

OFFICE SPACE FOR SALE OR LEASE >

1875 Plaza Drive

1875 Plaza Drive | Eagan, MN 55122



Accelerating success.



PROPERTY HIGHLIGHTS

- > Total building size - 22,068 SF
- > Easy access to I-35 & Highway 77
- > Many shops and restaurants in nearby retail area
- > Multiple offices
- > Ample parking available in surface lot
- > Imposing front entrance with atrium reception area
- > Attractive brick exterior
- > Highly visible signage on I-35E
- > New roof installed in 2007



CONTACT US >

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1875 PLAZA DRIVE > FOR SALE OR LEASE

| | |
|-------------------------|--|
| Address | 1875 Plaza Drive Eagan, MN 55122 |
| Building Square Feet | 22,068 square feet total |
| Available for Lease | Suite 201: 1,285 SF Suite 203: 2,495 SF Suite 206: 3,240 SF - All 2nd level suites can be combined for a maximum total of approximately 7,000 contiguous SF |
| Land Area | 2.51 acres (109,335 square feet) |
| Zoning | Office |
| PID | 10-28700-010-10 |
| Floors | Two (2) |
| Year Built | 1989 |
| Parking | Surface lot, 140 spaces, bituminous asphalt Ratio: 5.41/1,000 |
| HVAC | Rooftop cooling units (new in 2010) Three (3) boiler/re-heat system |
| Construction | Concrete deck, brick exterior |
| Roof | Re-roof in 2007, 4 ply built-up |
| Sale Price | \$2,600,000 (\$117.82 per square foot) |
| Net Rental Rate | Negotiable |
| Operating Expenses 2018 | \$9.50 per square foot |

AMENITIES

- > Easy access to I-35E & Cliff Road
- > Excellent visibility on I-35E
- > Shopping, dining, lodging and service amenities in immediate area
- > Conference room
- > Coffee bars on all floors



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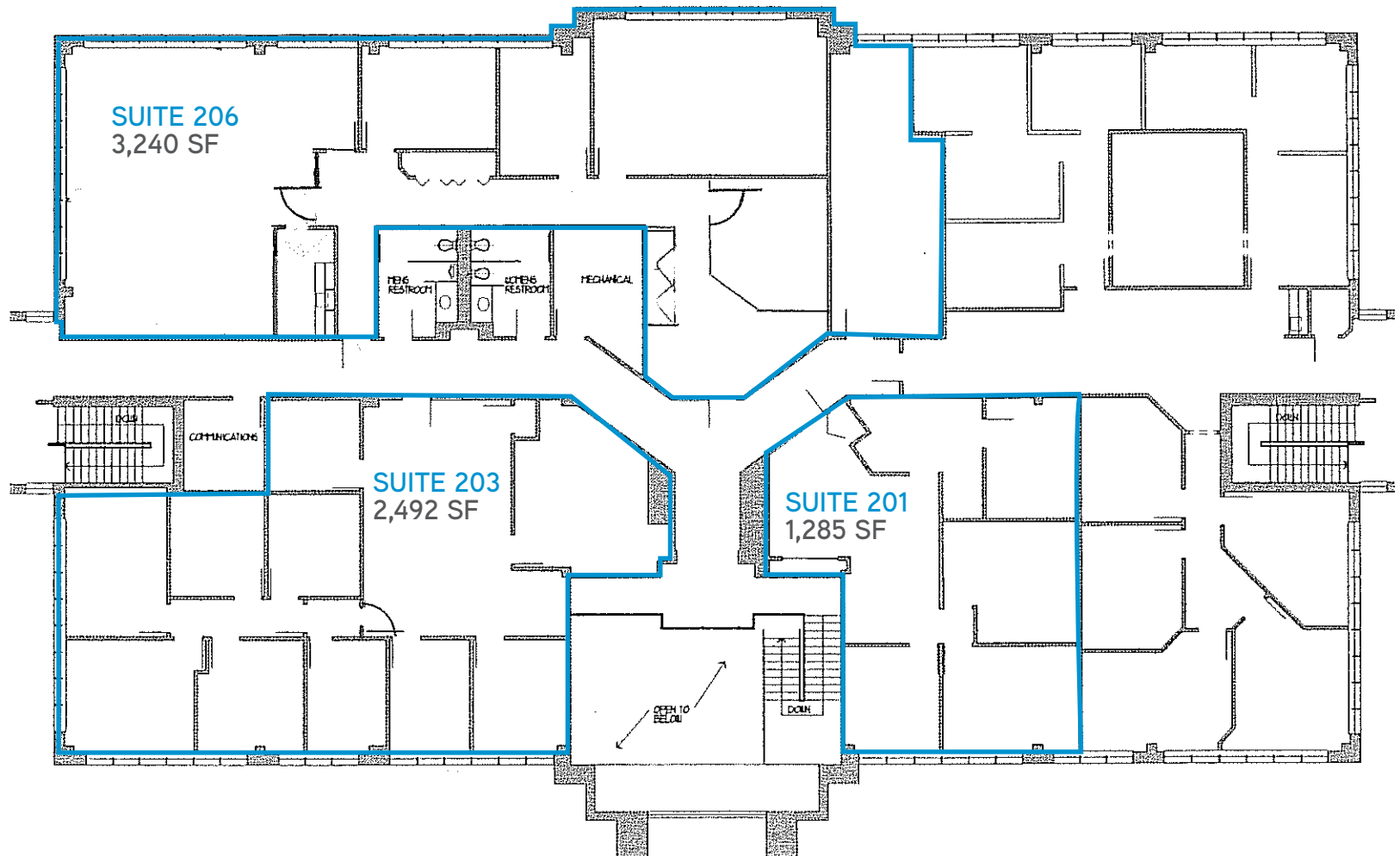
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FLOOR PLAN

Second Floor



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