

Grande Market Square Office Space For Lease



**12750 Nicollet Ave,
Burnsville, MN 55337**



Welcome to Grande Market Square, a cornerstone Class A office space that sits high overlooking Burnsville's Heart of the City. Grande Market Square is an award winning project representing Burnsville's urban village on the hill.

With a local favorite full-service restaurant on site (Jensen's Cafe) serving breakfast, lunch and dinner and a trendy boutique (Ficus & Fig) down the hall, this building could be a perfect fit for your business. Located within the "Heart of the City" with vibrant entertainment options just steps away, convenience is at your fingertips.

Inside, modern and flexible layouts cater to the needs of businesses, offering sleek conference rooms and collaborative workspaces. Elevate your business in this coveted location. Schedule a tour today and discover the unmatched potential of Grande Market Square.



Class A Office space

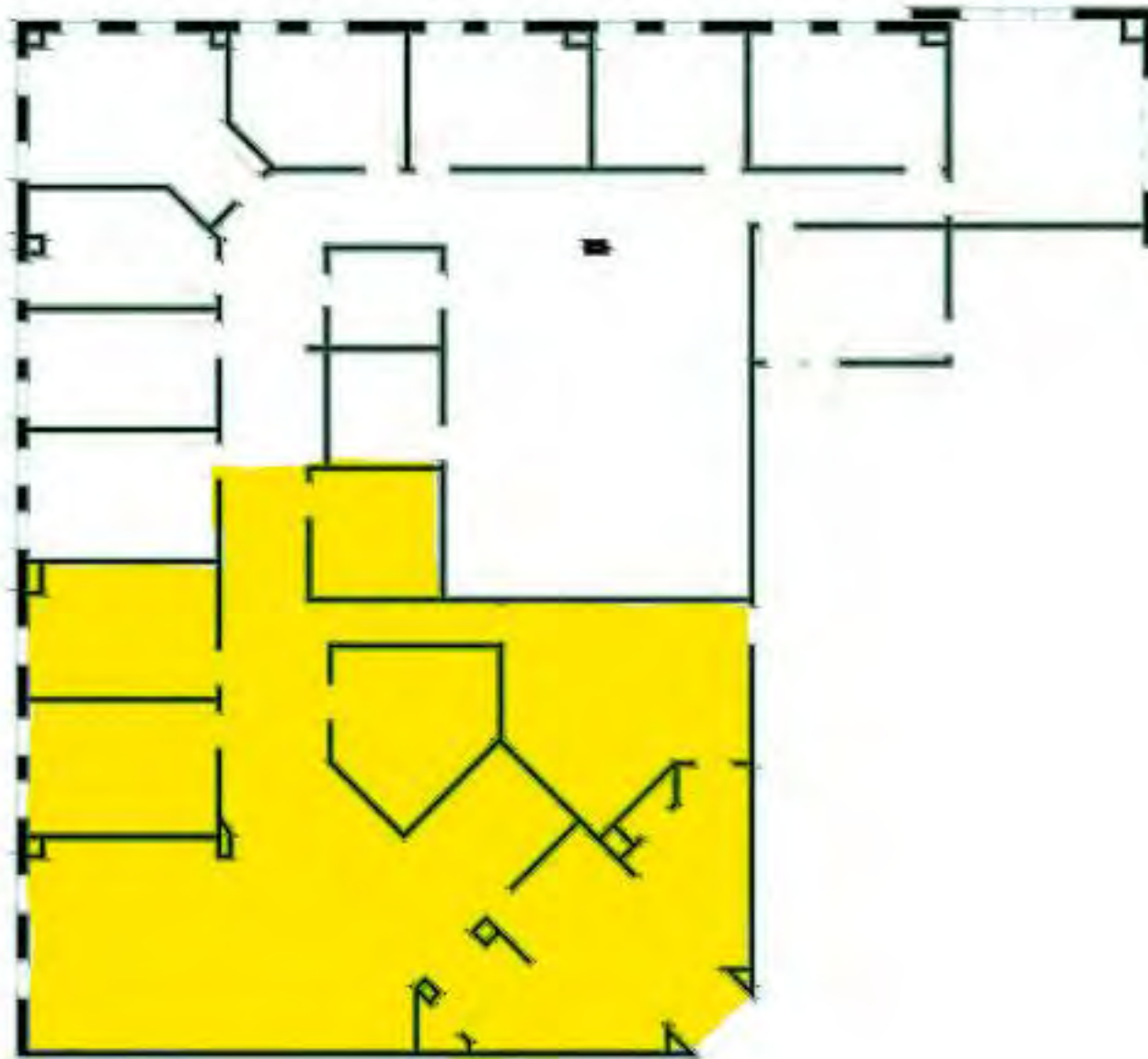
Located within the "Heart of the City"

