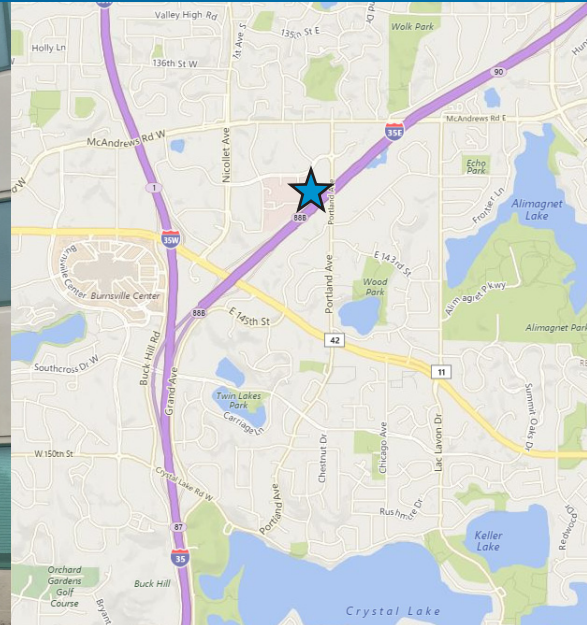


FOR LEASE > MEDICAL OFFICE SPACE



# 305 Ridgeview Building

305 EAST NICOLLET BOULEVARD, BURNSVILLE, MN 55337



## Convenient Medical Office Space

The 305 Ridgeview Building is connected to Fairview Ridges Hospital in Burnsville, convenient for patients and physicians.



View our property e-brochure on your smartphone.

## On-Site Amenities

- > Connected to Fairview Ridges Hospital Campus
- > Ample parking for patients, staff and physicians
- > Attractive common area finishes
- > Building tenants:
  - Fairview Clinics
  - Gillette Children's Specialty Healthcare
  - Obstetrics & Gynecology Specialists
  - Southdale OB/GYN Consultants

COLLIERS INTERNATIONAL  
900 2nd Avenue South, Suite 1575  
Minneapolis, MN 55402

[www.colliers.com/msp](http://www.colliers.com/msp)

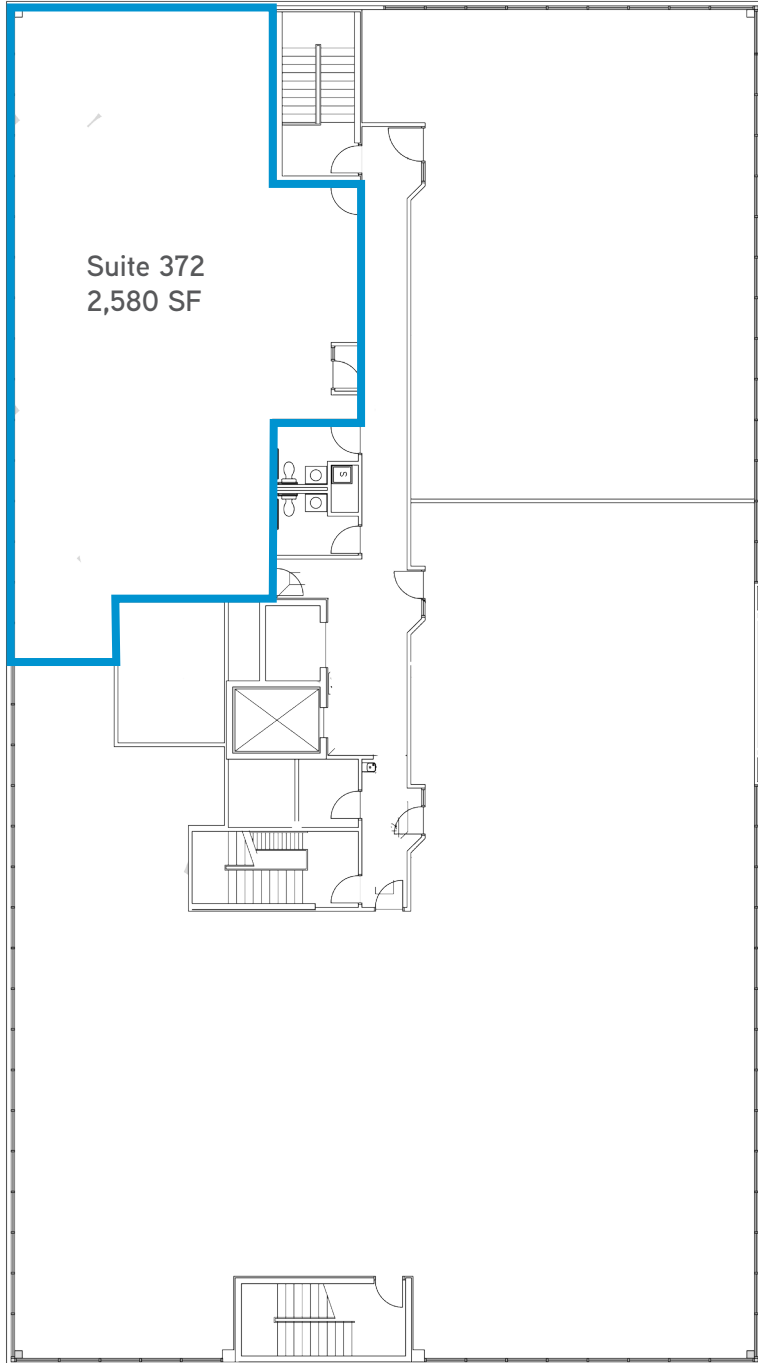
BRIAN BRUGGEMAN ccim  
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## 305 Ridgeview Building >

