

# FOR LEASE

## Ames Business Center



TURLEY  
MARTIN  
TUCKER

Commercial Real Estate Services

For more information, contact:

Mark Stevens  
612/347-9365

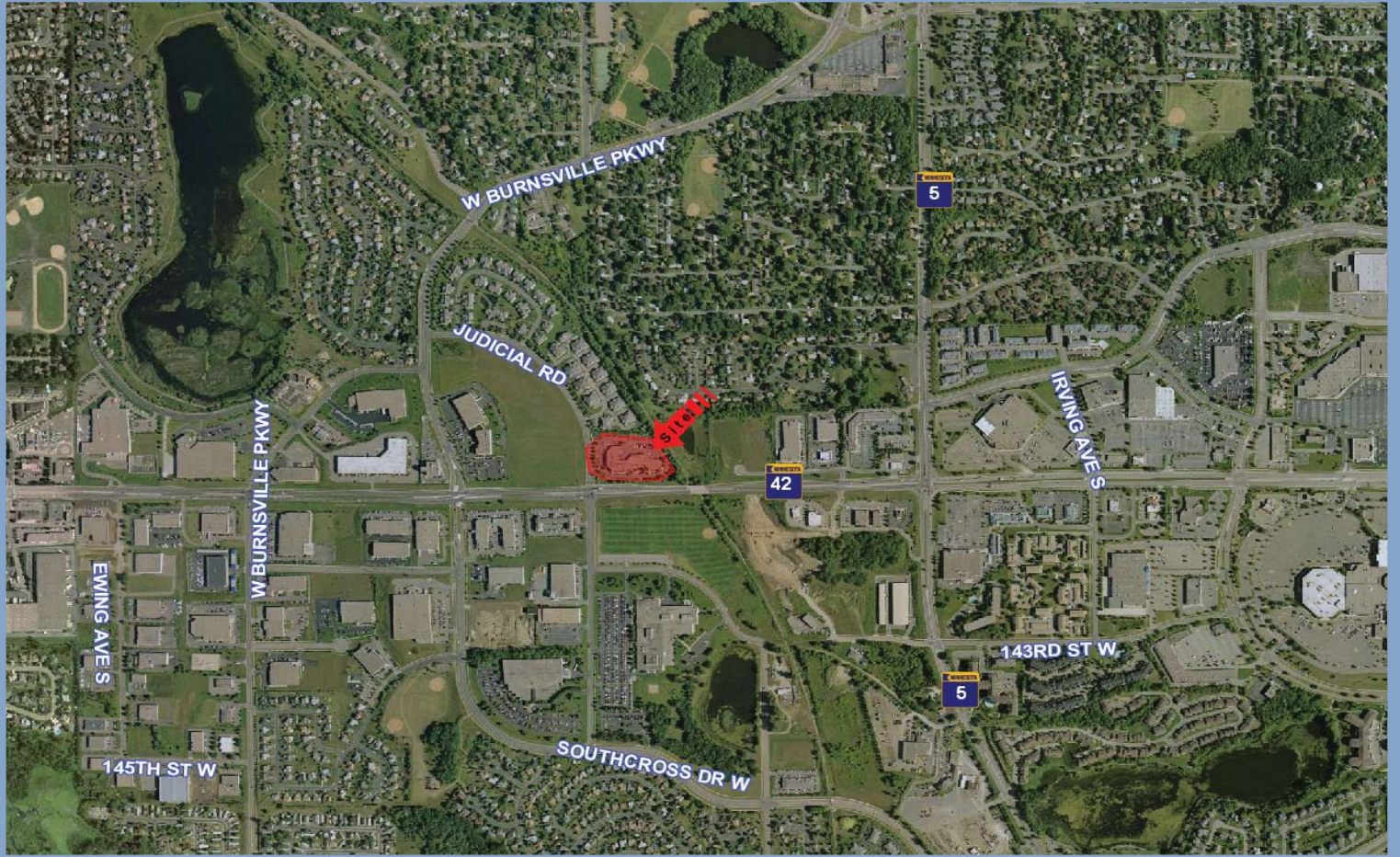
Anna Engstrom  
612/347-9386

Colliers Turley Martin Tucker  
200 South Sixth Street, Suite 1400  
Minneapolis, Minnesota 55402  
Telephone: 612-341-4444  
Facsimile: 612-347-9389  
[www.ctmt.com](http://www.ctmt.com)

### 2500 County Road 42 West Burnsville, Minnesota

- Attractive Class B building with great visibility from heavily traveled County Road 42 West
- Building signage opportunities
- Unique architectural design with abundant glass line
- Numerous area amenities within a one mile radius
- Quick access to I-35W
- Building amenities include conference room and vending
- Potential for private entrances

The information contained herein was obtained from sources we consider reliable. We cannot be responsible, however, for errors, omissions, prior sales, withdrawal from the market or change in price. Seller and broker make no representation as to the environmental condition of the property and recommend purchaser's independent investigation.



