

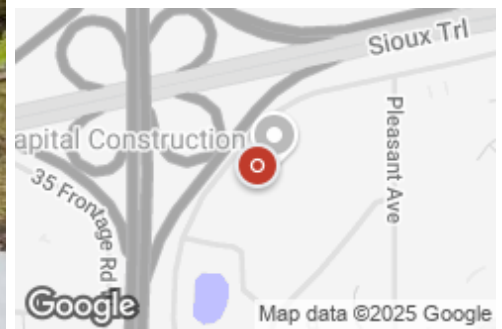
## Gateway Business Park I Sublease

615 Travelers Trl, Burnsville, MN, 55337

Office Sublease

Prepared on August 27, 2025

1 of 1 Listings



### Listing Details | Office Sublease

Suite	<b>615</b>	Divisible	<b>4000</b>
Sublease, Exp. Date	<b>Yes, 9/30/2026</b>	Annual Taxes	<b>\$2.37 in 2024</b>
Total Available Space	<b>8,754 SF</b>	Vacant	<b>No</b>
Min Div/Max Contig	<b>4000/8,754 SF</b>	Available Date	<b>Now</b>
Asking Rate	<b>\$10.00 Annual/SF</b>	Days On Market	<b>279 days</b>
Monthly Rate	<b>\$7,295</b>	Date Listed	<b>11/21/2024</b>
Lease Type	<b>Net NNN</b>	Last Modified	<b>6/12/2025</b>
Expenses	<b>\$3.08 (Tax &amp; CAMs)</b>	Listing ID	<b>41495366</b>
Show Instructions	<b>Call broker</b>	Parking Spaces	<b>-</b>

### Description

Rare end cap vacancy in the Gateway Business Park with approximately 12 private offices, 5 conference rooms and large training room. Recently built out in 2021 and in very good condition. Includes approximately 1000 sf of warehouse/storage space. This is a very convenient location in the southern suburbs, blocks from I35W. Longer lease available with landlord. Divisible to 4000 SF.

### Property Features

#### Location Details

Address	<b>615 Travelers Trl, Burnsville, MN, 553...</b>	Parcels	<b>022880001010</b>
Zoning	<b>TOD</b>	Name	<b>Gateway Business Park I</b>
Submarket	<b>MN - Southeast</b>	Center/Park Name	<b>Gateway Business Park</b>
County	<b>Dakota</b>	Water Frontage	<b>Not present</b>

## Building Details

Sub Type	Warehouse/Flex	Clear Height	-
Building Status	Existing	Ceiling Height	-
Building Size	50,000 SF	Dock High Doors	Not present
Land Size	4.87 Acres / 212,137 SF	Grade Level Doors	15
Number of Buildings	1	Cross Dock Doors	Not present
Property Rent	\$9.61/SF (Average)	Rail Doors	Not present
Number of Floors	1	Sprinklers	-
Year Built	1986	Water	Yes
Primary Constr. Type	Masonry	Sanitary Sewer	Yes
Occupancy Type	Multi-tenant	Rail Service	No
Yard	Yes: Unfenced and Paved	Air Conditioned	Yes
Electricity	Yes	Expenses	\$5.22 Annual/SF

## Property Listings

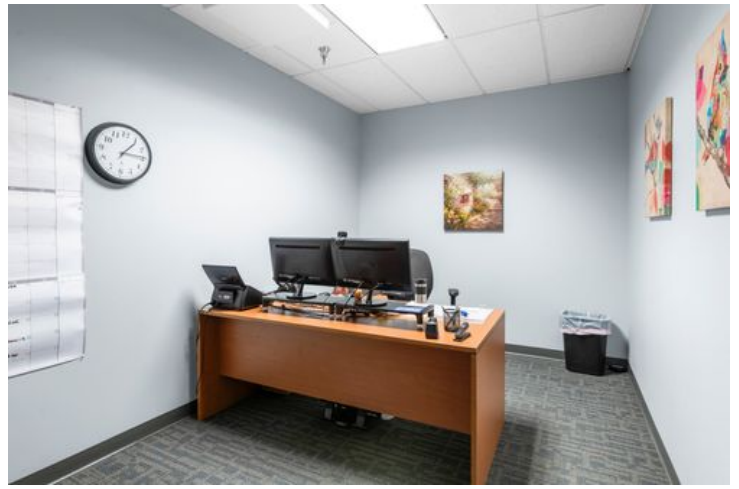
2 Listings | 2,764 - 8,754 SF | \$10.00 Annual/SF

