

# SOUTHCROSS COMMONS

3000 County Road 42 W | Burnsville, MN 55337

## 1,963 SF to 4,535 SF Office Space For Lease

### Highlights and Features:

- Great fit for professional office users
- Common areas are newly remodeled
- Located 1 mile west of Burnsville Center
- Ideal frontage along County Road 42
- Near the Burnsville/Savage border
- Attractive office space
- Year Built: 2001
- 3 floors
- Elevator
- Golf simulator, putting green and fitness center
- Several private offices built out
- Kitchenette
- Large conference room
- High-end wood finishes
- Electronic kiosk
- Parking: 120 spaces
- Close proximity to restaurants, shopping, and retailers
- Co-tenants: Vitae Functional Medicine, Carousel Media Group, Ryan Real Estate, Life Renewal Counseling, Professional Pension Services, Diedrich-RPM, Medallion Capital, Bass Law Firm, Stephen C. Fiebiger Law Office, Gold Leaf Estate Planning

### Space Available:

- Suite 201: 2,070 sf
- Suite 203: 2,465 sf
- Suite 201 and Suite 203 contiguous to 4,535 sf
- Suite 202: 1,963 sf
- Suite 204: 2,007 sf
- Suite 202 and Suite 204 contiguous to 3,970 sf
- Gross Lease Rate: \$21.00 psf



**Christianson & Company**  
COMMERCIAL REAL ESTATE SERVICES  
[www.SpaceAvailableMN.com](http://www.SpaceAvailableMN.com)



**LAURA GILL**

612.310.5399

[laura@christiansonandco.com](mailto:laura@christiansonandco.com)

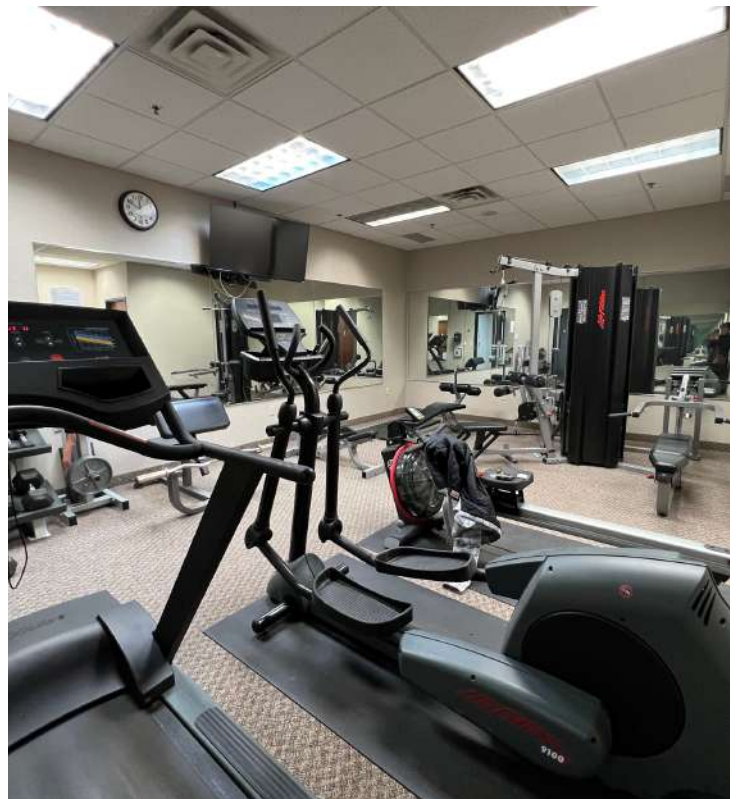
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[info@SpaceAvailableMN.com](mailto:info@SpaceAvailableMN.com) | 952.921.5844



