



OFFICE SPACE **FOR LEASE**

LEASE PRICE: \$20 PSF

BURNSVILLE FINANCIAL CENTER

Property Overview

Position your business in a well-located, value-driven office building in the heart of Burnsville. 14300 Nicollet Court offers flexible suite options from 972 to 9,282 SF, making it an ideal fit for businesses of all sizes. Tenants benefit from very competitive lease rates, ample parking, convenient access to I-35W and Hwy 13, and a professional office environment with flexible floor plan options.

Key Highlights

- ✓ Flexible office layouts and square footages from 972 - 9,282 SF
- ✓ Competitive lease rates
- ✓ Easy access to I-35W, I-35E, Hwy 13 and Burnsville Transit Center

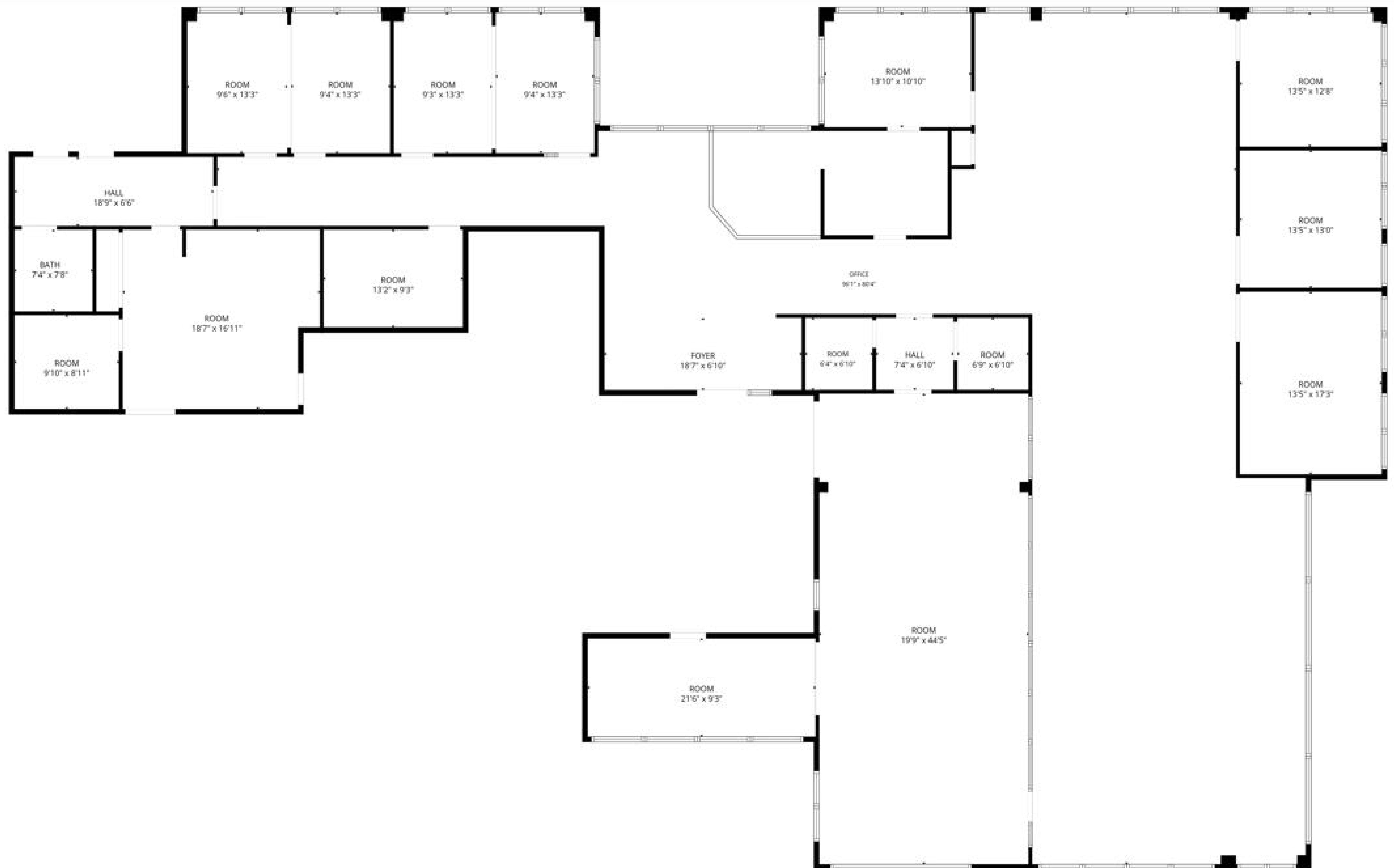
Lease Overview

Property Type	Office
Suite RSF	8,310 SF (can demise to 1,000 SF)
Asking Rent	\$20 PSF
Lease Type	Gross
Total SF	46,600 SF
Minimum SF	972 SF
Max SF	9,282 SF
Suite #	320
Parking Spaces	Surface Parking
Land Area	3.78 AC
Zoning	B3
Elevators	Yes
Total Floors	3
Sprinklers	Yes
Tenancy Type	Multi
Availability Date	Now



