



**EARLY LAKE OFFICE PARK TWO**  
1605 Southcross Drive W.  
Burnsville, MN 55306

**FOR SALE**  
**4,061 SF Office Condo**



**FEATURES:**

- Three Level 4,061 SF Office Condo - FOR SALE in Burnsville, MN.
- Condo features multiple layouts with private offices in each level.
- Bank rates at all time lows, perfect for any small business owner!
- Available to purchase by owner / user with rent roll in place.
- Great location in quiet neighborhood near other local businesses.

**Sale Price:**

**\$588,845**



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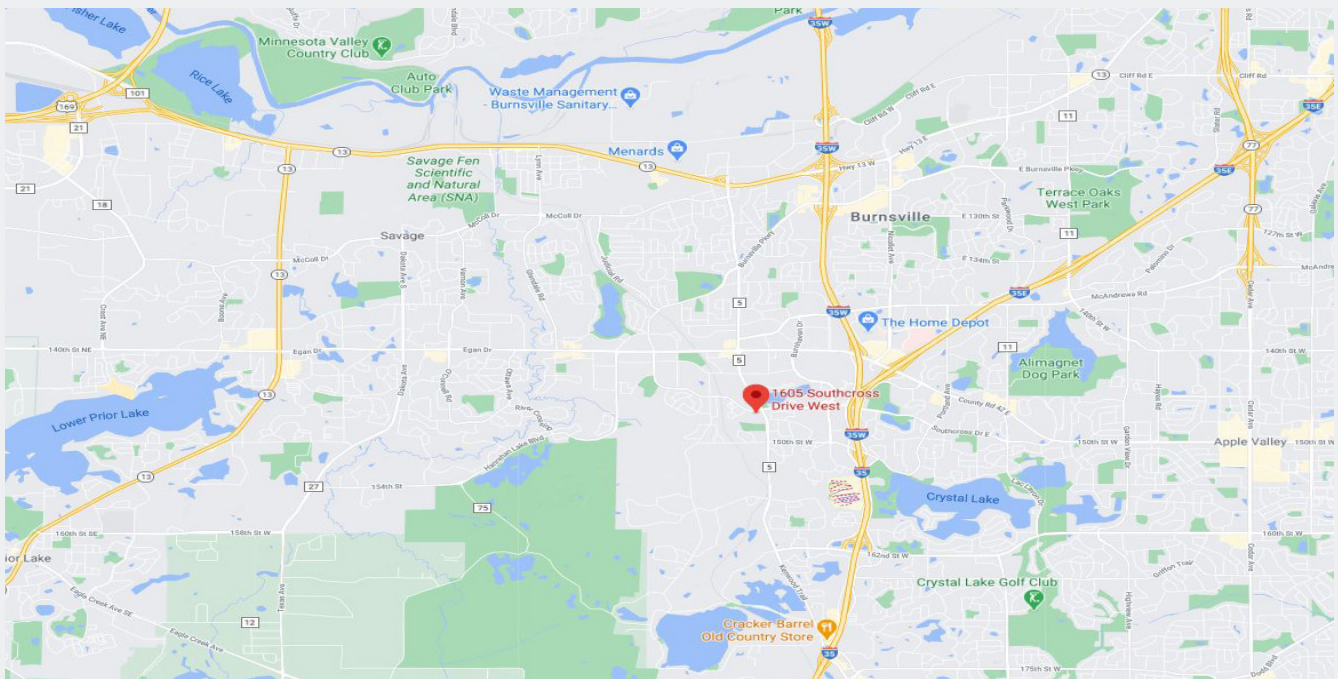
**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

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**AERIAL & MAP**

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## **SITE PLAN**

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## PROPERTY FACTS

**FOR SALE**  
**4,061 SF Office Condo**

BUILDING SIZE	1,071 SF (Upper Level) 1,492 SF (Main Level) <u>1,498 SF (Lower Level)</u> <b>4,061 SF (Total)</b>
YEAR BUILT	2006
ASSOCIATION	Early Lake Office Park II
2020 REAL ESTATE TAXES	\$10,284.00 (02-22551-06-605) Dakota County
ASSOCIATION DUES	\$668 per month
PARKING	Ample Parking
POTENTIAL RENT	Future owner-user could keep one or two tenants who currently lease from Seller in the condo unit. Please request rent roll numbers from Broker.