## Interior Photos - Common Area, Simulator and Fitness Center



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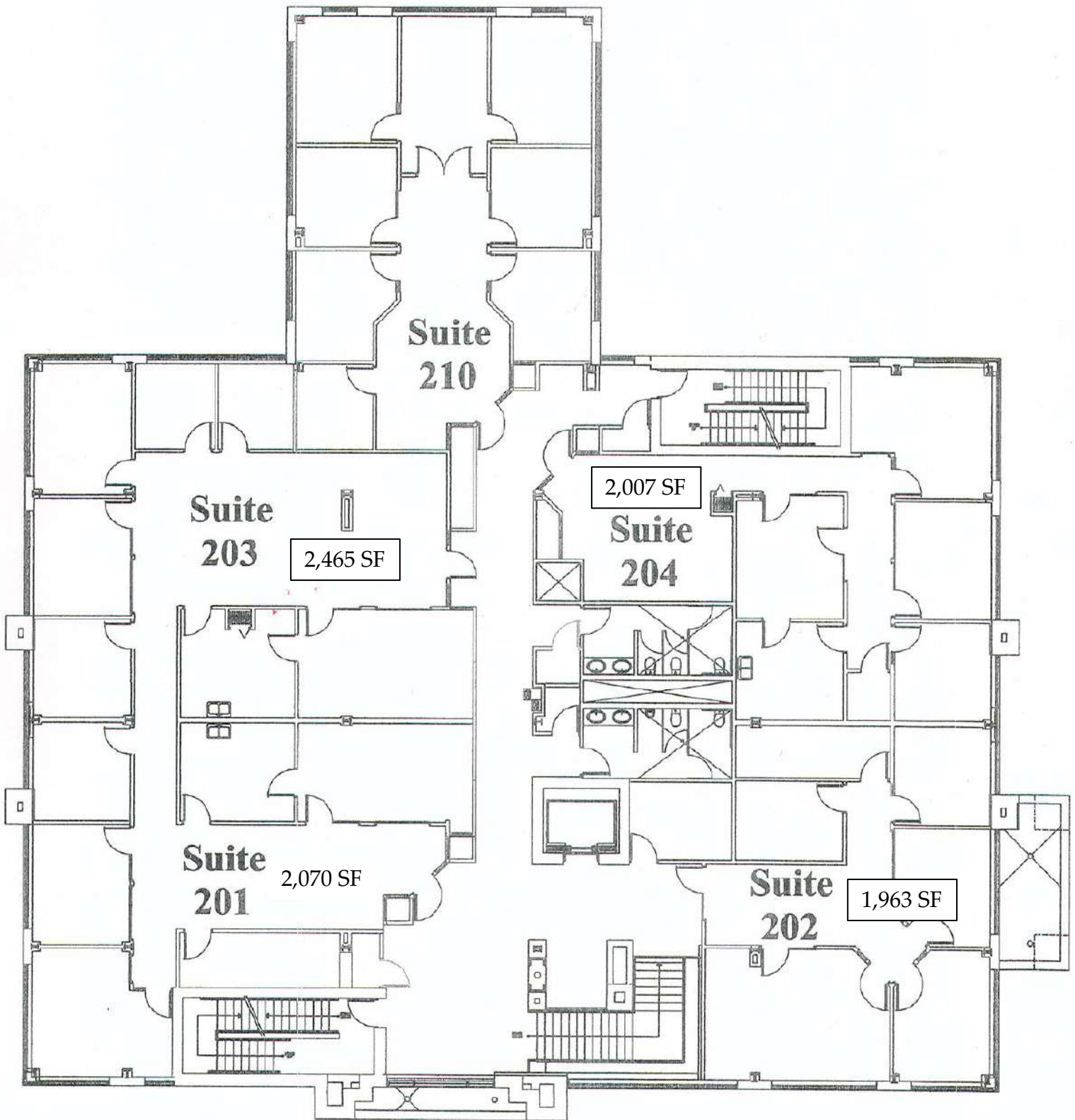