FLOOR PLAN

FOR LEASE



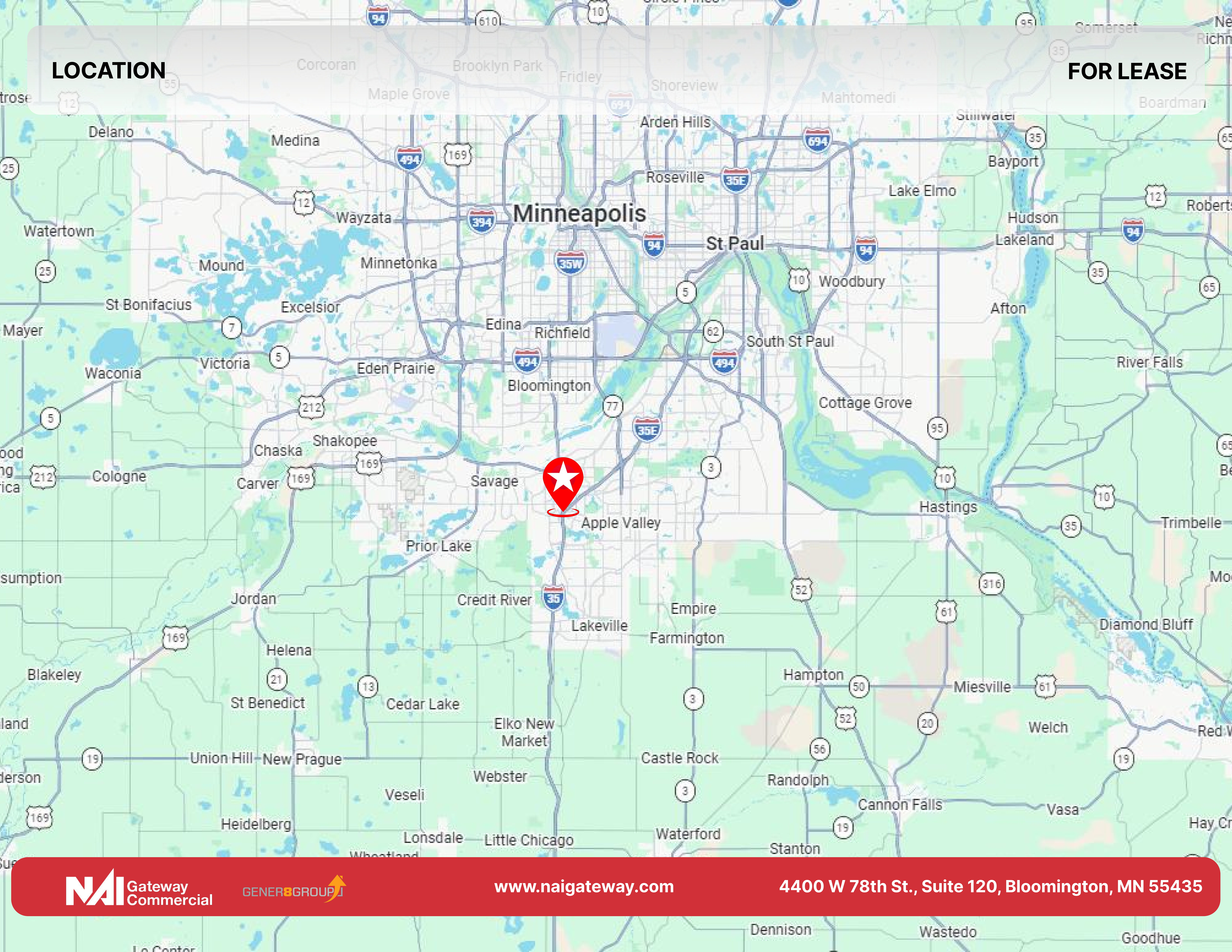
PHOTOS

FOR LEASE



LOCATION

FOR LEASE



DEMOGRAPHIC SUMMARY

14300 Nicollet Ct, Burnsville, Minnesota, 55306

Ring of 5 miles

