Medical Space For Lease

303 Ridgeview

303 E Nicollet Ave, Burnsville, MN 55337



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Healthpeak® | DOC LISTED NYSE



Building Information

Address	303 E Nicollet Blvd Burnsville, MN 55337
Building Size	53,896 SF
Total Available	3,977 SF
Max Contiguous	2,209 SF
Stories	3
Year Built	1987
Class	B
Parking Ratio	4.5/1,000 SF

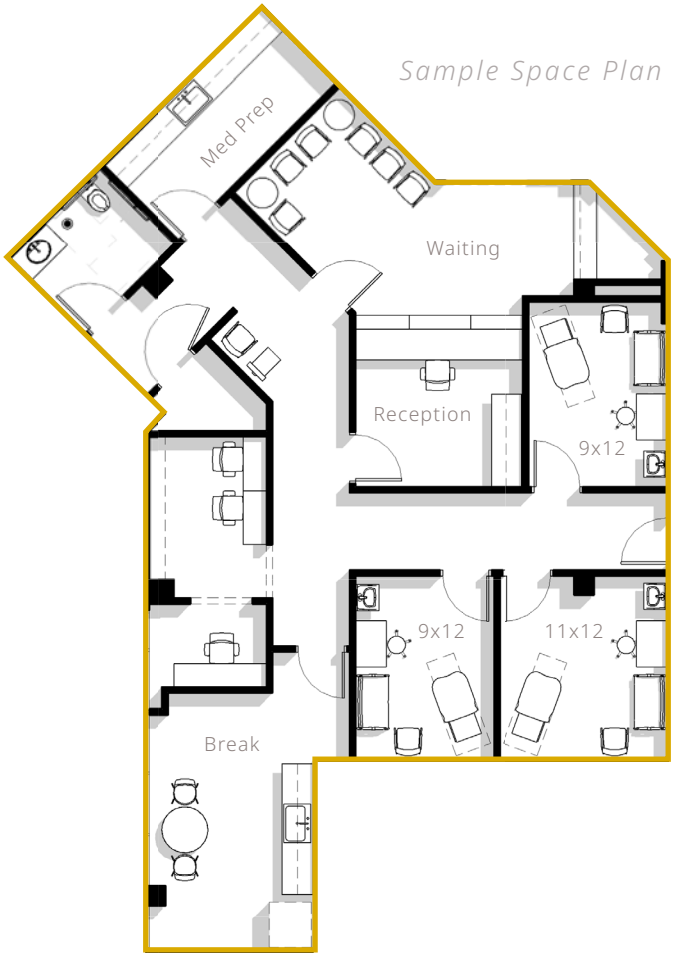
To schedule a tour, please contact:

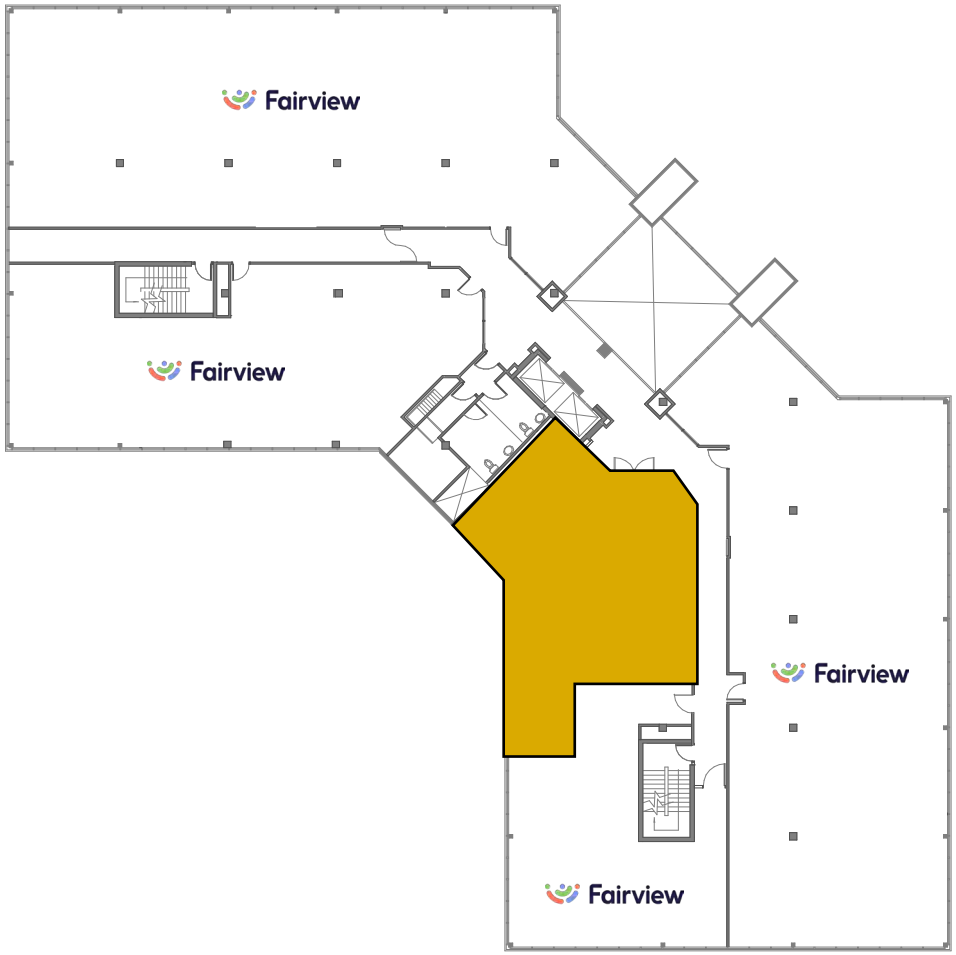
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Davis

