



RIDGES PONDVIEW MEDICAL BUILDING

501 Nicollet Boulevard + Burnsville, MN 55337



- ◆ Fully built out clinical space
- ◆ Suite 120 (2,943 RSF) - Available March 1, 2021
- ◆ Anchored by Southdale Pediatrics, DaVita Dialysis Clinic and Minneapolis Clinic of Neurology
- ◆ Located on Fairview Ridges Hospital Campus
- ◆ Building conference room, vending area
- ◆ Close to 35E/35W split
- ◆ Minutes from Burnsville Shopping Center, numerous hotels & many restaurants & retailers

FOR LEASE

JASON A. BUTTERFIELD

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♦ BUILDING DETAILS

- Building Size/Stories: Approximately 36,000 sq. ft./2 Stories
- Year Built: 2006
- Net Rental Rate: \$20.00 per rsf
- 2021 Estimated Ops/Tax: \$19.66
- Available Space:

Suite 120	2,943 rsf
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- Parking: 214 stalls or approximately a 7:1,000 sf ratio

♦ AMENITIES

- Fully built out clinical space
- Covered drop off and pick up zone
- Located on Fairview Ridges Hospital campus
- Building conference room, vending area
- Minutes from Burnsville Shopping Center, numerous hotels & many restaurants & retailers
- Close to 35E/35W split

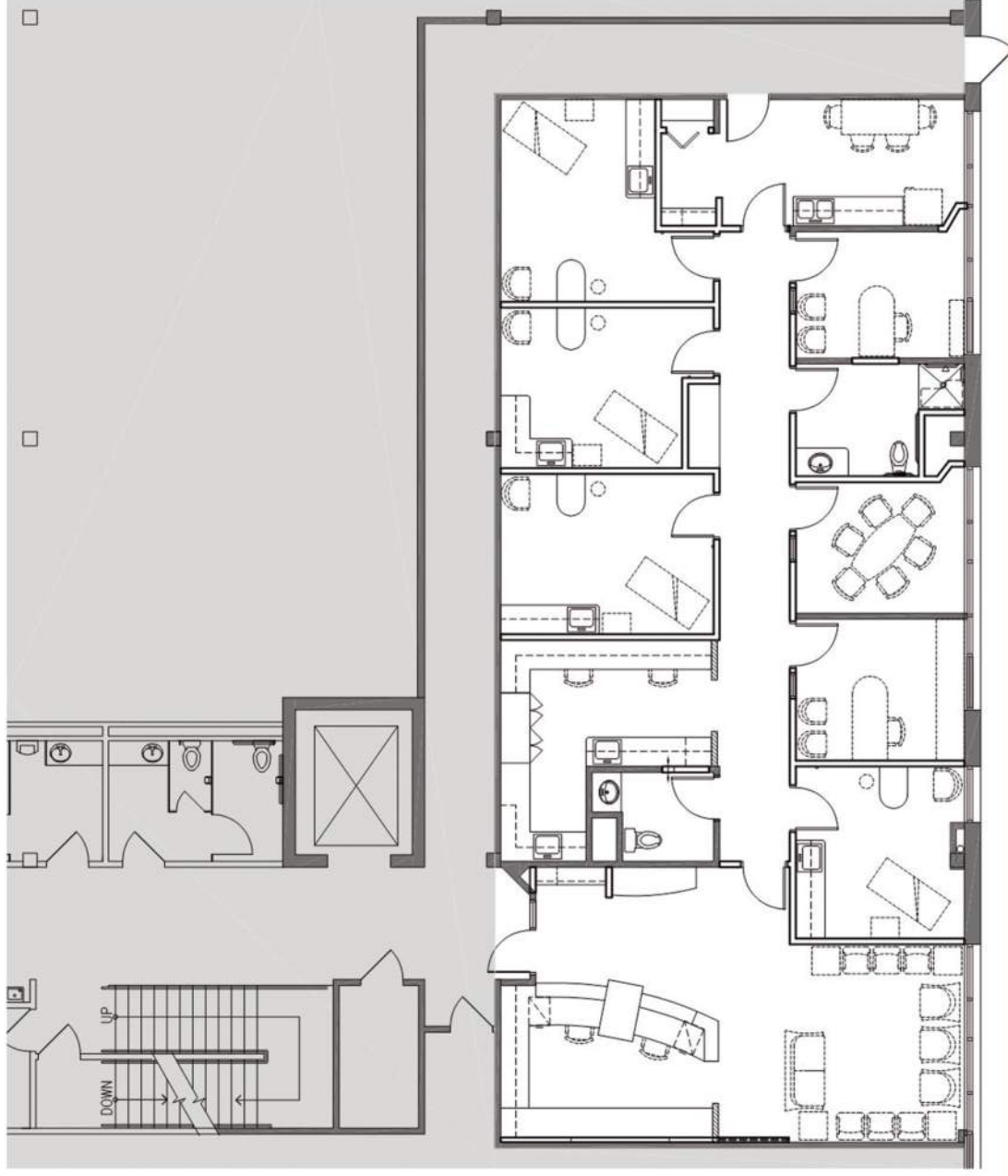
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