



## RIDGES PONDVIEW MEDICAL BUILDING

501 EAST NICOLLET BOULEVARD, BURNSVILLE, MN 55337

- SUITE 120: 2,943 SF AVAILABLE
- SUB-LEASE THROUGH APRIL 2027
- ANCHORED BY SOUTH DALE PEDIATRICS, DAVITA DIALYSIS CLINIC, AND MINNEAPOLIS CLINIC OF NEUROLOGY
- SHARED CONFERENCE ROOM AND VENDING MACHINES
- OFFICE NET RENT: \$23.34 SF
- 2025 EST. OPERATING EXP.: \$21.58 SF
- BETWEEN I-35E, I-35W JUST NORTH OF THE I-35 SPLIT
- AREA AMENITIES INCLUDE: BURNSVILLE CENTER, ABUNDANT RESTAURANTS, FAST FOOD, LODGING, AND RETAIL AREAS

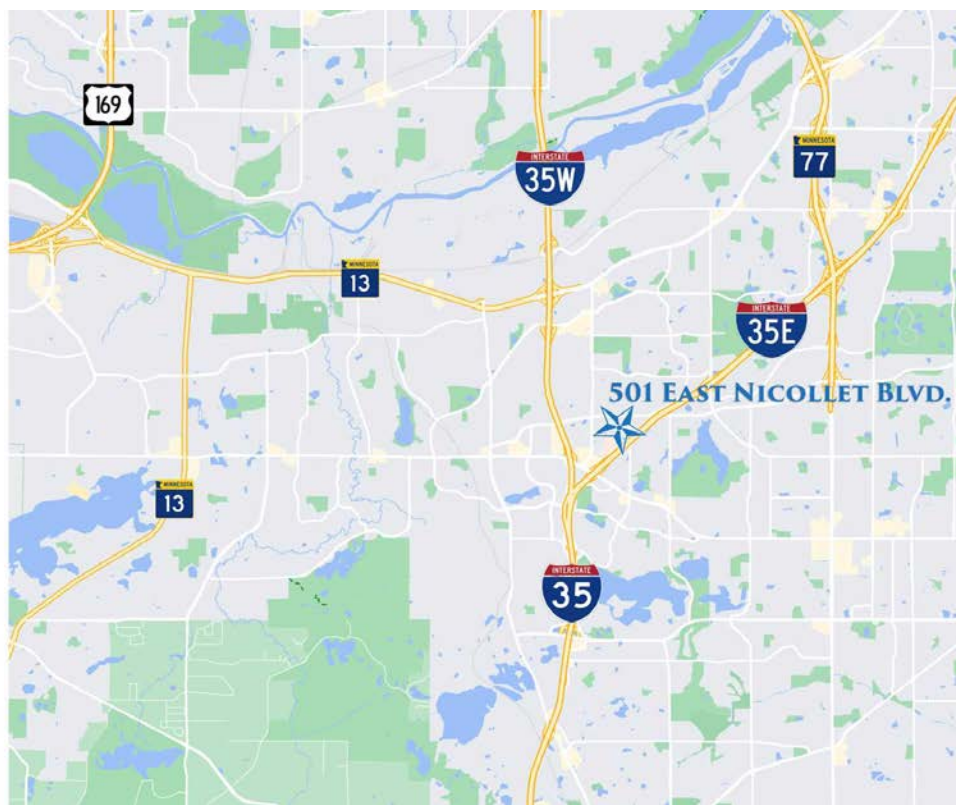
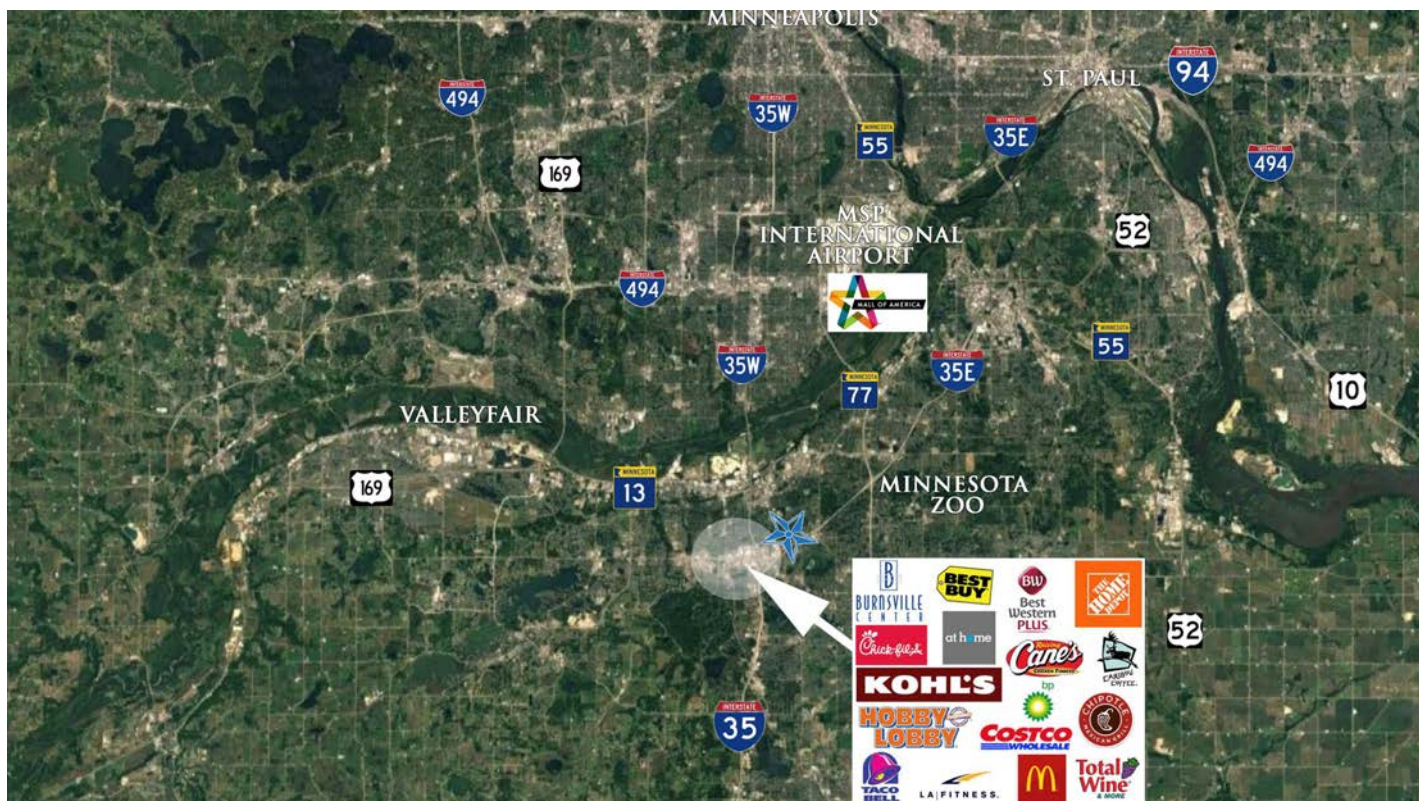
### CONTACT:

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