Floorplan

Suite 161 - 1,768 SF Available





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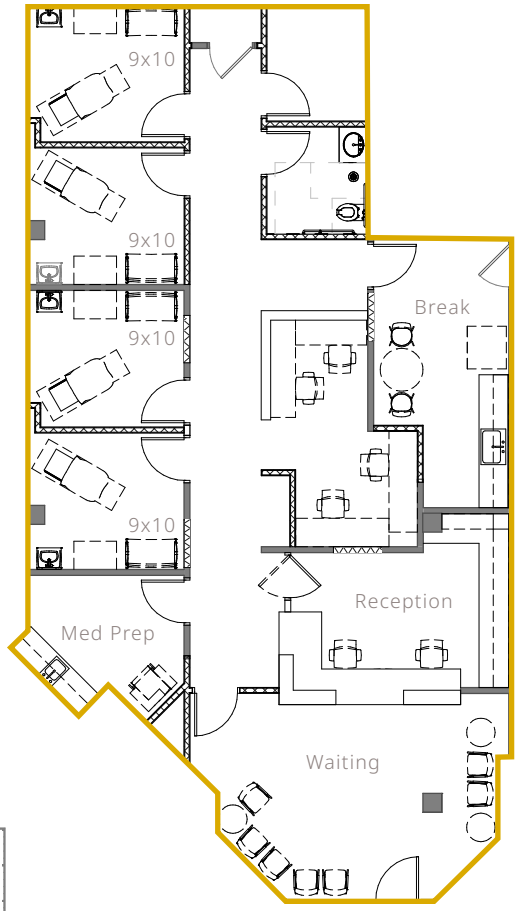
Davis

Floorplan

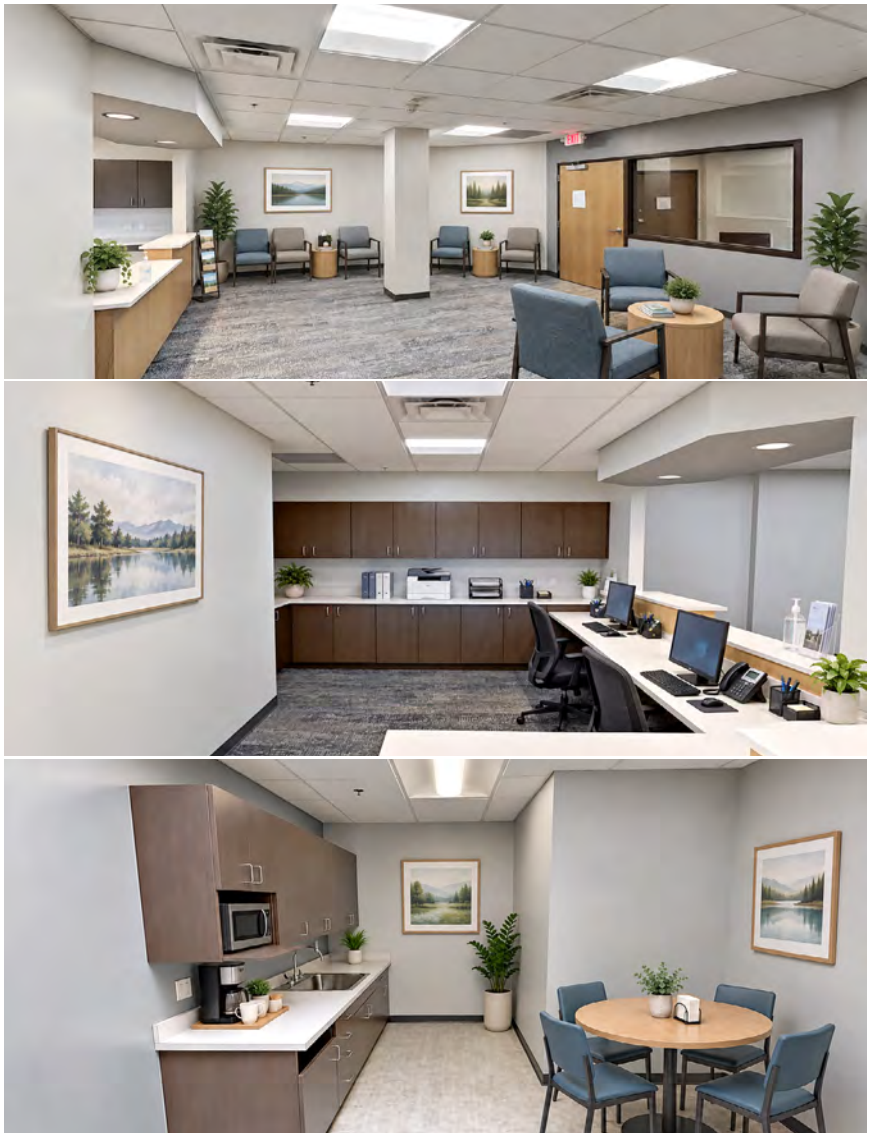
Move-in-Ready Spec Suite Available!