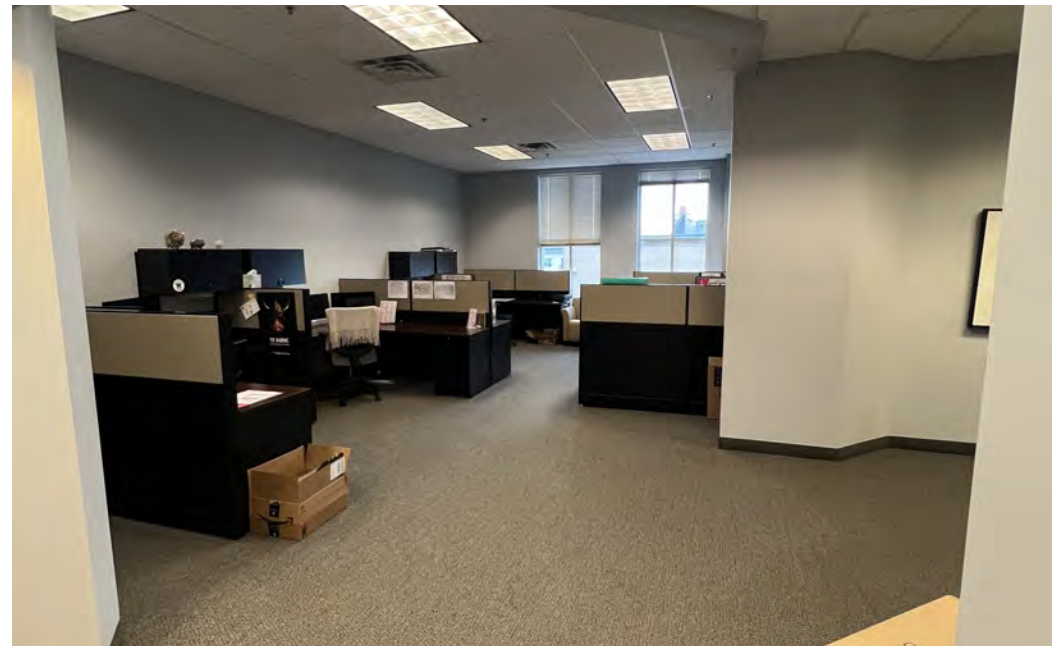
Easy access to I-35W, I-35E and Burnsville Transit Center

Undergroup executive parking and free covered ramp parking

For Lease	Yes
Lease Type	Gross
Asking Rent	Negotiable
County	Dakota
Class	A
Property Type	Office
Total SF	31,640 SF
Year Built	2004
Land Area	0.48 AC
Zoning	TOD - Transit Oriented Development
Sprinklers	Yes
Parking Spaces	15 underground + free ramp parking







