

WELSH



INNOVATION FROM THE GROUND UP

For Lease

Cliffview Center
1101 - 1171 East Cliff Road
Burnsville, Minnesota

- 52,209 total building square feet
- Dock and drive-in loading
- Great exposure on Cliff Road
- Comcast connectivity throughout
- Locally owned and managed
- Part of a 400,000 square foot portfolio – room to grow!



For more information contact:

Ryan Krzmarzick
952.897.7746
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Eric Rossbach
952.897.7872
ejr@welshco.com

NAIWELSH

BURNSVILLE

SITE



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Cliffview Center For Lease

Building Address:

1101-1171 East Cliff Road
Burnsville, Minnesota

Ryan Krzmarzick

- 952.897.7746
- rlk@welshco.com

Building Square Feet:

52,209 square feet total

Currently Available:

Suite 1113:

1,330 square feet total
330 square feet of office
1,000 square feet of warehouse
• One (1) drive-in door
(Available 4/1/11)

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- ejr@welshco.com

Suite 1161-1163:

2,680 square feet total
1,397 square feet of office
1,283 square feet of warehouse
• One (1) ramped drive-in door
(Can be converted to a dock door)
(Available 4/1/11)

www.welshco.com

4350 Baker Road, Suite 400
Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

Suite 1169:

890 square feet of warehouse
• One (1) drive-in door
(Available 4/1/11)

Power:

Suite 1113

1-phase 100 AMPS 120/208 volt

Suite 1135

3-phase 100 AMPS 208/120 volt

Clear Height:

14'

Net Rental Rates:

\$8.50 psf office
\$6.50 psf tech
\$4.50 psf warehouse



Cliffview Center For Lease

**2010 (est.) CAM &
Real Estate Taxes:**

\$1.27 psf for CAM
\$1.52 psf for Real Estate Taxes
\$2.79 psf total

Utility Providers:

Electric - Xcel
Gas - CenterPoint Energy

Lot Size:

3.93 acres

Zoning:

I-1 Industrial Park

Parking:

120 stalls

Amenities:

- Great exposure on Cliff Road
- Part of a 400,000 SF portfolio - room to grow
- Locally owned and managed

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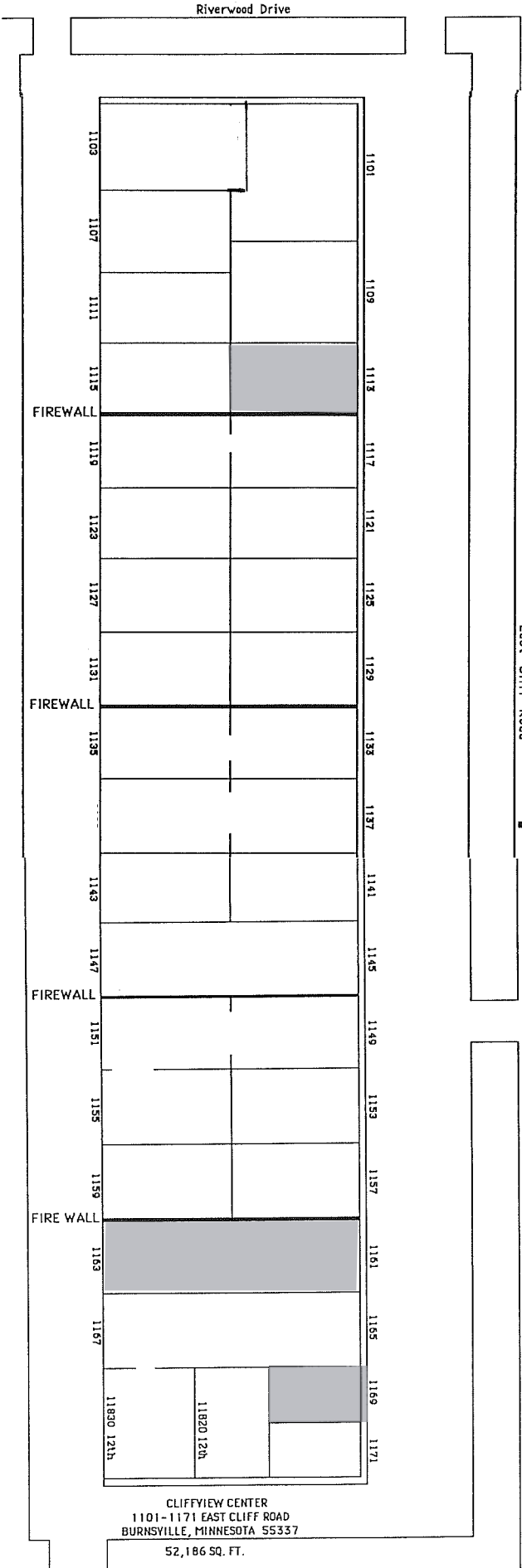
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BUILDING/SPACE PLAN



CLIFFVIEW CENTER
1101-1171 EAST CLIFF ROAD
BURNSVILLE, MINNESOTA 55337
52,186 SQ. FT.