Interior Photos - Suite 202 and 204



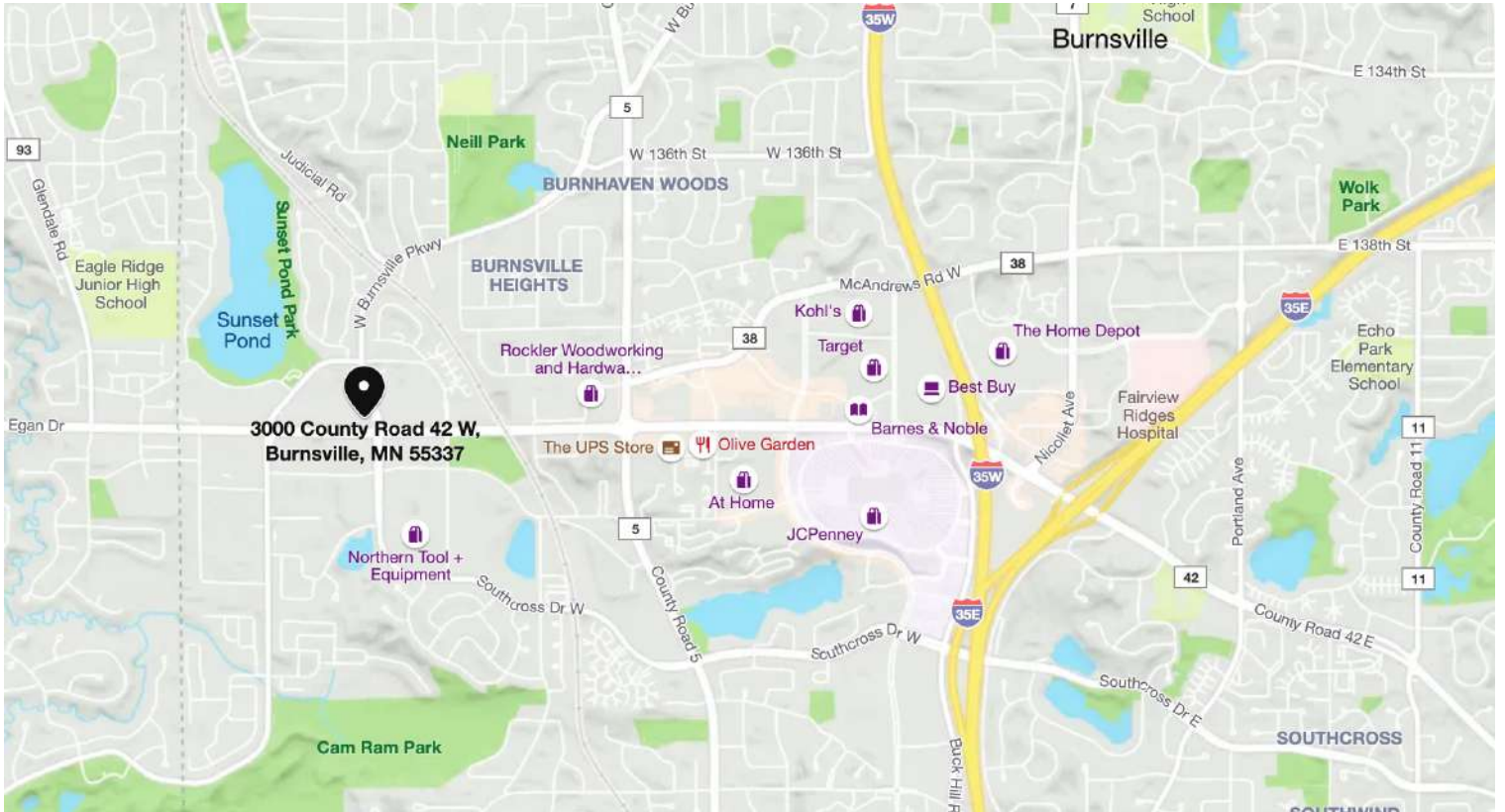
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## Second Floor Plan