## 2500 County Road 42 West Burnsville, Minnesota

- Built in 1987
- Total building: 65,000 rentable square feet
- Great visibility from County Road 42
- Responsive, local ownership
- Full floor opportunity!



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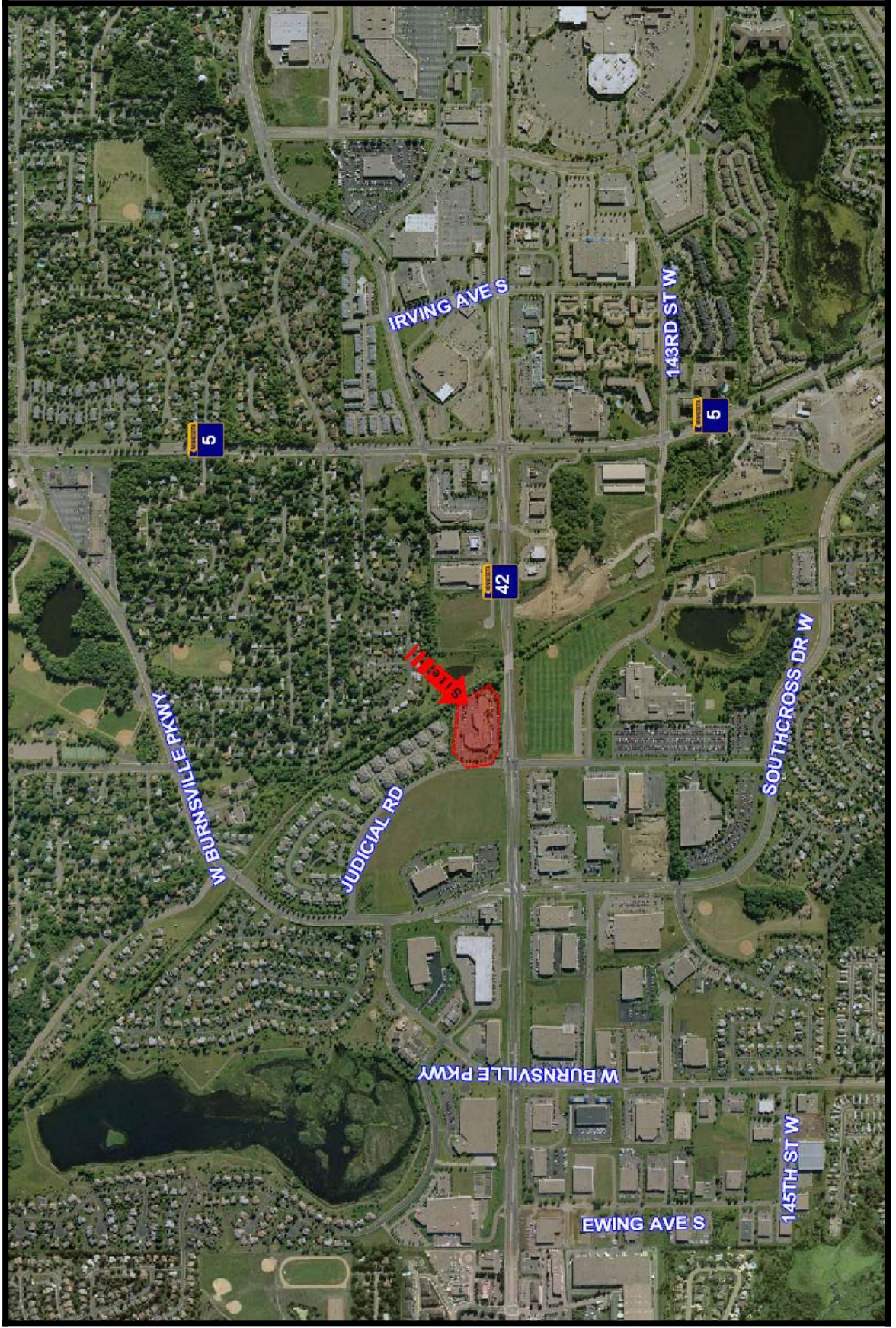