KEY FACTS

187,017

Population



71,309

Households

39.0

Median Age

\$83,719

Median Disposable Income

EDUCATION

4.7%

No High School Diploma



19.6%

High School Graduate



30.7%

Some College/
Associate's Degree



45.0%

Bachelor's/Grad/
Prof Degree

INCOME



\$105,817
Median Household Income

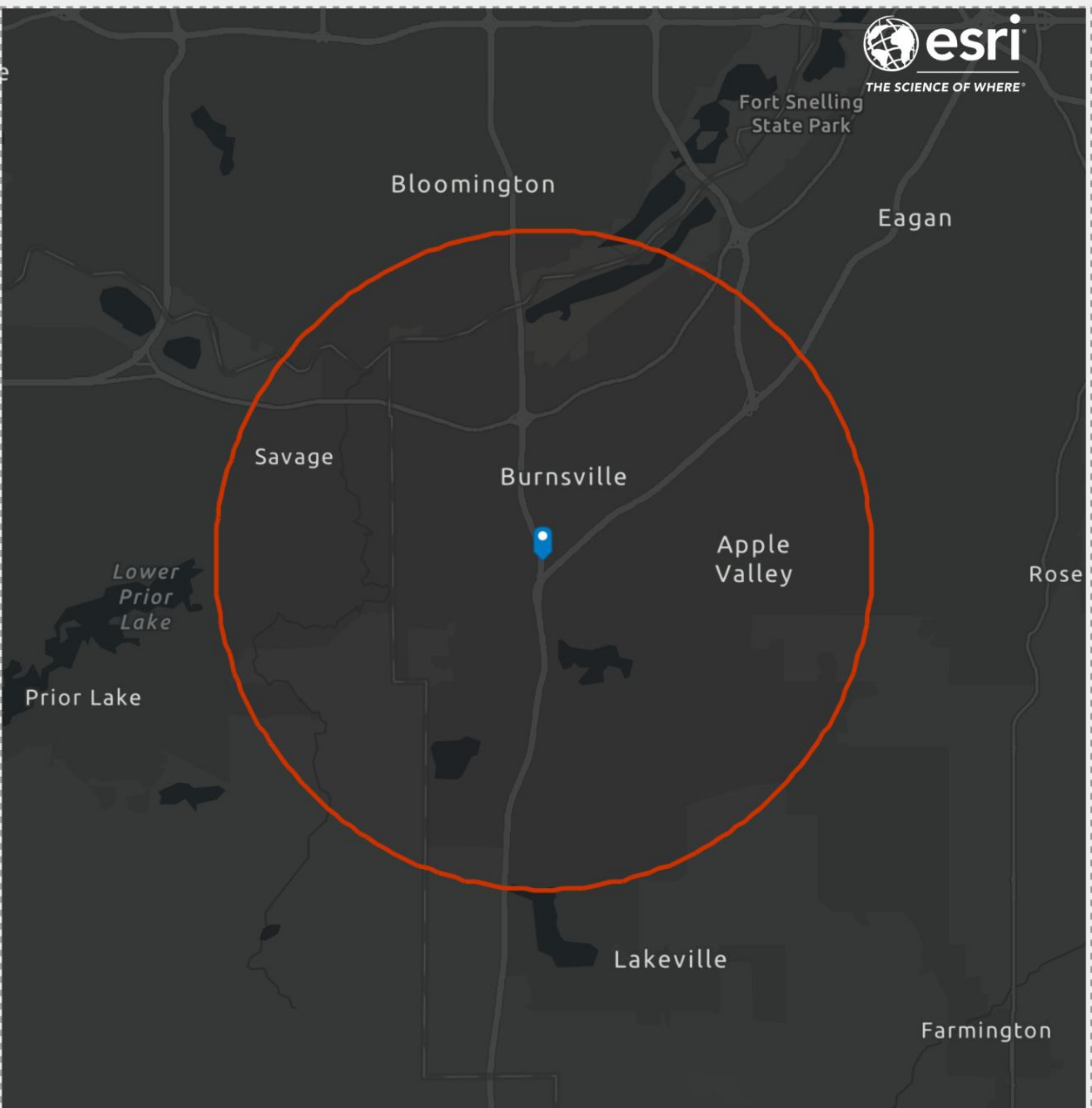
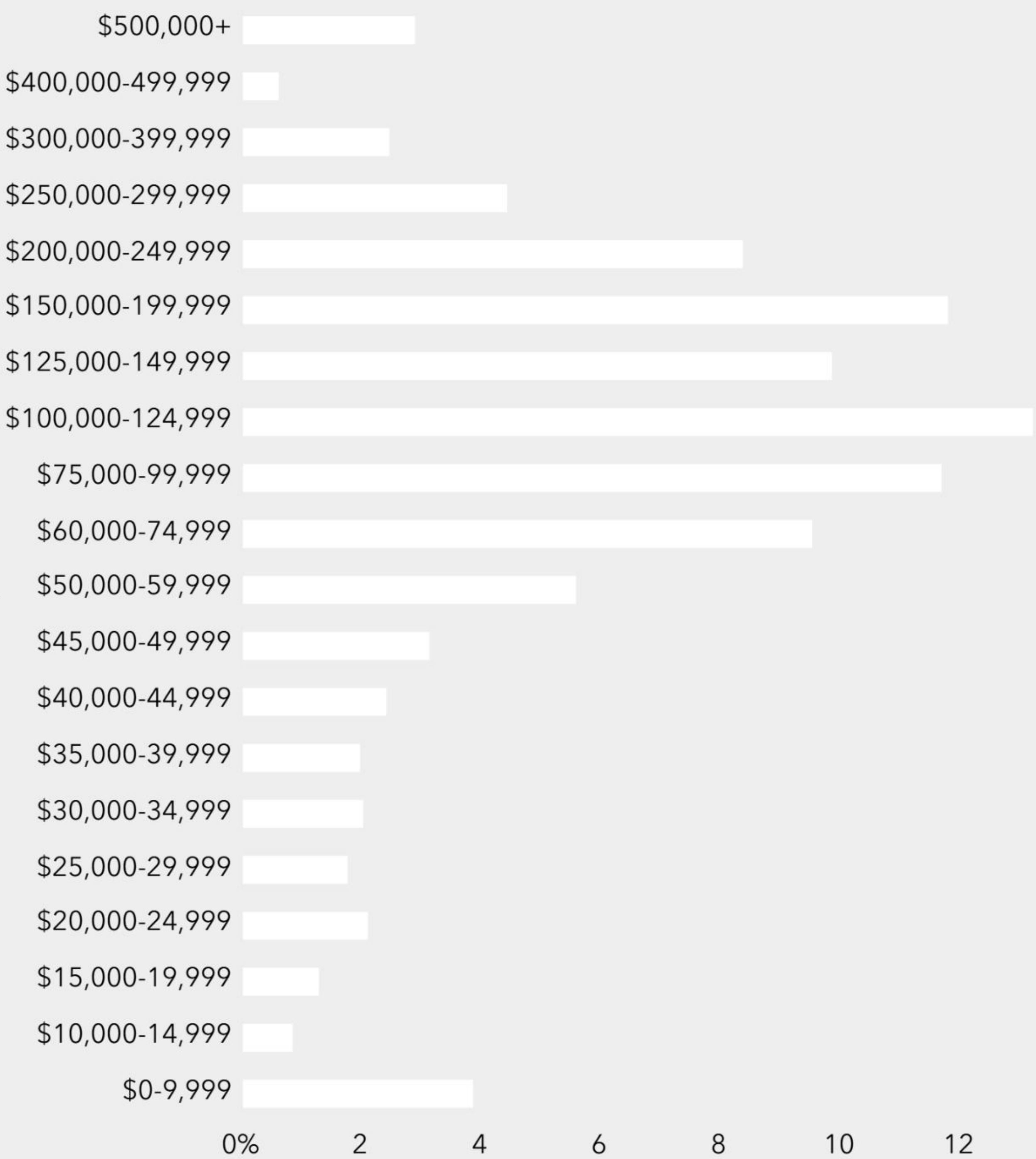


