

Nicollet Corporate Center

8,912 SF of office space for lease

12270-12274, 12250-12268, 12224-12226 Nicollet Avenue South
Burnsville, MN 55337

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WELLINGTON
MANAGEMENT



Conveniently located office/flex space with a wooded backyard.

Nicollet Corporate Center includes three office/showroom buildings located immediately north of Highway 13 and one mile east of 35W in Burnsville. The complex consists of high-quality office, production and warehouse space and overlooks a beautiful wildlife preserve. The property is a three-minute drive to Burnsville Heart of the City, which is home to apartments, restaurants and retail stores including Red's Savoy Pizza, Mediterranean Cruise Café, Jensen's Café, Caribou Coffee, Cub Foods, Mind's Eye Comics and Bridal Accents Couture, among others. Acquired by Wellington in 2007, Nicollet Corporate Center offers convenience, natural beauty and low occupancy costs.

HIGHLIGHTS

- Wooded lot overlooking a wildlife preserve
- Beautiful landscaping with patios
- Excellent visibility off Nicollet Avenue
- Great window lines for abundant natural light
- Easy access off of Highway 13 (51,000 VPD)
- Minnesota Valley Transit Authority bus stop across Nicollet Avenue
- Walkable to the Minnesota River Greenway trail, Ames Center and Burnsville Heart of the City
- Fed Ex, UPS & USPS boxes on-site
- Building 1-2, two stories; Building 3, one story
- Building 1 and 3, 14' clear height; Building 2, 14-16' clear height

Space Available

Owner, Manager, Leasing

12270-12274: 17,300 SF; 5,595 SF available

12250-12268: 42,400 SF; 3,317 SF available

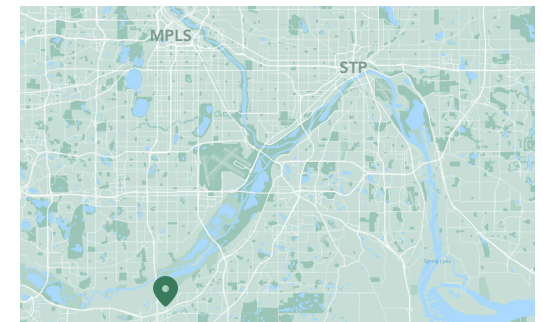
12224-12226: 23,700 SF; 0 SF available

242 surface stalls, 2.9 : 1,000 SF (77, 71, 94)