Suite 333 - 2,209 SF Available

Scan or click
for virtual tour!







*Virtually Staged

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Fairview Ridges Hospital Campus

Established Patient Market

400,000+

Regional reach across Dakota, Scott and Hennepin counties

Nationally Recognized

2018 - 2026

Recognized among the nations top 5% for patient safety for 9 consecutive years

Regional Access

I-35E & I-35W

Near the interstate junction, serving Burnsville, Apple Valley, Lakeville, Savage & Eagan.

Proximity to Complementary Specialties

- Cardiac rehabilitation
- Gastroenterology
- Occupational therapy
- Pulmonary rehabilitation
- Speech and language pathology
- Birthing center
- Imaging services
- Physical therapy
- Respiratory therapy
- Surgery center

Diagnostic & Treatment Resources

Fairview laboratories offer high-quality diagnostic tests and services in a wide range of areas, including hematology, chemistry, microbiology, immunology, and molecular diagnostics. Fairview prioritizes patient comfort, convenience, and use state-of-the-art equipment to provide accurate, reliable results and rapid turnaround times. All Fairview labs are fully accredited and staffed by experienced lab scientists who are committed to excellence and receive continual education so they are at the forefront of emerging science and technology.



Your Patient Population

Well Insured Population
98.7%

Across all age groups, only 1.3% are uninsured

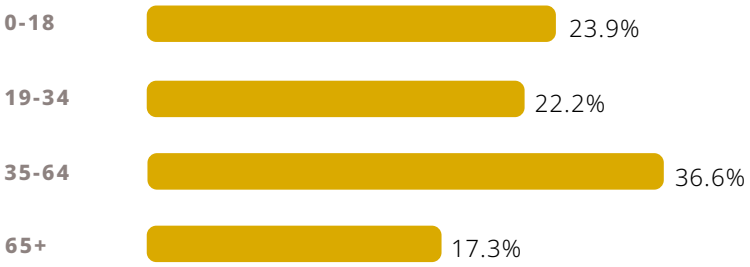
Employer Insured Core
38.5%

Ages 19-64 with PPO coverage and elective demand.

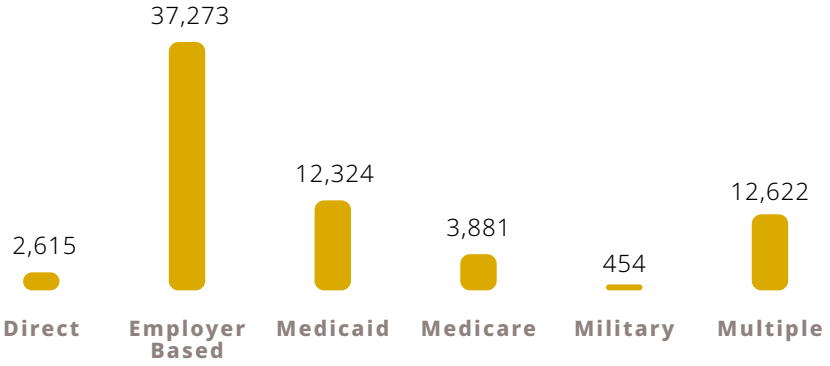
Strong Service Demand
$2,719

Annual medical care spending

Population by Age



Insurance Mix



Average Out-of-Pocket Healthcare Spending Per Household Anually

Dental Services	Hospital Room & Services	Physician Services	Eye Care Services	Lab Tests/ X-Rays
$554.40	$345.30	$287.30	$88.20	$82.40

Source: ACS (2020-2024), Esri (2026), RevistaMed, 3-mile radius

Burnsville Area Map

303 Ridgeview

Retail Healthcare Assisted Living Hotel