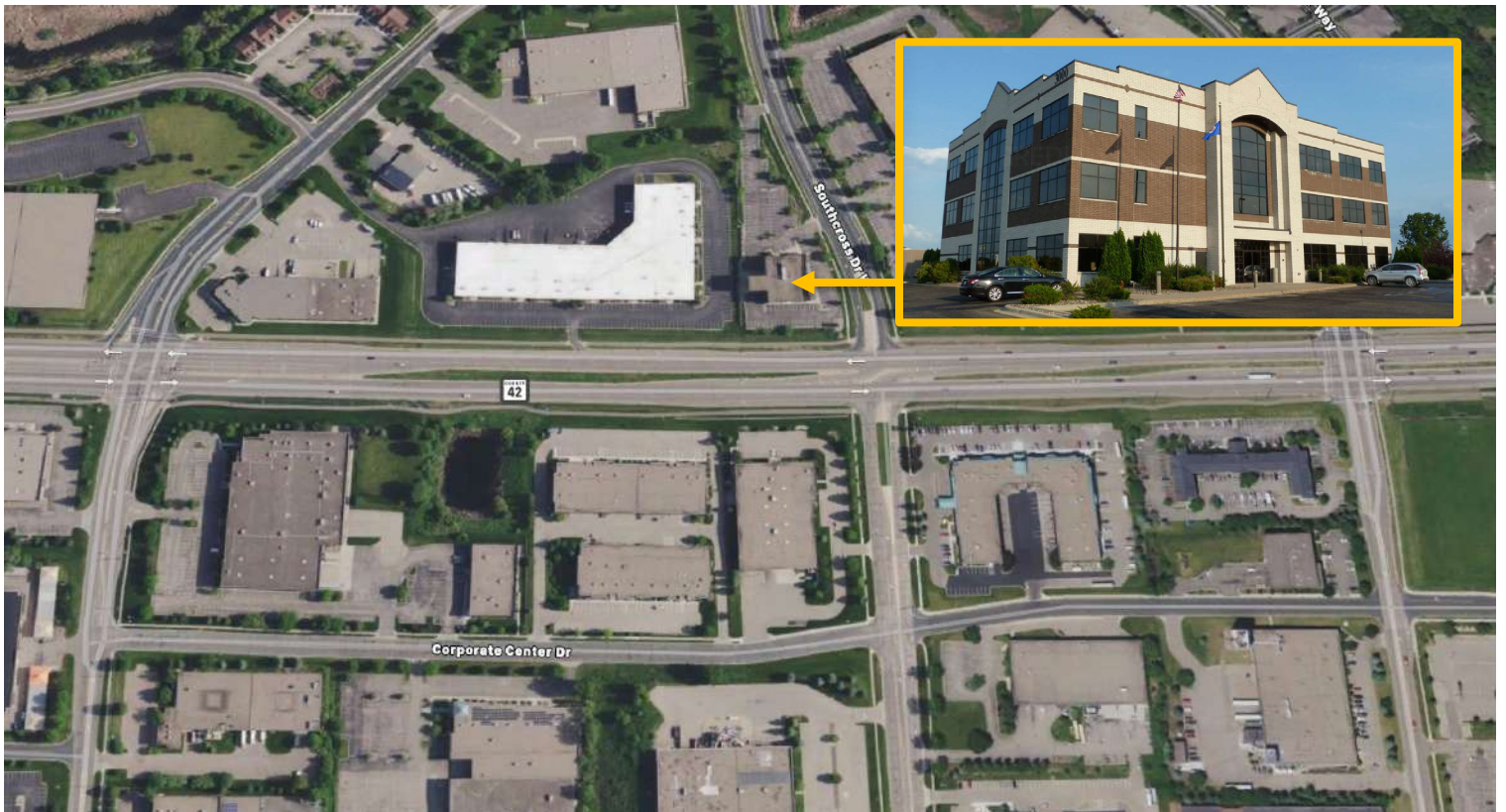




## Map



## Aerial



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