Three-building single-story office/flex

Built in 1989

Southwest Metro



Available Suites



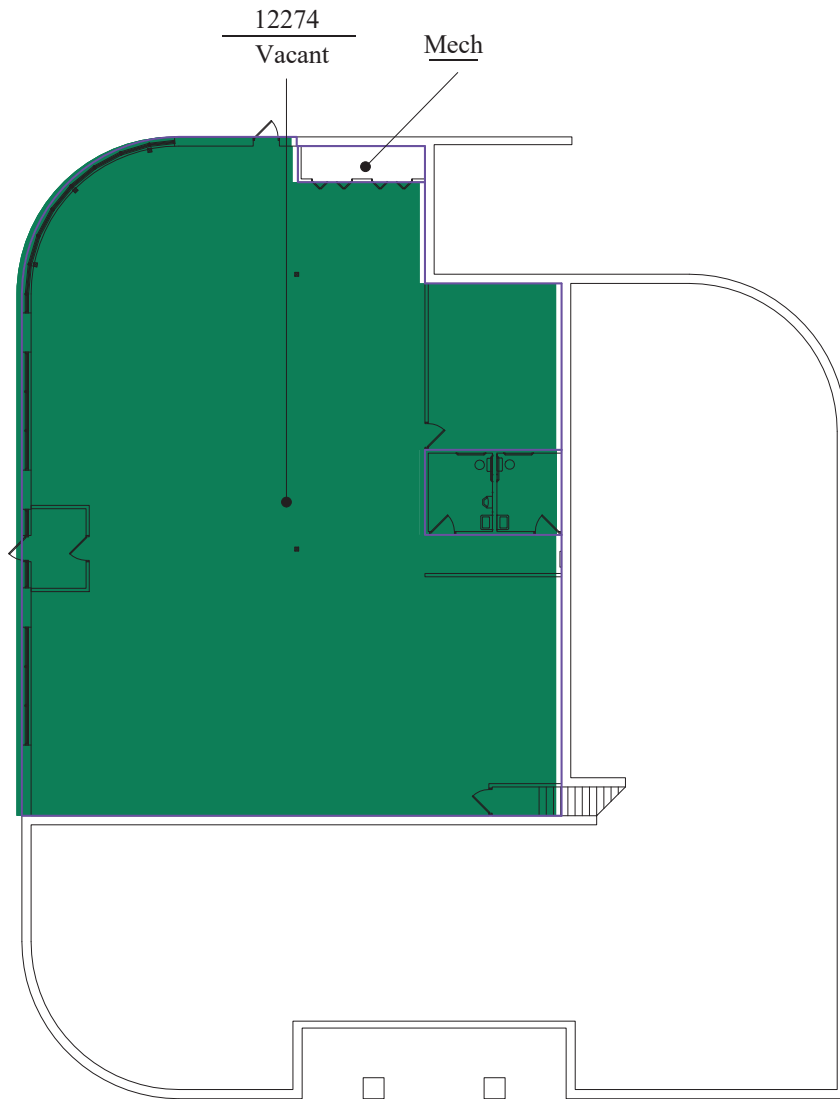
Suite 12274 (Bldg 1) - 5,595 SF [3D Tour](#)



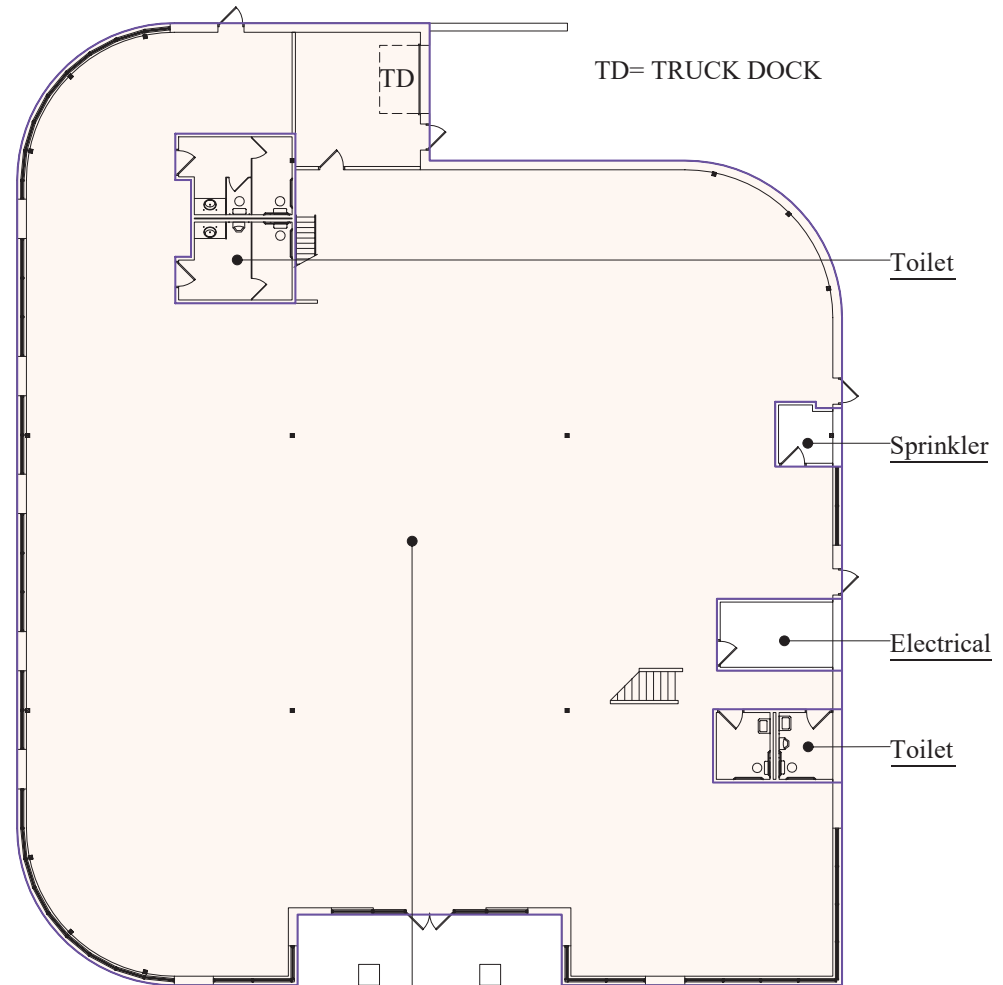
Suite 12252 (Bldg 2) - 3,317 SF [3D Tour](#)

