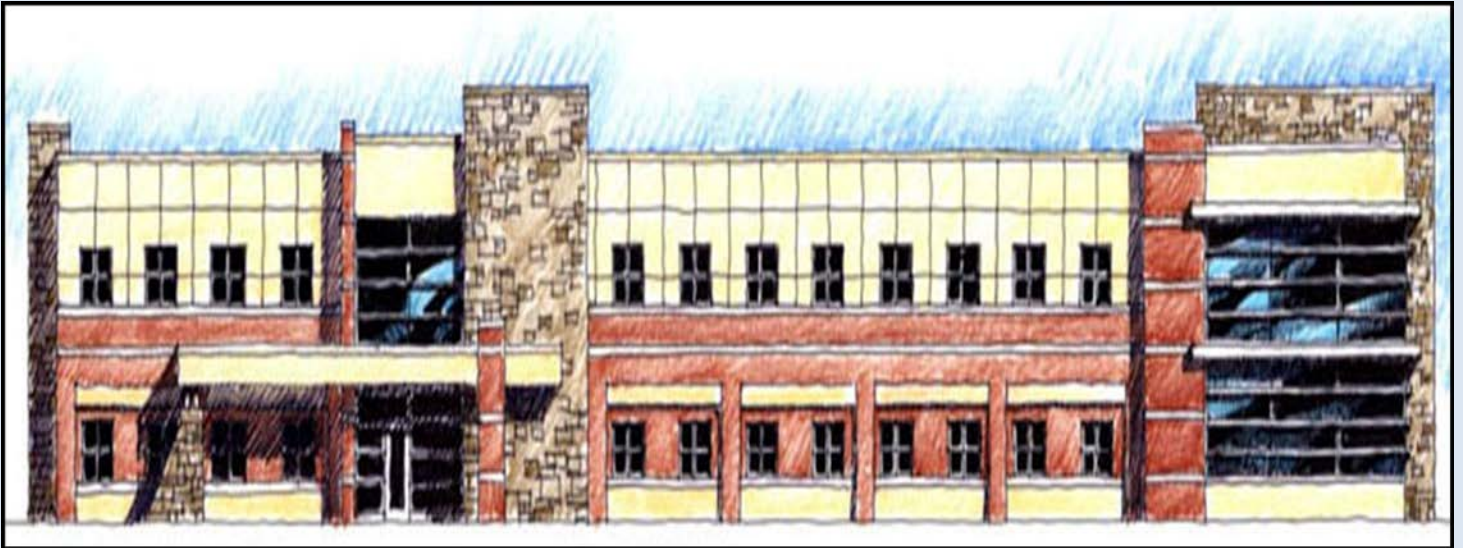


Lakeville Medical Building

Buck Hill Road and County Road 46
Lakeville, MN



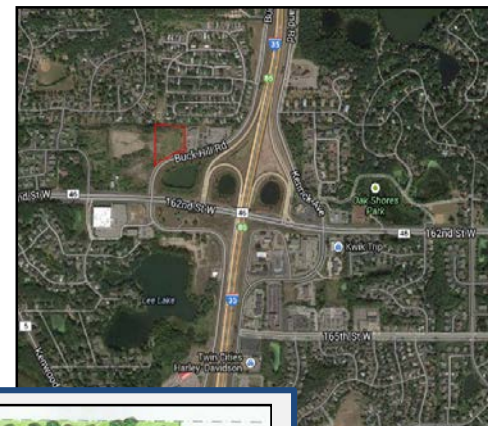
BUILD TO SUIT/LEASING INFORMATION

- Proposed two-story, 24,000 square foot Class A Medical Office Building
- Excellent visibility & easy freeway access from Interstate 35W and Highway 46
- Four miles from Fairview Ridges Hospital Campus and Burnsville Center
- Free parking for patients and staff (6 spaces /1,000 SF)
- Attractive Net Rates and Tenant Improvement allowances

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	9,446	77,115	163,115
Ave HH Income	\$93,421	\$102,499	\$103,302

Traffic Count: 87,000 Vehicles on Hwy 35W
2012 Average Annual Daily Traffic (A.A.D.T.)



Offered Exclusively By...



For Information Contact...

Jennifer Speca 952.924.0214 Jennifer.Speca@Venstarllc.com