



For Sale or Lease

Travelers Office Building
 507 E Travelers Trail
 Burnsville, Minnesota



- 17,698 sf office building
- 2.11 acres
- Stone exterior
- Mix of private offices and open area
- Exceptional glass line
- 4.69 parking stalls per 1,000 sf - expandable to the west
- Scenic wetland setting
- Walking trail
- Monument signage available
- Convenient access to I-35W and Highway 13

For more information contact:

Bill Ritter, CCIM, SIOR
 952.897.7743
 britten@welshco.com

Eric Rossbach
 952.897.7872
 ejr@welshco.com

Judd Welliver
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BURNSVILLE



NAI WELSH



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Travelers Office Building For Sale or Lease

Building Address:

507 E Travelers Trail
Burnsville, Minnesota

Bill Ritter, CCIM, SIOR

- 952.897.7743
- britter@welshco.com

Building Square Feet:

17,698 square feet of office

For Sale:

\$1,870,000 (\$105.66 psf)

Eric Rossbach

- 952.897.7872
- ejr@welshco.com

PID #:

02-15397-021-01

Land Size:

2.11 acres

Judd Welliver

- 952.897.7854
- jwelliver@welshco.com

Net Rental Rate:

\$11.00 psf

Year Built:

2004

2009 Estimated Taxes:

\$66,131 (\$3.74 psf)

www.welshco.com

Amenities:

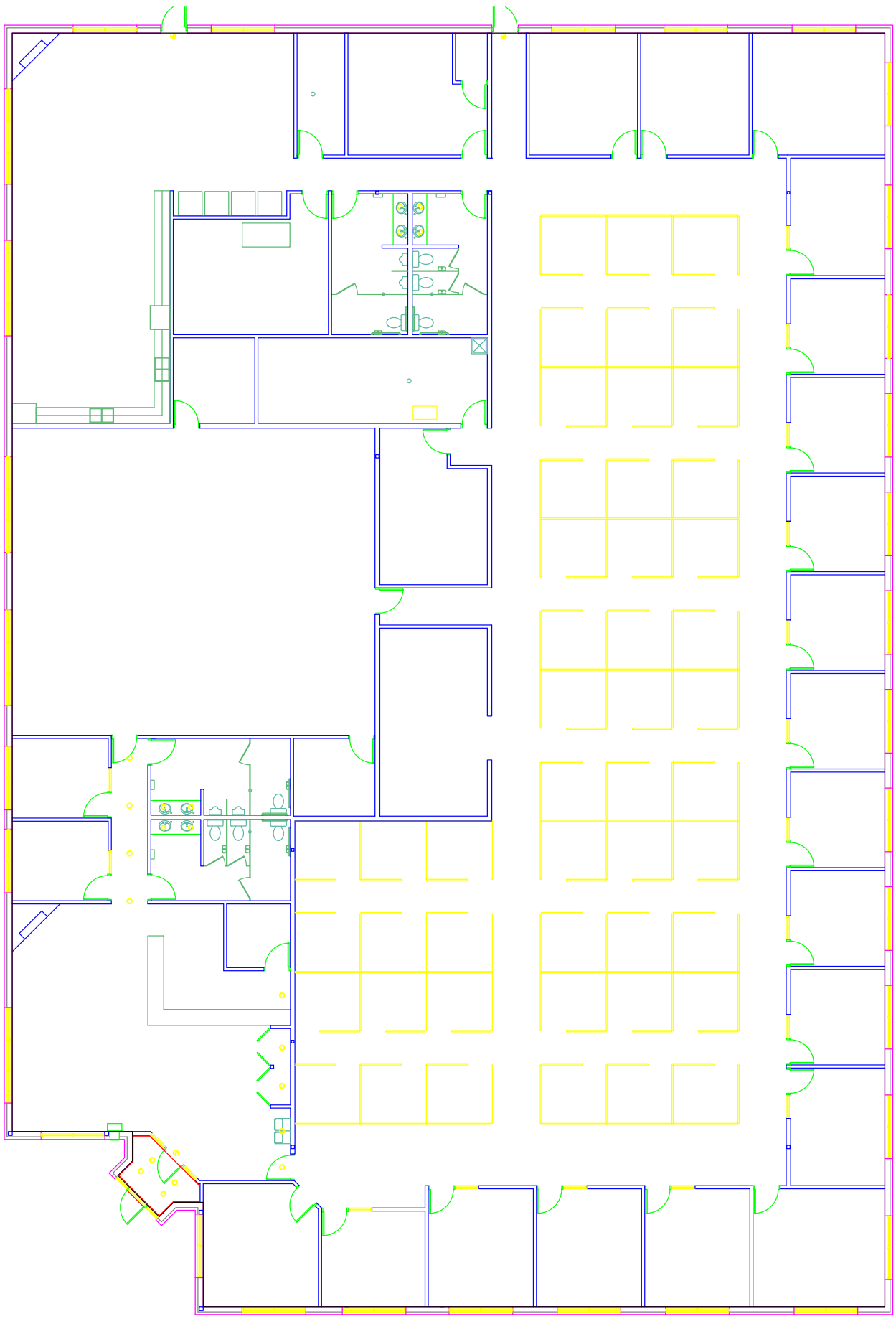
- Stone exterior
- Mix of private offices and open area
- Two gas fireplaces
- Large break room
- Card access system
- Parabolic lighting
- 2' x 2' ceiling tiles

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700



Front Entrance



Private Offices & Open Work Area



1 of 2 Fireplaces



Break Room

