

FOR SALE OR LEASE > OFFICE CONDO

# Birchwood Office Condos



## Building Features

- > Excellent location near numerous retail amenities
- > Easy access to I-35E
- > Built in 2005
- > 2,108 or 2,210 square feet available

Great location with easy access to Hwy 13, Hwy 77, I-35E and I-35W. Offering numerous nearby amenities including restaurants, shopping and business services.

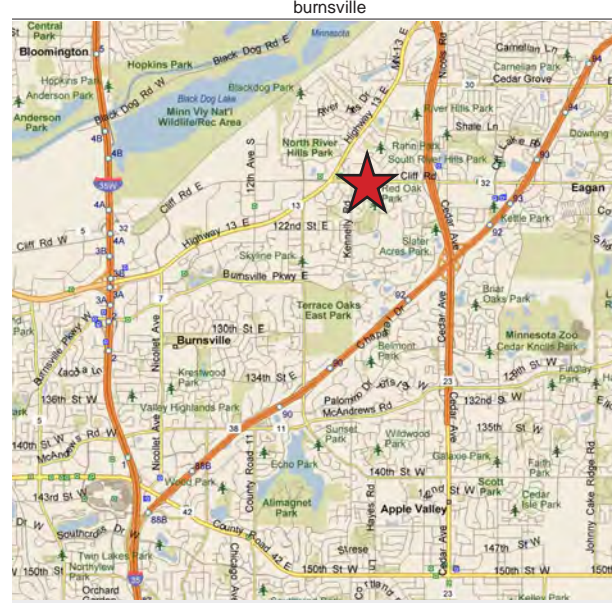
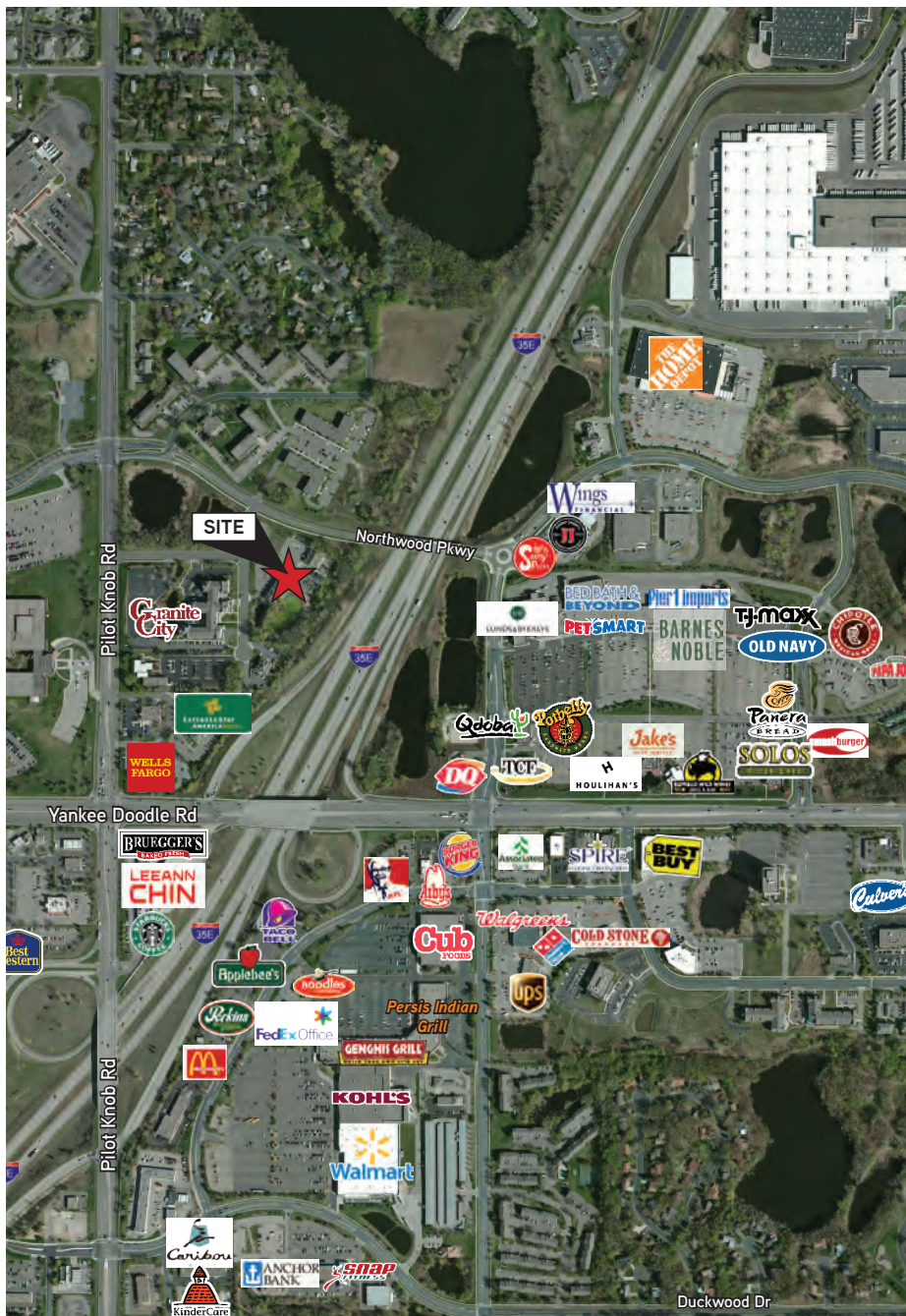
COLLIERS INTERNATIONAL  
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## Birchwood Office Condo > Aerial Map



## Contact Us

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## PROPERTY FACT SHEET

### Birchwood Office Condos



#### PROPERTY ADDRESS:

3348 Sherman Court #001 and #201  
Eagan, MN 55121

#### BUILDING SIZE:

13,736 total square feet

#### AVAILABLE SPACE:

Suite 001: 2,210 square feet  
Suite 201: 2,108 square feet

#### PARKING:

20 spaces

#### YEAR BUILT:

2005

#### FLOORS:

Two

#### OFFERING PRICE:

Negotiable

#### GROSS RENTAL RATES:

\$19.00 - \$21.00 per square foot

#### AMENITIES:

- Excellent location near numerous retail amenities
- Easy access to I-35E
- Well maintained property in attractive setting



## For Sale Information, Contact:

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