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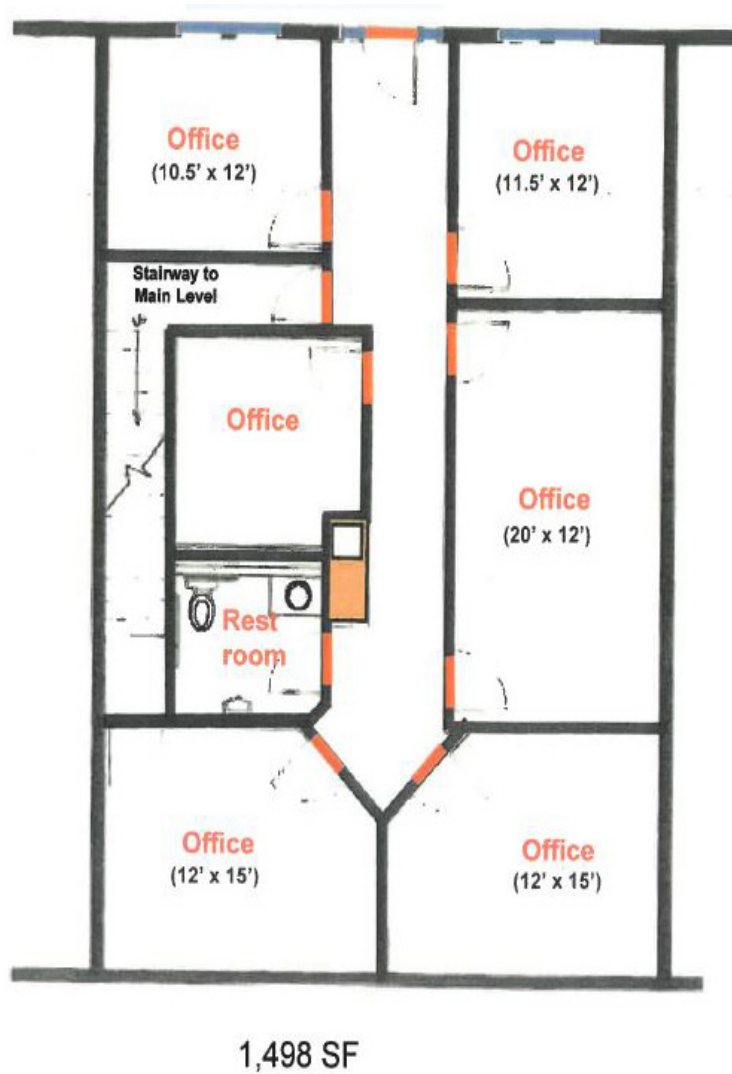
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**FLOOR PLAN  
MAIN LEVEL**

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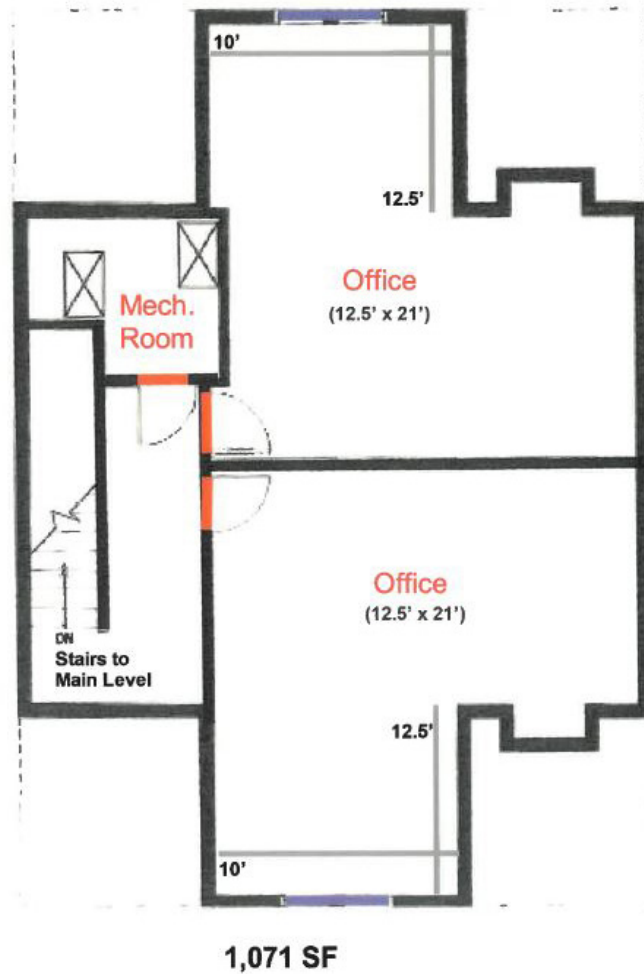
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**FLOOR PLAN  
UPPER LEVEL**