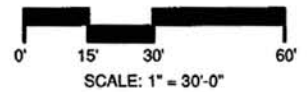
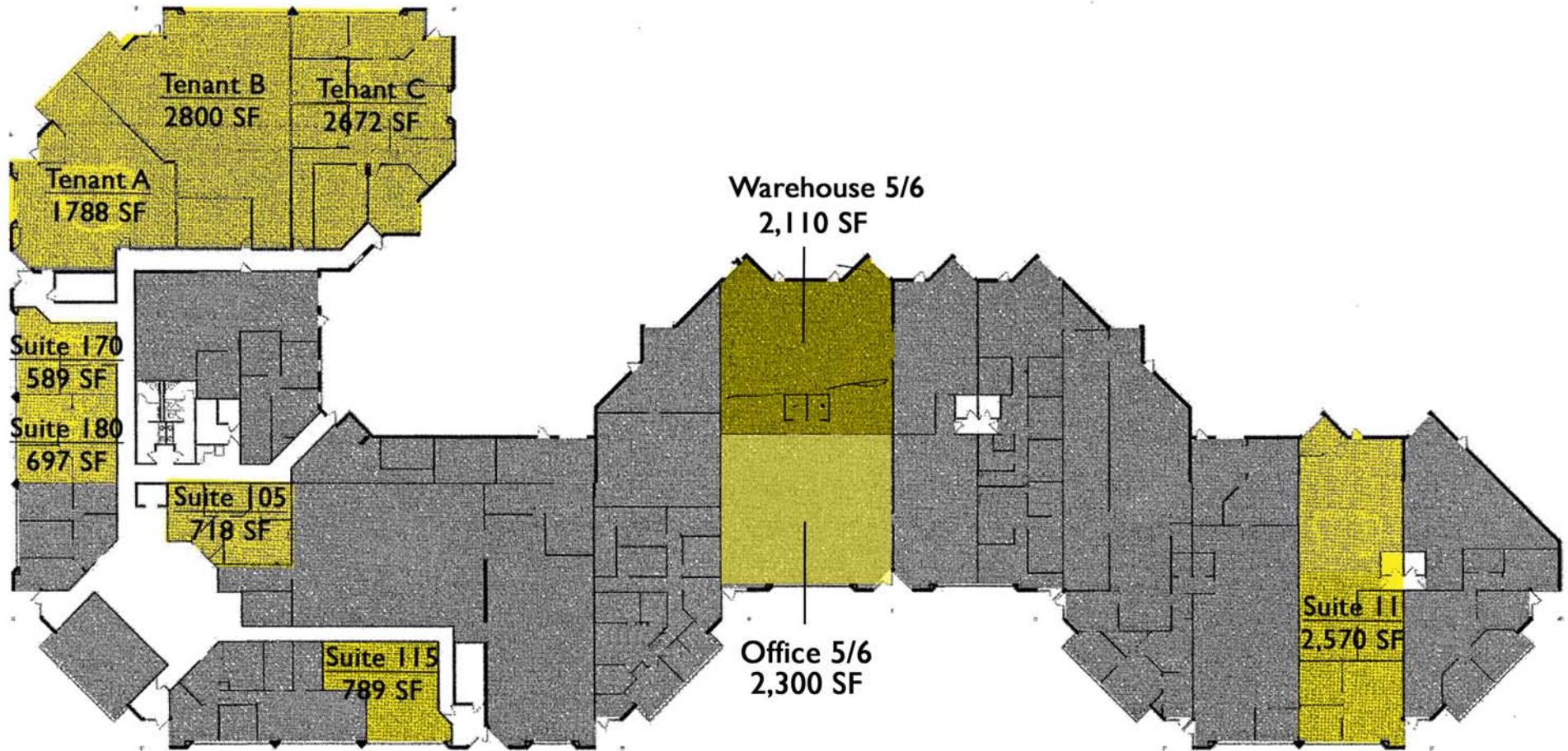