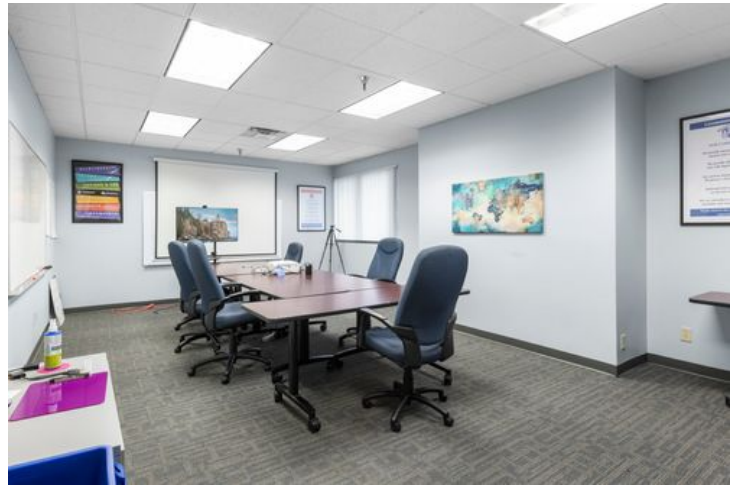
Type	Space Use	Suite	Available Space	Rate	Available	Clr Ht	Ceil Ht	Doors	Office	Yard	Power
For Lease	HVAC Co...	517	2,764 SF	Negotiable	11/01/2025	-	-	-	-	Yes	-
Sublease	Office	615	4,000 - 8,754 SF	\$10.00 Annual/SF Net NNN	Now	-	-	-	-	-	-

## Additional Photos















## Contact



**Tony Weinstine**

612-210-6116

[tony@weinstinecommercial.com](mailto:tony@weinstinecommercial.com)