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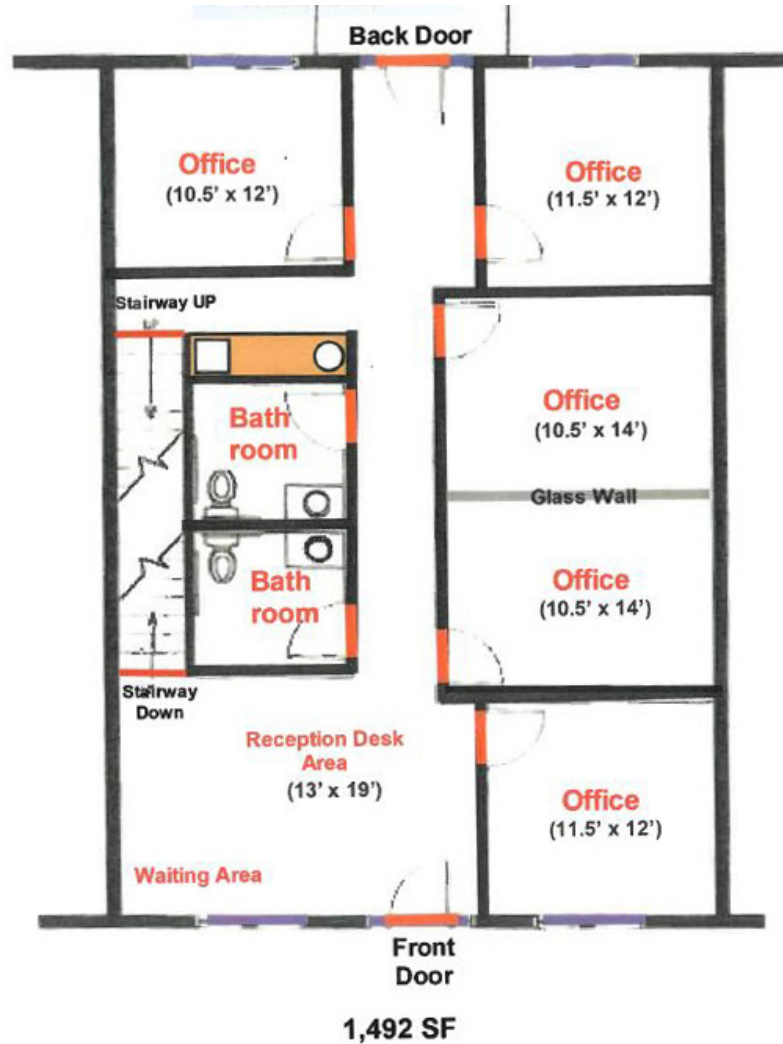
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### FLOOR PLAN LOWER LEVEL

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Main Level Office



Upper Level Office



Front Desk / Reception Area



Waiting Area



Private Office



Front View

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**CITY OF BURNVILLE**

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Burnsville is a city 15 miles (24 km) south of downtown Minneapolis in Dakota County in the State of Minnesota. The city lies on the south bank of the Minnesota River, upstream from its confluence with the Mississippi River. Burnsville and nearby suburbs form the southern portion of Minneapolis–Saint Paul, the fifteenth largest metropolitan area in the United States, with about 3.6 million residents. According to the 2010 census, the population is 61,481.

Burnsville has many attractions, including its regional mall, Burnsville Center. The city is also a recreational attraction with Alimagnet Dog Park, a section of Murphy-Hanrehan Park Reserve and 310-foot (94 m) vertical ski peak Buck Hill. Minnesota River wildlife is protected by the Minnesota Valley National Wildlife Refuge.

Originally a rural Irish farming community, Burnsville became the tenth largest city in Minnesota in the 2000 Census following the construction of Interstate 35. Currently the ninth largest suburb in the metro area and a bedroom community of both Minneapolis and Saint Paul, the city was fully built by the late 2000s. Burnsville's downtown area is called Heart of the City with urban-style retail and condominiums. The Burnsville Transit Station serves as the hub and headquarters of the Minnesota Valley Transit Authority, providing regional bus service to five other suburbs.

Burnsville's biggest employer is its own school district, Independent School District 191, followed by Fairview Ridges Hospital, UTAS Sensor Systems, Northern Tool + Equipment, Pepsi-Cola Bottling, YRC, Mackin Educational Resources, Cub Foods, Frontier Communications, and AMS Holding.[26] Manufacturing is the second largest industry. Many employers, including Northern Tool + Equipment, Abdallah Candies, and UTC Aerospace Systems, are in the industrial areas in the southwest and the north, with corporate headquarters and modern warehouses in services and manufacturing. Service firms such as internet utilities, news, and real estate are mostly located throughout the north along Highway 13. Almost every brand of car dealership can be found along I-35W on the north and south ends of the city.

Retail shopping is located along County Road 42 and Highway 13 in the west and east sections of the city with local shopping nodes positioned throughout. The largest strip, County Road 42, is lined with suburban strip malls, restaurants, goods and grocery stores. Burnsville Center as the anchor of the strip is a 1,275,703-square-foot (118,516.7 m<sup>2</sup>) regional mall.

Burnsville has a 15–30 minute commute vicinity to many regional attractions and services such as the Mall of America, Valleyfair Amusement Park, Buck Hill Ski Area, the Minneapolis–St. Paul International Airport, downtown Saint Paul and downtown Minneapolis. Adjacent cities of Apple Valley, Bloomington, Lakeville, and Savage provide even more nearby shopping hubs, lakes and parks.

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