# Ames Business Center

<b>Address:</b>	2500 County Road 42 West Burnsville, MN
<b>Year Built/Renovated:</b>	1987
<b>Floors:</b>	2
<b>Building Size:</b>	65,000 rentable square feet
<b>Net Rate:</b>	\$10.00 - \$12.00
<b>2009 Estimated Operating Expenses and Real Estate Taxes:</b>	\$9.72
<b>Elevators:</b>	1
<b>Internet Provider:</b>	Qwest
<b>HVAC:</b>	Runs 24/7; no after hour charges
<b>Security:</b>	Key card access; 24/7
<b>Building Hours:</b>	Monday – Friday: 7:00 am – 6:15 pm Saturday: 8:00 am – 2:00 pm
<b>Janitorial:</b>	Daily janitorial, five days a week, includes vacuuming, emptying of garbage, restroom cleaning, common area cleaning, as well as yearly spring and fall cleanings and window washing.
<b>Building Amenities:</b>	Vending area and conference room
<b>Area Amenities:</b>	Numerous area amenities within a one mile radius
<b>Leasing Agents:</b>	Anna N. Engstrom 612/347-9386 <a href="mailto:aengstrom@ctmt.com">aengstrom@ctmt.com</a>  Mark A. Stevens 612/347-9365 <a href="mailto:mstevens@ctmt.com">mstevens@ctmt.com</a>

# Aerial

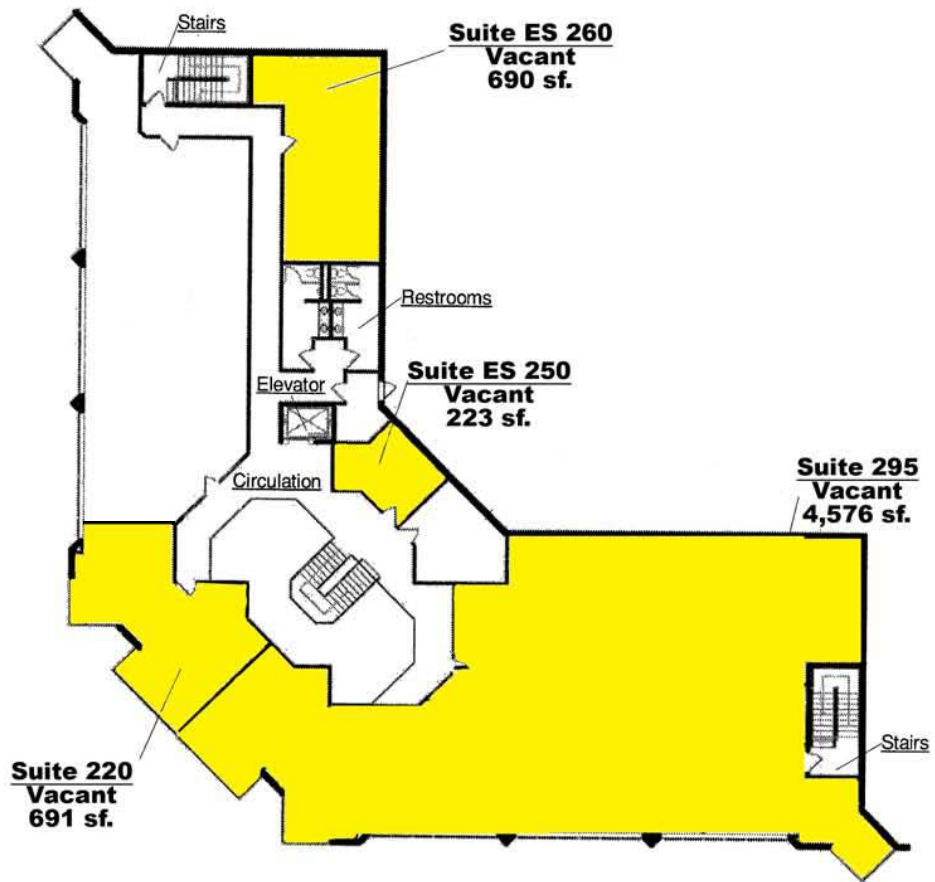




**FIRST FLOOR**  
**AMES BUSINESS CENTER**

Checker

2500 W COUNTY ROAD 42  
 BURNSVILLE, MN 55337



SCALE: 1" = 30'-0"

# SECOND FLOOR

## AMES BUSINESS CENTER

8, 444 RSF  
2500 W COUNTY ROAD 42  
BURNSVILLE, MN 55337

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA

DATE: \_\_\_\_\_ REG. NO. \_\_\_\_\_  
 SIGNED: \_\_\_\_\_

EXECUTIVE RESOURCE CENTER

COMM. NO. 06-108  
 DATE: 06-29-06  
 DRAWN BY: JVD  
 CHECKED BY: \_\_\_\_\_

ERC1

SHEET NUMBER  
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**ES 103/104**  
**279 sf.**  
**\$820/mo.**