### THIRD FLOOR PLAN

2,580 SF



## Contact Us

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## PROPERTY FACT SHEET



# 305 Ridgeview Building

### PROPERTY ADDRESS:

305 East Nicollet Boulevard  
Burnsville, MN 55337

### BUILDING SQUARE FEET:

37,750 square feet

### FLOORS:

Three (3)

### YEAR BUILT:

1991

### AVAILABLE (Third Floor):

**Suite 372** 2,580 square feet

### MAXIMUM CONTIGUOUS:

5,025 square feet

### PARKING:

145 spaces

### RENTAL RATES:

\$21.00 per RSF net

### 2017 ACTUAL CAM & REAL ESTATE TAX:

\$ 11.00 per square foot CAM

\$ 5.85 per square foot Tax

\$ 16.85 total per square foot

### AMENITIES:

- Connected to Fairview Ridges Hospital
- Ample parking for patients, staff and physicians
- Near confluence of I-35E and I-35W



## For Leasing Information, Contact:

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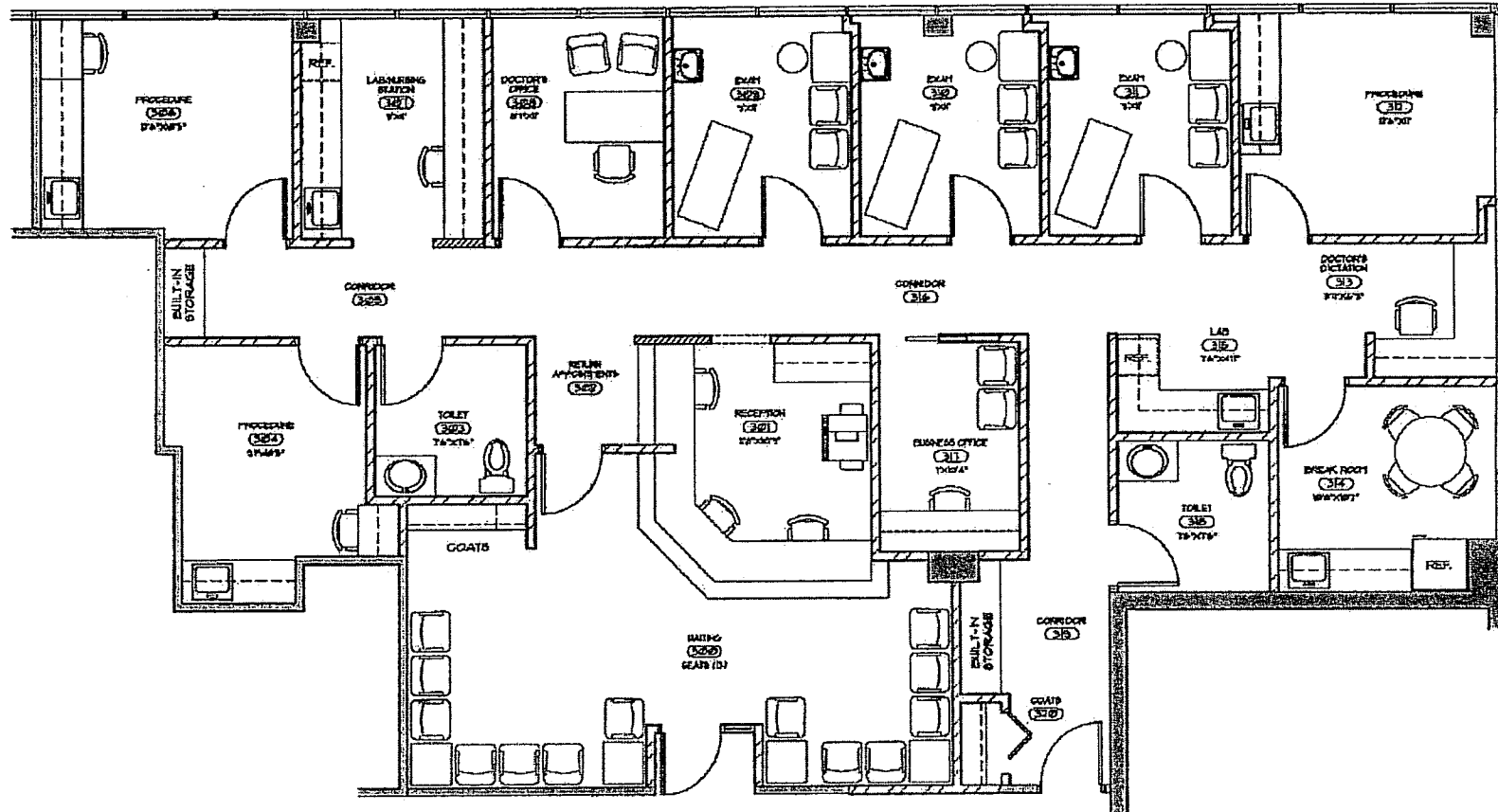
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**SUITE 372**  
2,580 RSF



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