Floor Plan - Building 1

- Building Common Areas
- Available Space
- Occupied Space



Lower Level



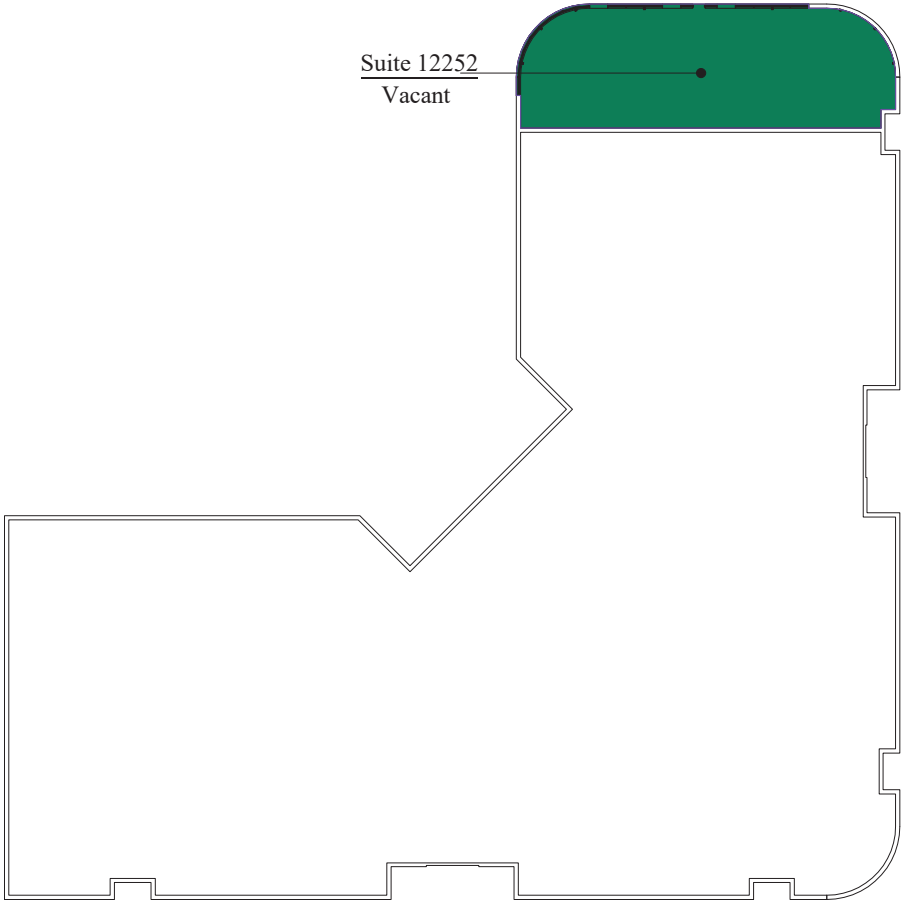
First Floor

Suite 12270
Occupied

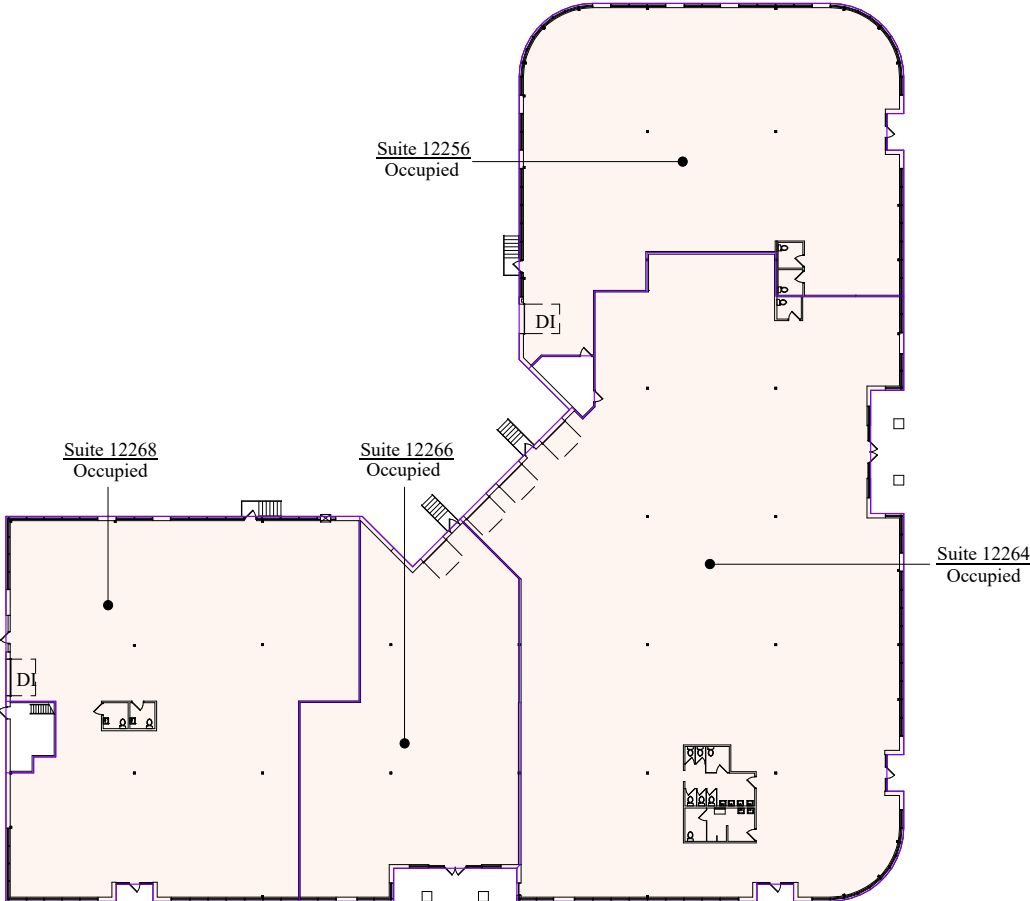
Floor Plan - Building 2

- Building Common Areas
- Available Space
- Occupied Space

Lower Level

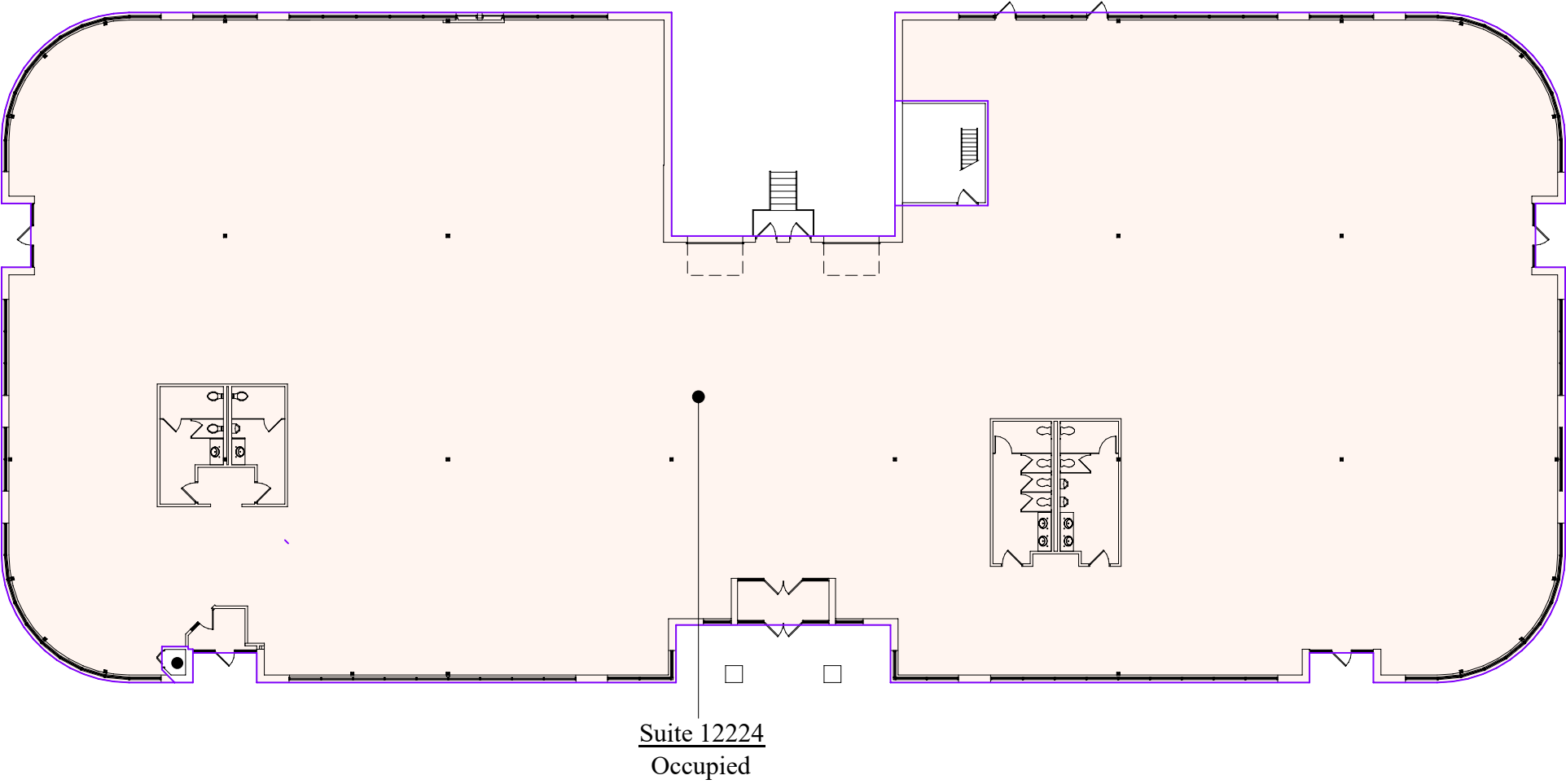


First Floor



Floor Plan - Building 3

