

# OFFICE SPACE FOR LEASE

*“Be part of an old fashioned downtown with Old World Charm”*

*Heart of the City with an anticipated Hotel and Arts Center coming soon*

Nicollet Plaza nestled in Burnsville’s Heart of the City.



**Retail Office Space**

*Leases available*

*1 Month FREE*

**BRAND NEW  
OPTIONS REALTY  
(612) 741-4144  
BLACK WALNUT  
PROPERTIES**

## **Owner Occupied**

### ***Brand New Building***

- *Impressively decorated “Old World Style” with Cork Hallways, Cherry Wood, 6-Panel Doors, Oil Rubbed Bronze and Much, Much More....*
- *Reception Area to greet clients*
- *Phone System, Voice Mail, Caller-ID*
- *Fully Equipped Kitchenette*
- *Internet*
- *Security System*
- *Private Mail Service*
- *Executive Meeting Room*
- *Corporate Mailing Address*
- *Incoming/Outgoing Main Handling*

### ***Heart of the City***

- *Walking distance to Park, Grocery, Deli’s , Spa, Bank and other conveniences*
- *Main Street Office Space*
- *35W Access and Transit Center*
- *Close to Airport*
- *Dry Cleaners Pick-Up and Delivery*
- *Preferred Vendor Partners*

### **Optional**

- *Main Street Store Front Advertising*
- *Furniture and File Cabinet Lease Options*
- *Word Processing, Administration*
- *Heart of the City Advertising*
- *Fax and Copy Service*



***Location, Location, Location***

# OFFICE SPACE FOR LEASE

*“Be part of an old fashioned downtown with Old World Charm”*

*Heart of the City with an anticipated Hotel and Arts Center coming soon*

**Nicollet Plaza nestled in Burnsville’s Heart of the City.**



**Retail Office Space**

*Leases available*

*1 Month FREE*

**BRAND NEW  
OPTIONS REALTY  
(612) 741-4144  
BLACK WALNUT  
PROPERTIES**

<b>Suite Number</b>	<b>*Base Rent</b>	<b>Description</b>
	<b>Term 1/2/3 year</b>	
100	\$900/850/800	PRIME Main Street Office Space, 144 sq ft., Own Exterior Entrance
102	\$750/700/650	Corner Interior Office, high inlay window, 132 sq ft., Furnished

*\*Base Rent: subject to 3-5% market rent increase per year—CAM included (operating expense/taxes)*

## Heart of the City Virtual Offices

<b>Mail Only:</b>	Corporate Address and Mail Handing	\$50 per month plus postal cost
<b>Mail and Live Answering Services:</b>	Mail Only Service plus Phone Answering, based upon 40 real-time minutes of phone conversation and one free remote voice mail system.	\$125 per month plus postal cost, other packages also available.
<b>Mail, Live Answering and Executive Meeting Space:</b>	Above Services with 5 hours of monthly Executive Meeting Space	\$250 per month plus postal cost
<b>Executive Meeting Room Rental:</b>	Access to presentation machine, teleconferencing, internet and Executive Meeting Room (seats 6)	\$25/hour

***Location, Location, Location***