

Newly Remodeled Office For Lease

1001 Cliff Rd E,
Burnsville, MN 55337

Welcome to Burnsville's premier small office spaces! These conveniently located offices are perfect for entrepreneurs, start-ups, or established businesses looking for a professional and productive work environment.

- Wonderful location for small businesses
- Newly updated with lots of natural light
- Shared breakroom and bathrooms
- Flexible rates and lease term



County	Dakota
Property Type	Office
Property Status	For Lease
Total SF	18,372
Total Floors	2
Year Built	1974
Tenancy Type	Multi Tenant
Class	C
Parking Ratio	2.72
Parking Spaces	50
Land Area	1.23
Zoning	I-1
Lease Type	Gross
Asking Rent	Per Unit
CAM/TAX	Per Unit
Availability Date	Now



Unit	Size	Asking Rent
Unit 303	180 SF	\$300/month
Unit 160	1,290 SF	\$1,200/month





2022 DEMOGRAPHIC SUMMARY

435,863
Total Population

38.1
Median Age

\$57,144
Median Disposable
Income

170,696
Households

\$93,892
MEDIAN HOUSEHOLD
INCOME

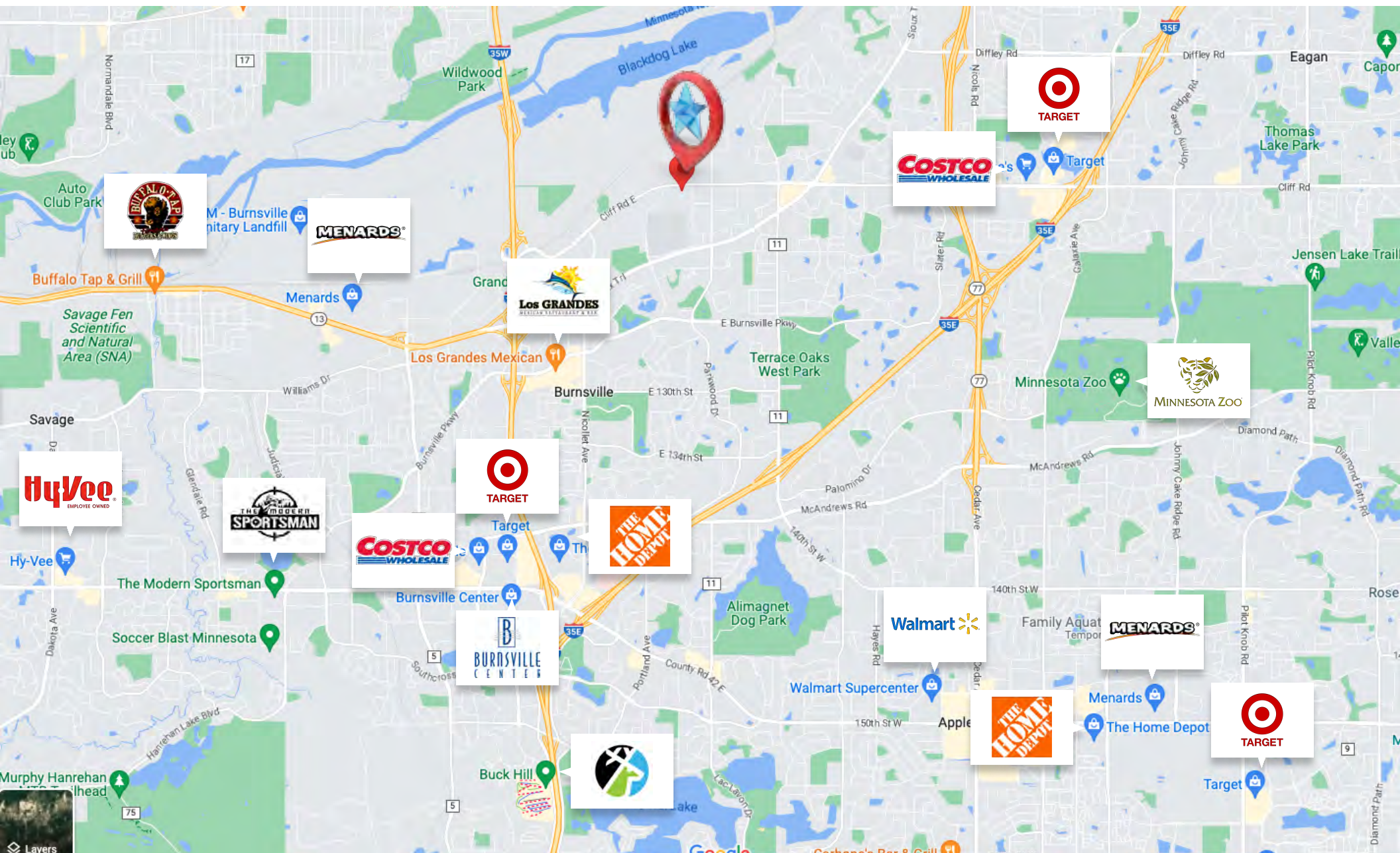
\$45,630
PER CAPITA
INCOME

43.6%
BACHELOR'S
DEGREE OR
HIGHER



MARKET OVERVIEW

Dakota County is home to a diverse range of businesses, including healthcare, retail, manufacturing, and technology. The county has a strong economy and a low unemployment rate, making it an attractive place for businesses to operate and for people to live and work. According to the U.S. Census Bureau, the county had approximately 16,000 businesses in 2017, with a total annual payroll of \$4.6 billion. The retail trade and healthcare industries were the largest employers in the county, employing over 25,000 people each. The average wage for all industries was \$52,000 per year. Overall, Dakota County is a thriving and dynamic community that provides many opportunities for business growth and success.



Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.

At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.

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