- Building Common Areas
- Available Space
- Occupied Space

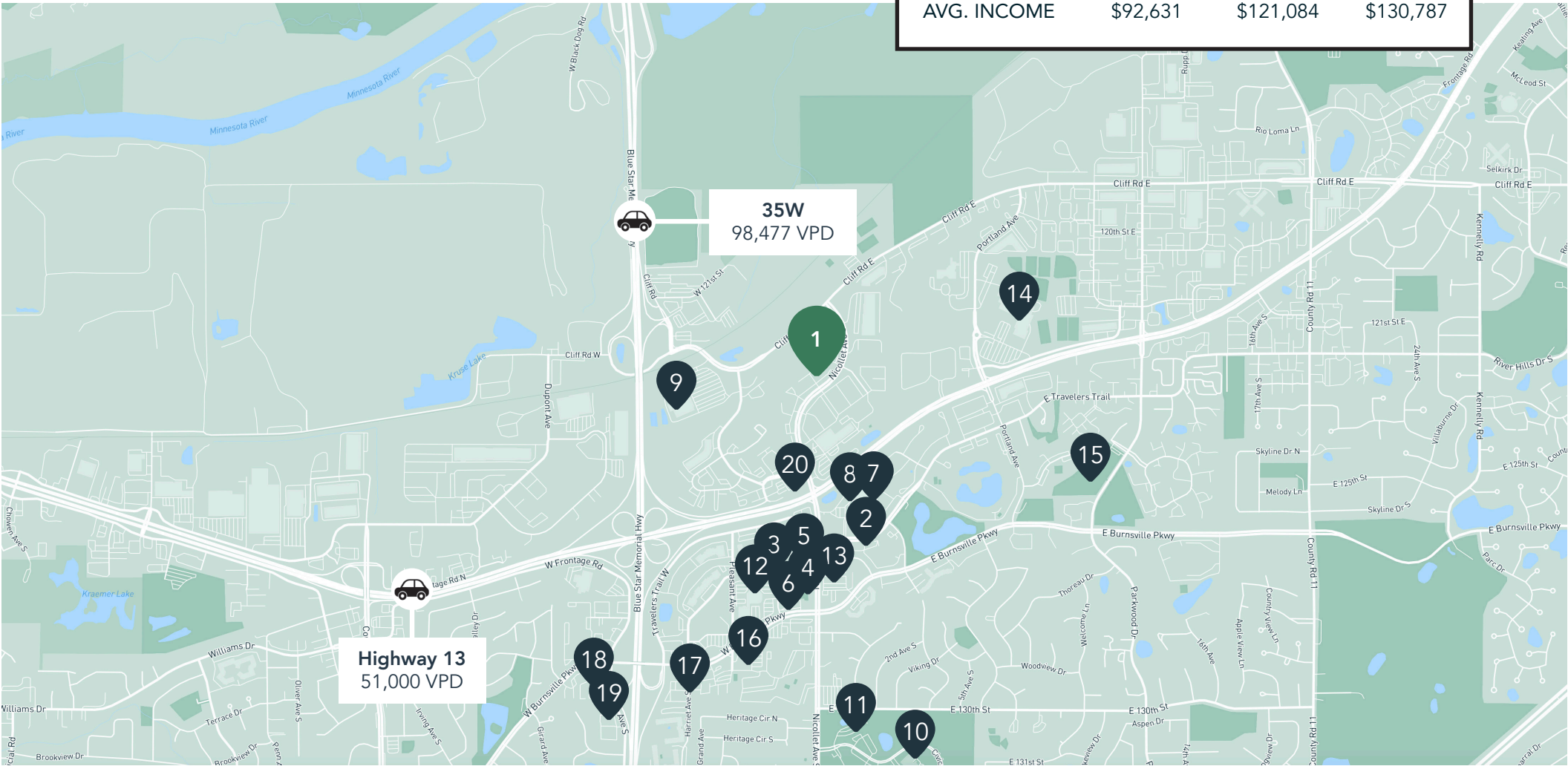


Site Plan



The Neighborhood

Demographics	1 MILE	3 MILES	5 MILES
POPULATION	8,099	71,523	200,260
HOUSEHOLDS	3,921	28,703	79,642
AVG. INCOME	\$92,631	\$121,084	\$130,787



Hot Spots

- | | | | |
|---------------------------------|---------------------------|----------------------------|----------------------------------|
| 1. Nicollet Corporate Center | 6. Jensen's Café | 11. Burnsville City Hall | 16. Los Grandew Mexican |
| 2. Burnsville Heart of the City | 7. Cub Foods | 12. Anytime Fitness | 17. Carbone's Pizza & Sports Bar |
| 3. Ames Center | 8. Red Savoy's Pizza | 13. Caribou Coffee | 18. Denny's |
| 4. Nicollet Commons Park | 9. Walmart | 14. Burnsville High School | 19. Clive's Roadhouse Burnsville |
| 5. Meditearan Cruise Café | 10. Burnsville Ice Center | 15. Birnamwood Golf Course | 20. Holiday Stationstore |



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PROPERTY MANAGER
LEASING AGENT

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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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