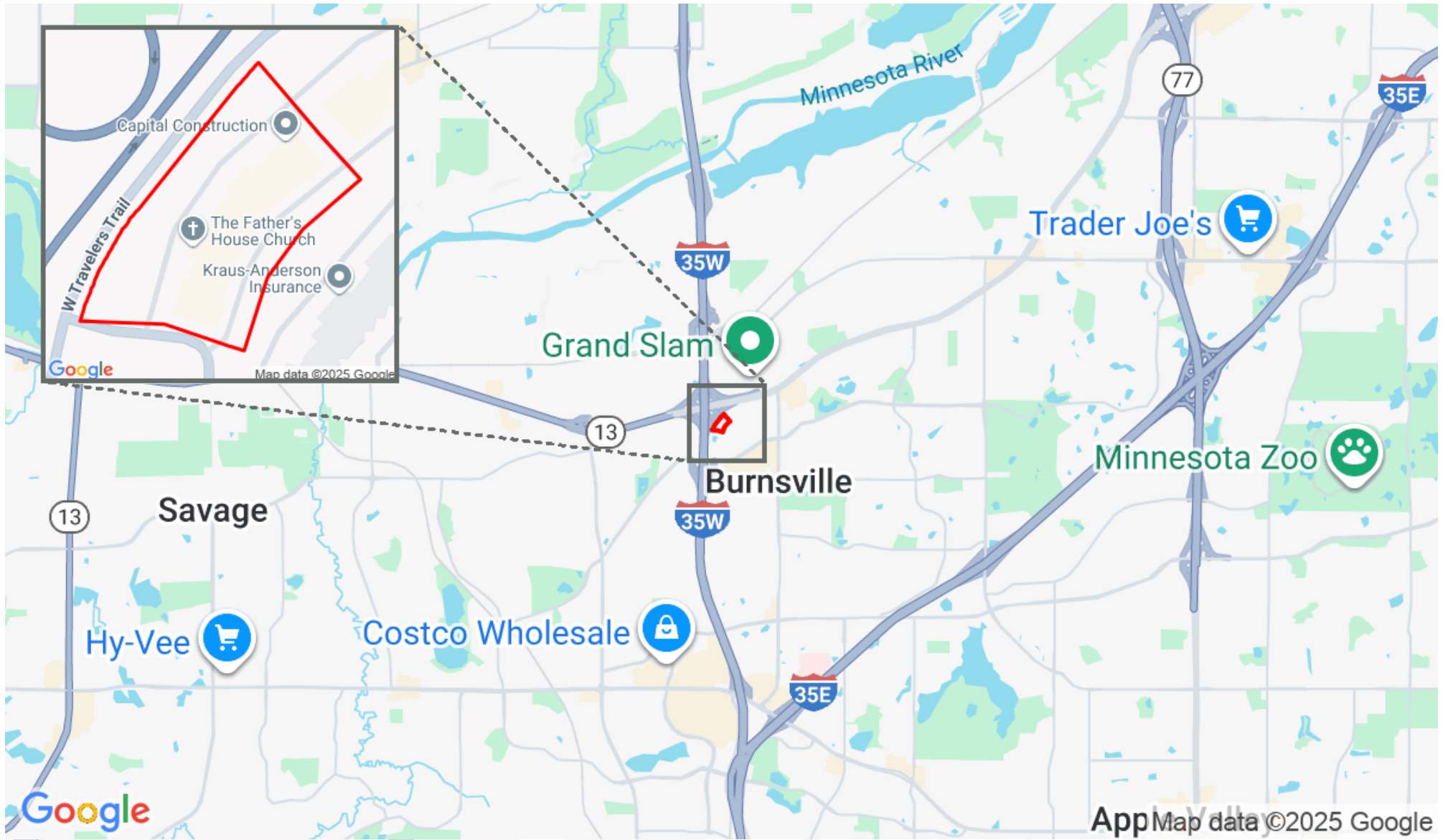
RE/MAX Results - Edina

# Gateway Business Park I



RE/MAX Results - Edina

7700 France Ave S, #230 Edina, MN 55435 | 612-210-6116



**Tony Weinstine**  
tony@weinstinecommercial.com  
612-210-6116

**MOODY'S**  
ANALYTICS

Catylist

# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 501-617 Travelers Trl, Burnsville, MN 55337

## CITY, STATE

**Burnsville, MN**

## POPULATION

**127,357**

## AVG. HHSIZE

**2.55**

## MEDIAN HH INCOME

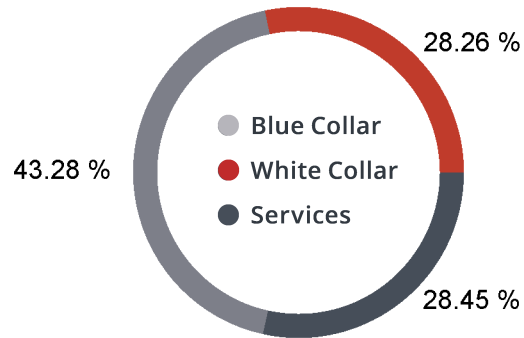
**\$72,818**

## HOME OWNERSHIP

Renters: **16,775**

Owners: **34,465**

## EMPLOYMENT



**53.55 %**  
Employed

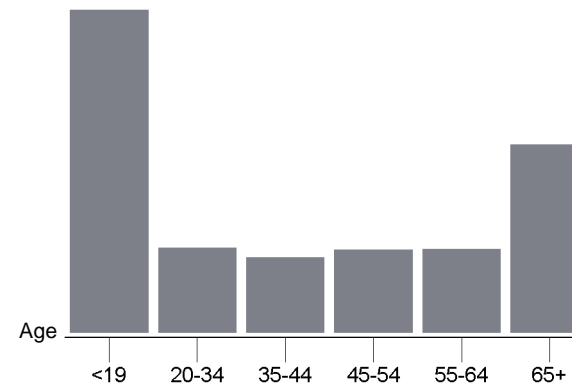
**1.41 %**  
Unemployed

## EDUCATION

High School Grad: **23.22 %**  
Some College: **25.98 %**  
Associates: **8.65 %**  
Bachelors: **38.75 %**