**ES 101**  
**249 sf.**  
**\$600/mo.**

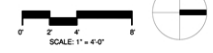
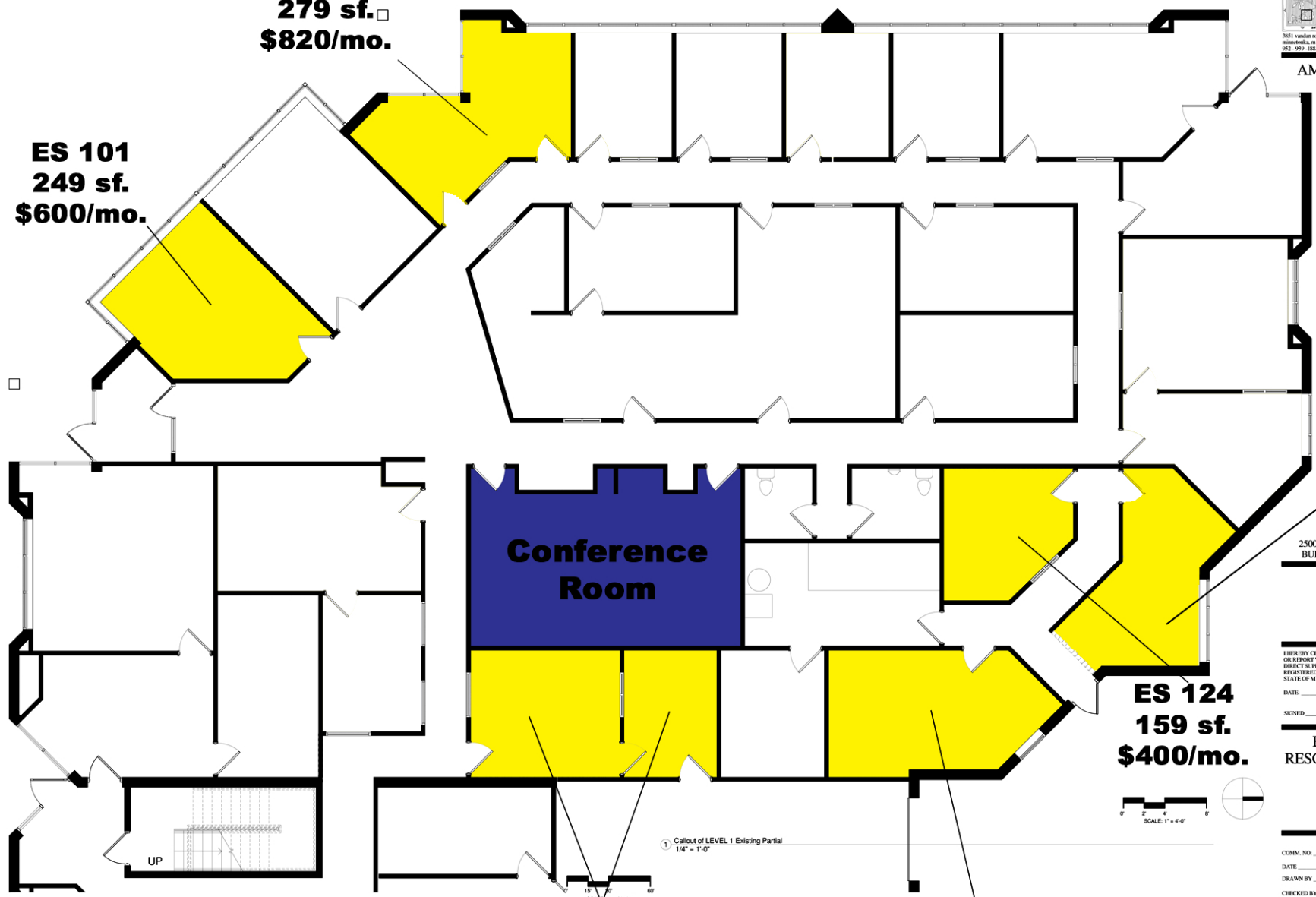
**ES 120**  
**224 sf.**  
**\$500/mo.**

**ES 124**  
**159 sf.**  
**\$400/mo.**

**Conference Room**

**ES 135**  
**310 sf.**  
**\$350/mo.**

**ES 122**  
**265 sf.**  
**\$500/mo.**



1 Callout of LEVEL 1 Existing Partial  
 1/4" = 1'-0"

SCALE: 1" = 30'-0"