideally positioned near a wide array of retail amenities, this property offers excellent accessibility with direct adjacency to Highway 13 West and Interstate 35W—making it a prime location for the right business
- Great professional office building and setting with beautiful interior finishes
- 2nd floor office space has separate entrance and parking at grade level on south side of the building
- On-site exercise room with equipment
- Restrooms equipped with showers for added convenience
- Executive offices featuring rich maple wood finishes
- Four conference rooms
- Ten private offices for focused work
- Sixteen cubicle workspaces for team collaboration
- Versatile lab/work areas

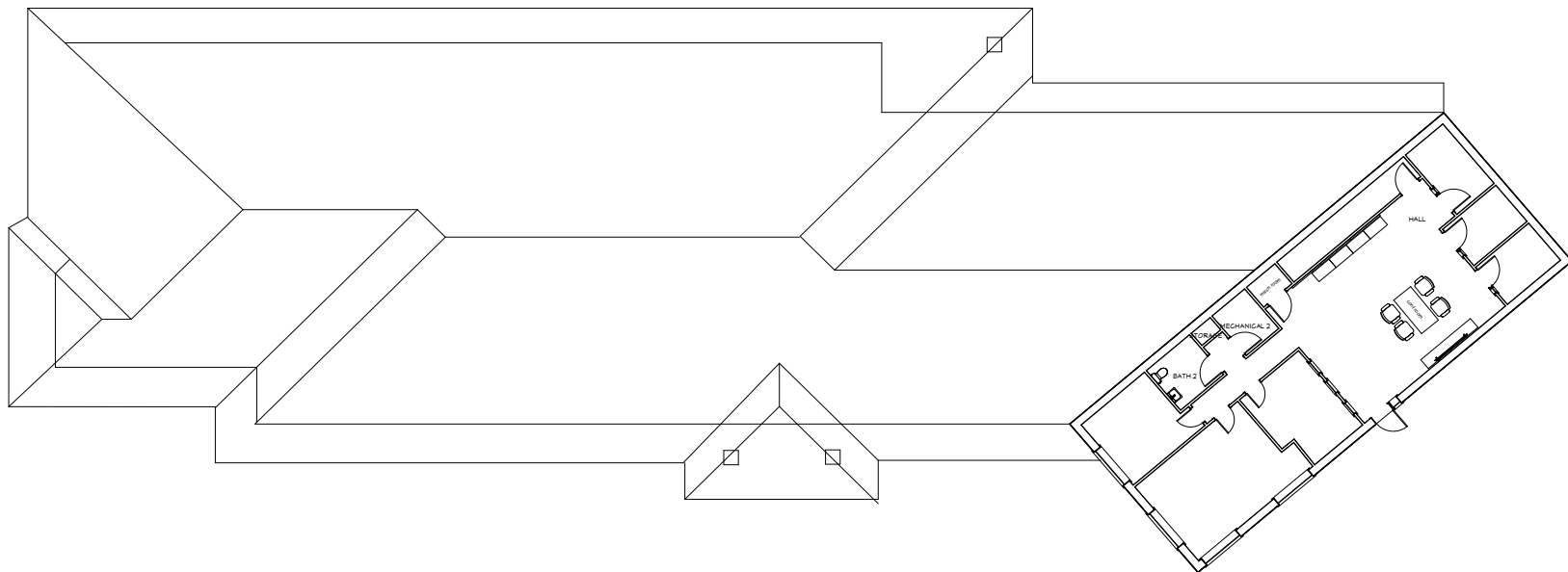
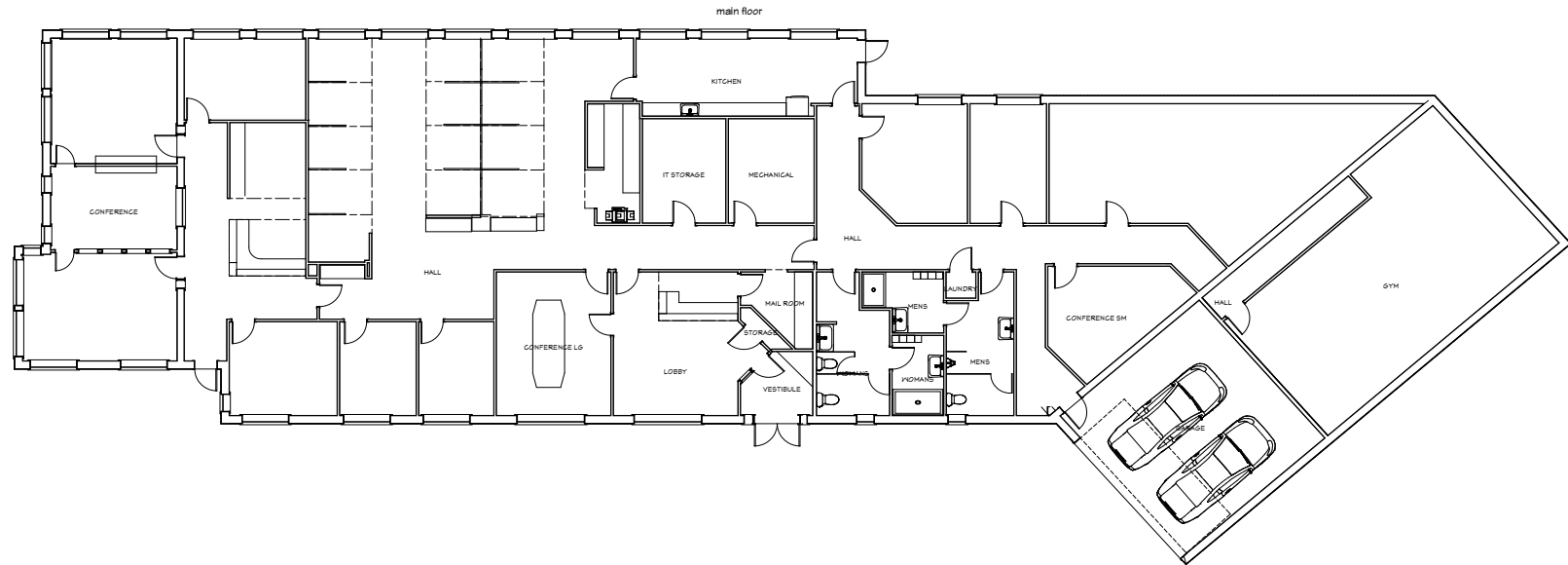
<b>Address</b>	181 River Ridge Circle South Burnsville, MN 55337
<b>Space Available</b>	11,576 SF
<b>Lot Size</b>	0.89 Acres
<b>Year Built</b>	2000
<b>Parking</b>	45 parking spaces plus indoor garage with 2 stalls
<b>Roof</b>	Replaced in 2025

**Sale Price:** Negotiable





# Floor Plan



# Location Overview

Interstate 35W

94,497 vpd

Highway 13

37,379 vpd



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