## GENDER & AGE

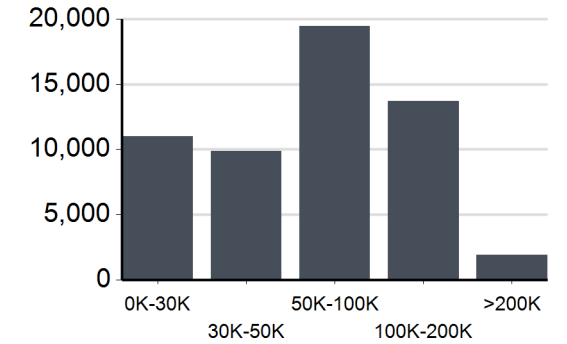
**49.26 %** **50.74 %**



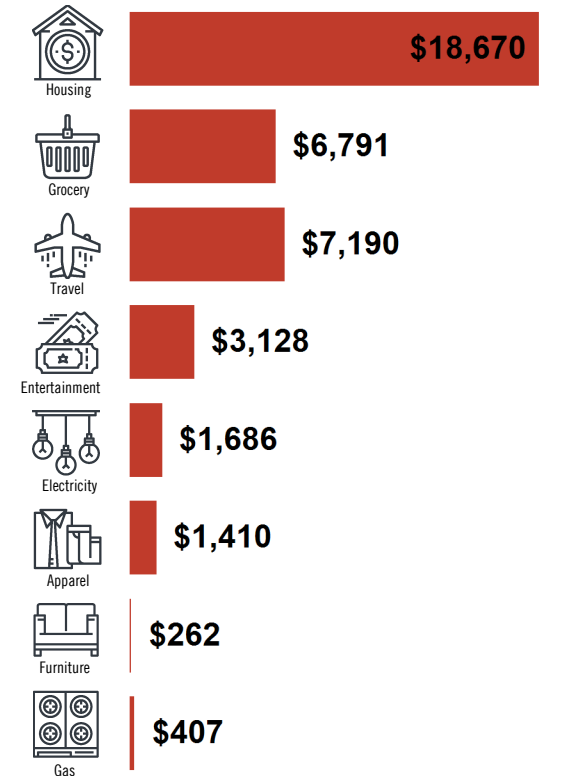
## RACE & ETHNICITY

White: **64.89 %**  
Asian: **4.01 %**  
Native American: **0.09 %**  
Pacific Islanders: **0.00 %**  
African-American: **11.59 %**  
Hispanic: **11.37 %**  
Two or More Races: **8.05 %**

## INCOME BY HOUSEHOLD



## HH SPENDING

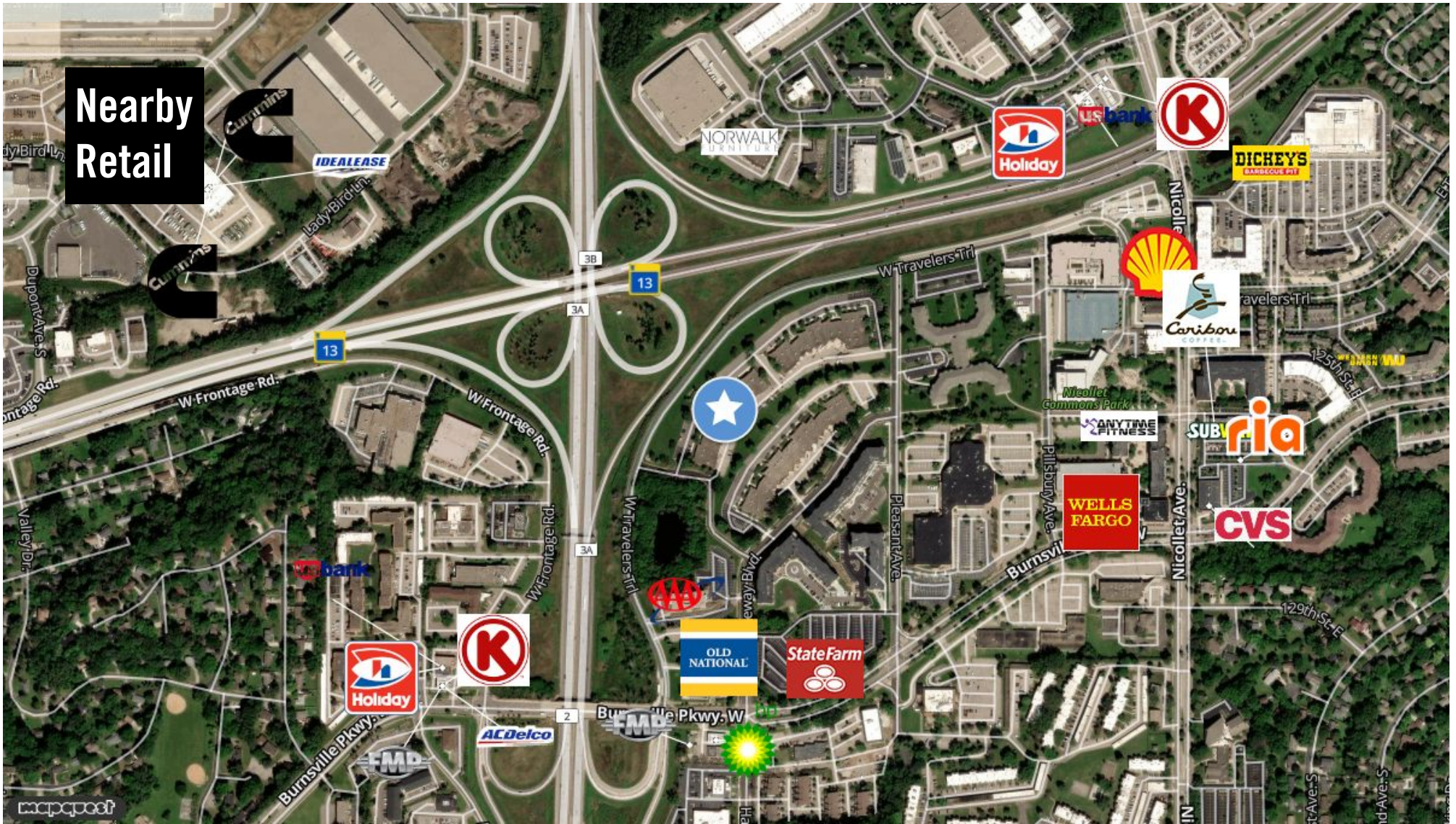


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