\$52,106
Per Capita Income



\$418,028
Median Net Worth

HOUSEHOLD INCOME



EMPLOYMENT



White Collar

72.6%



Blue Collar

17.3%



Services

14.6%

4.2%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

Business Key Facts 14300 Nicollet Ct, Burnsville, Minnesota, 55306 | Rings: 5 mile radii

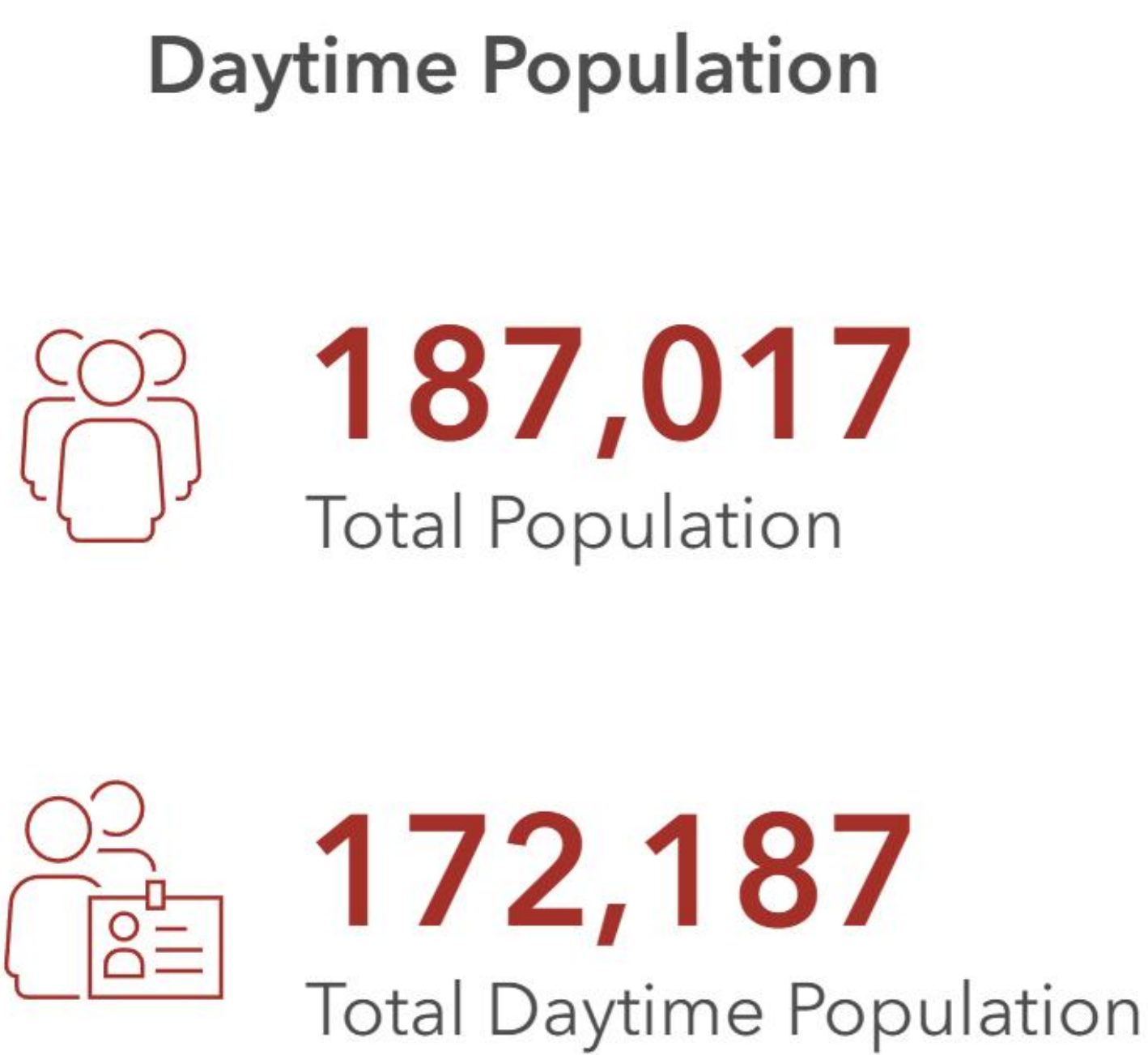
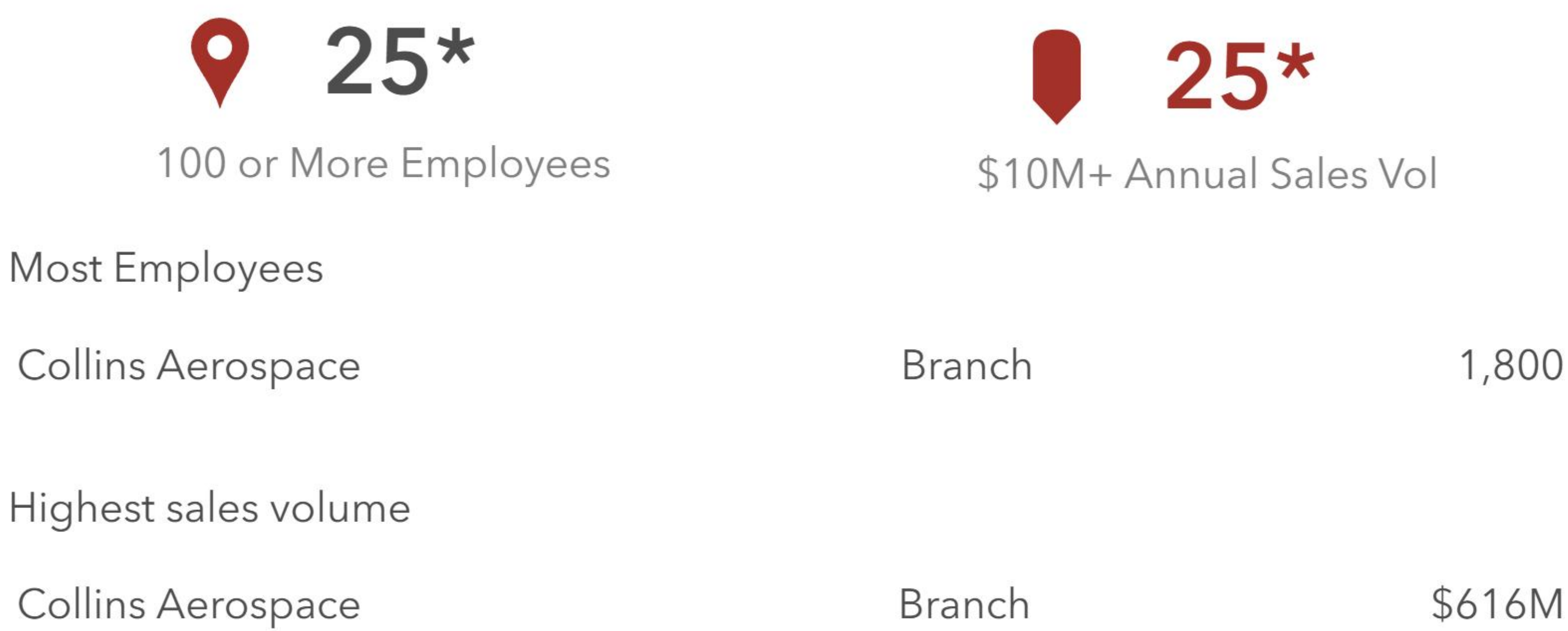


This infographic features record-level business information. It is best suited for smaller area analysis such as census tracts, neighborhoods, and smaller zip codes.