2024 DEMOGRAPHIC SUMMARY

444,477
Total Population

38.1
Median Age

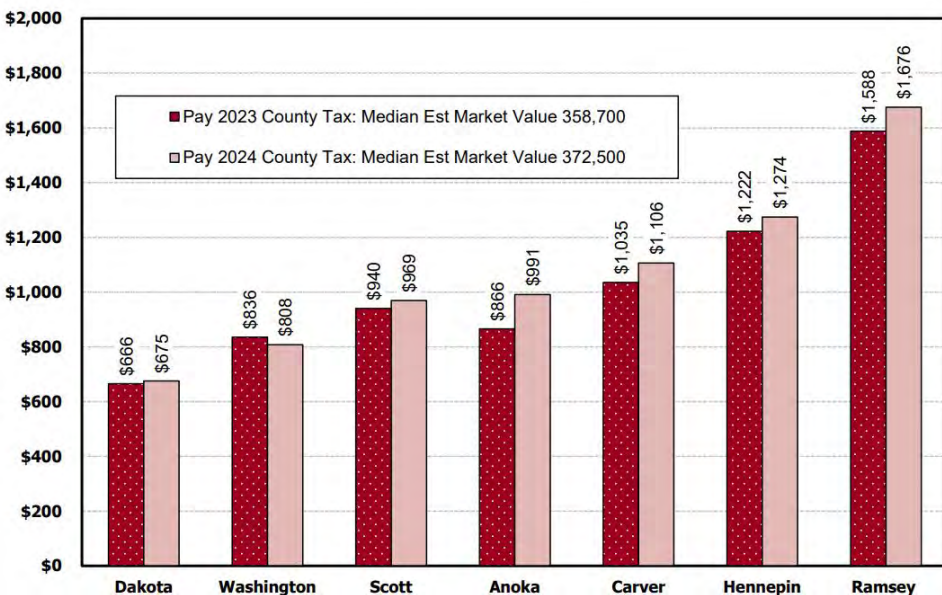
\$74,618
Household Income

2.7%
Unemployment Rate

\$372,500
Median estimated value

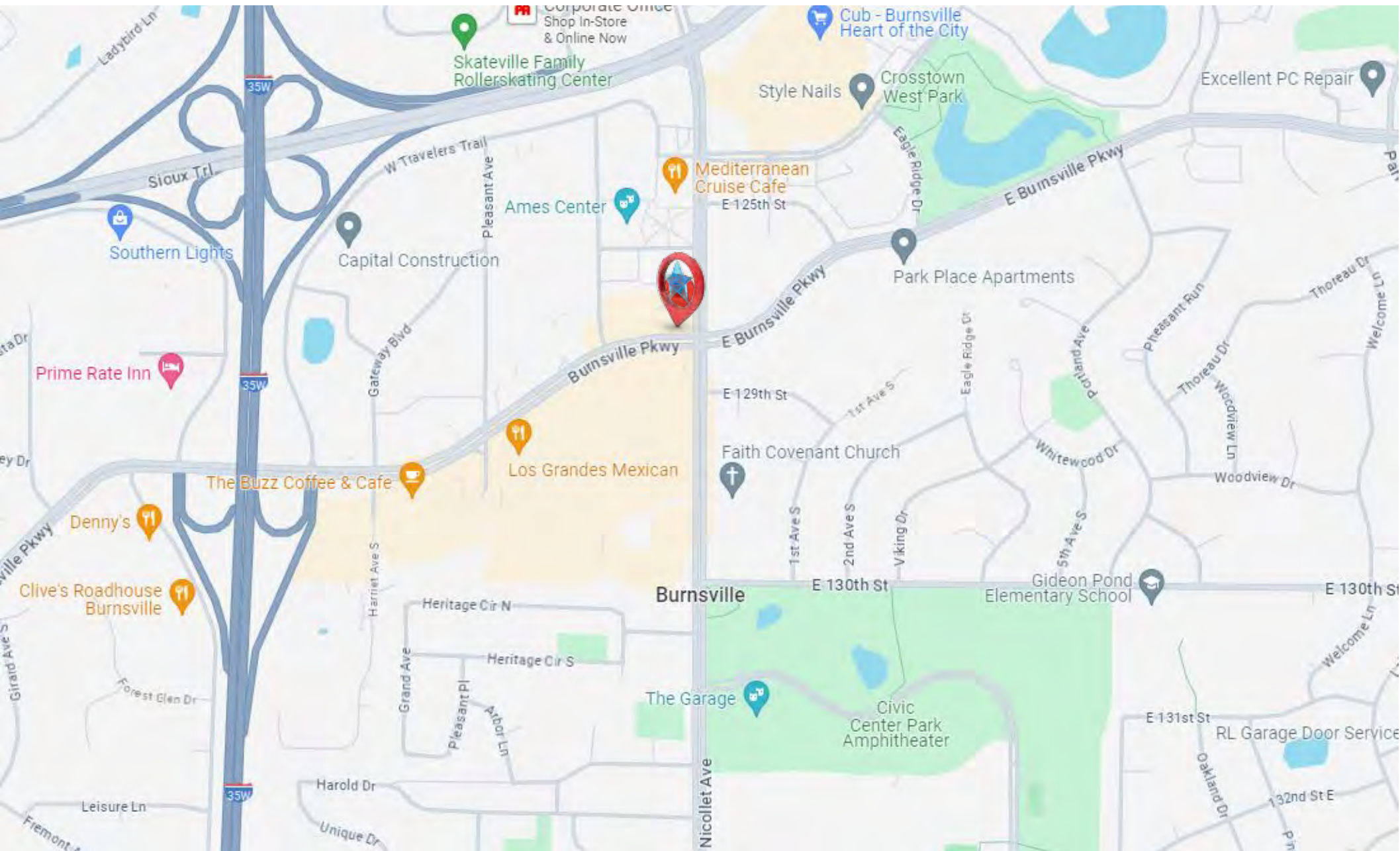
\$675
Gross County Tax

\$25,996
Per Capita Income



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.



At Caspian Group, we strive to provide the highest quality service possible to all of our clients. Our expert team of brokers leverages market intelligence to deliver superior results in retail, industrial, and office properties. When you partner with us, you gain more than a broker – you gain a team dedicated to your success.

We distinguish ourselves through specialized knowledge, strategic negotiation, and a proven track record of securing optimal terms for our clients. Our hands-on approach means you'll always have real-time insights into your transaction's progress, ensuring you stay informed and empowered throughout the process.

From buying and selling to lease negotiations, we pride ourselves on building lasting relationships that extend beyond the deal. Choose Caspian Group, where your real estate goals become our mission.



DREW BONJEAN | Director



drew@caspianrealty.com



952-412-0565



MELISSA GENEREUX



melissa@gener8group.com



612-220-3196