Key Statistics

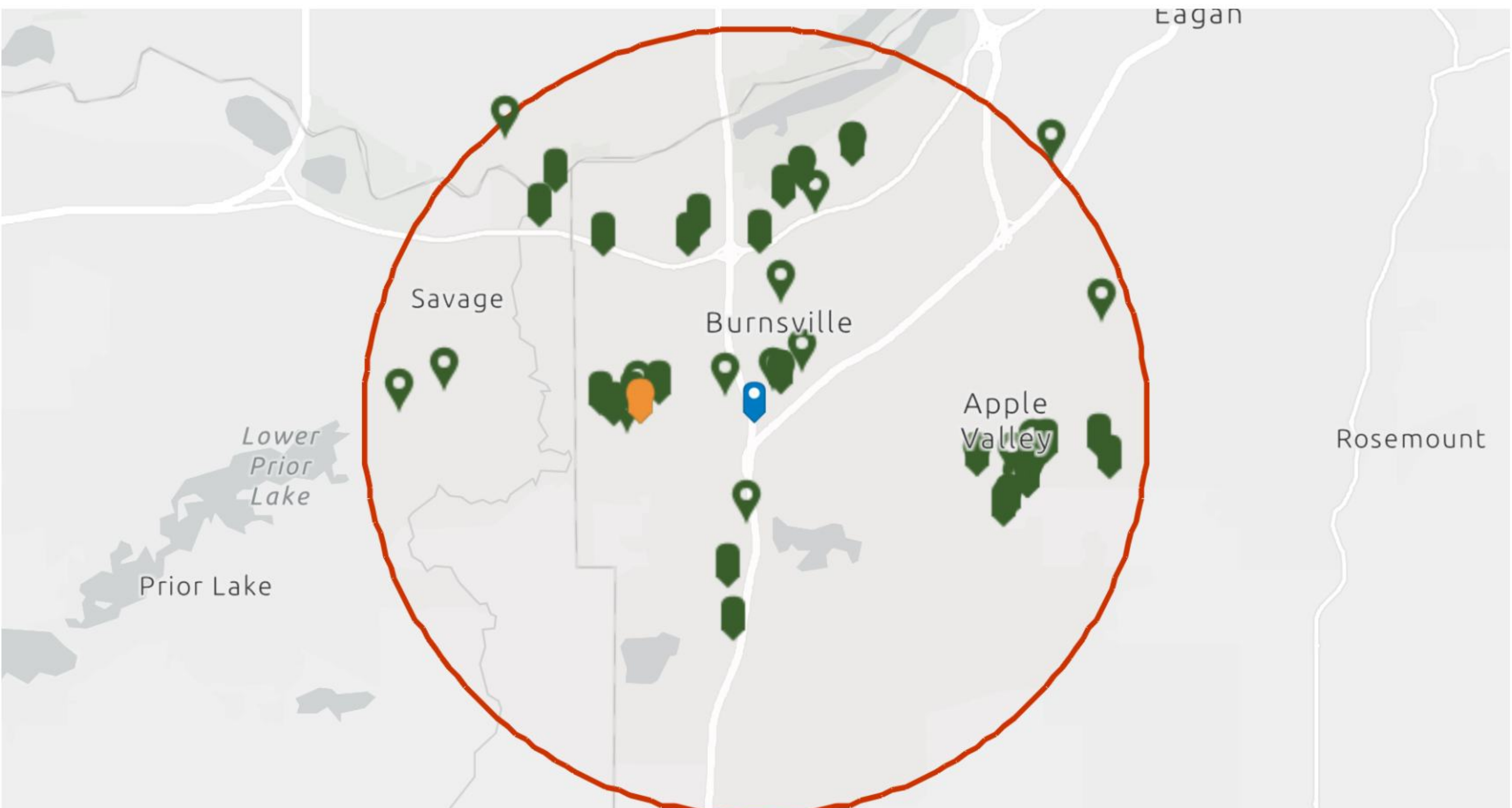


Largest Businesses in Area



Suburb

Dominant Urbanicity Type





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At NAI Gateway Commercial, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.

We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose NAI Gateway Commercial, where your real estate goals become our mission.