



Office Space For Sale or Lease

1875 Plaza Drive
Eagan, MN 55122

ERIC RAPP, SIOR
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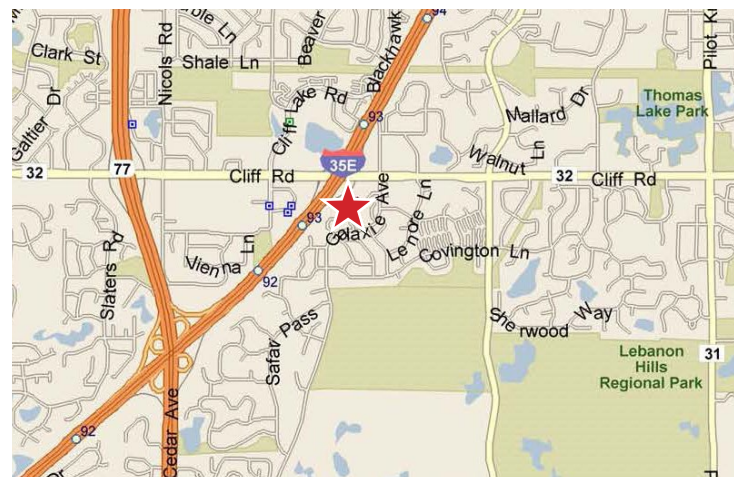


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Minneapolis, MN 55402
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Property Highlights

- › Total building size 22,068 SF
- › Easy access to I-35E and 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

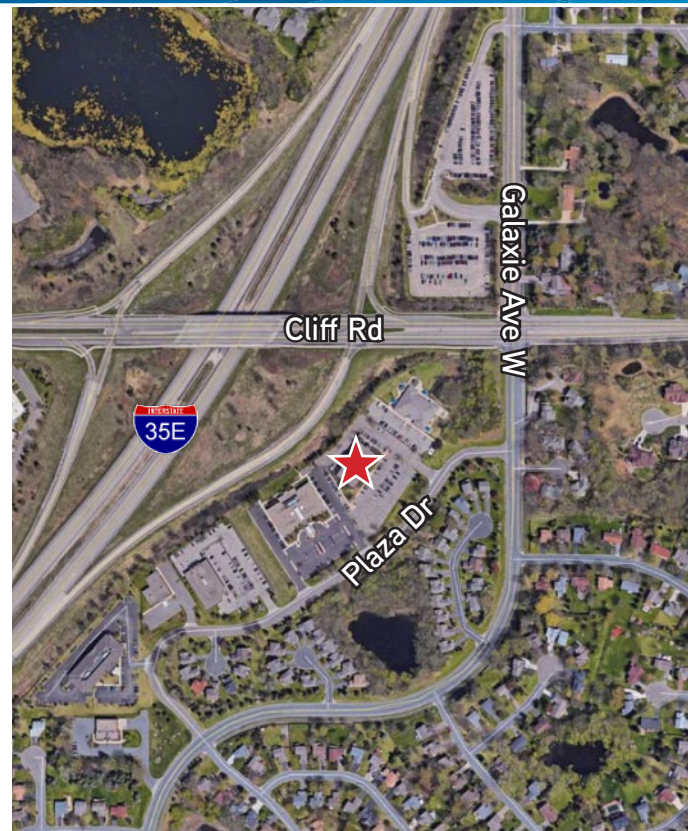


FOR SALE OR LEASE › OFFICE SPACE

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: 2,492 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 2017:	\$9.50 per SF

AMENITIES

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



CONTACT US

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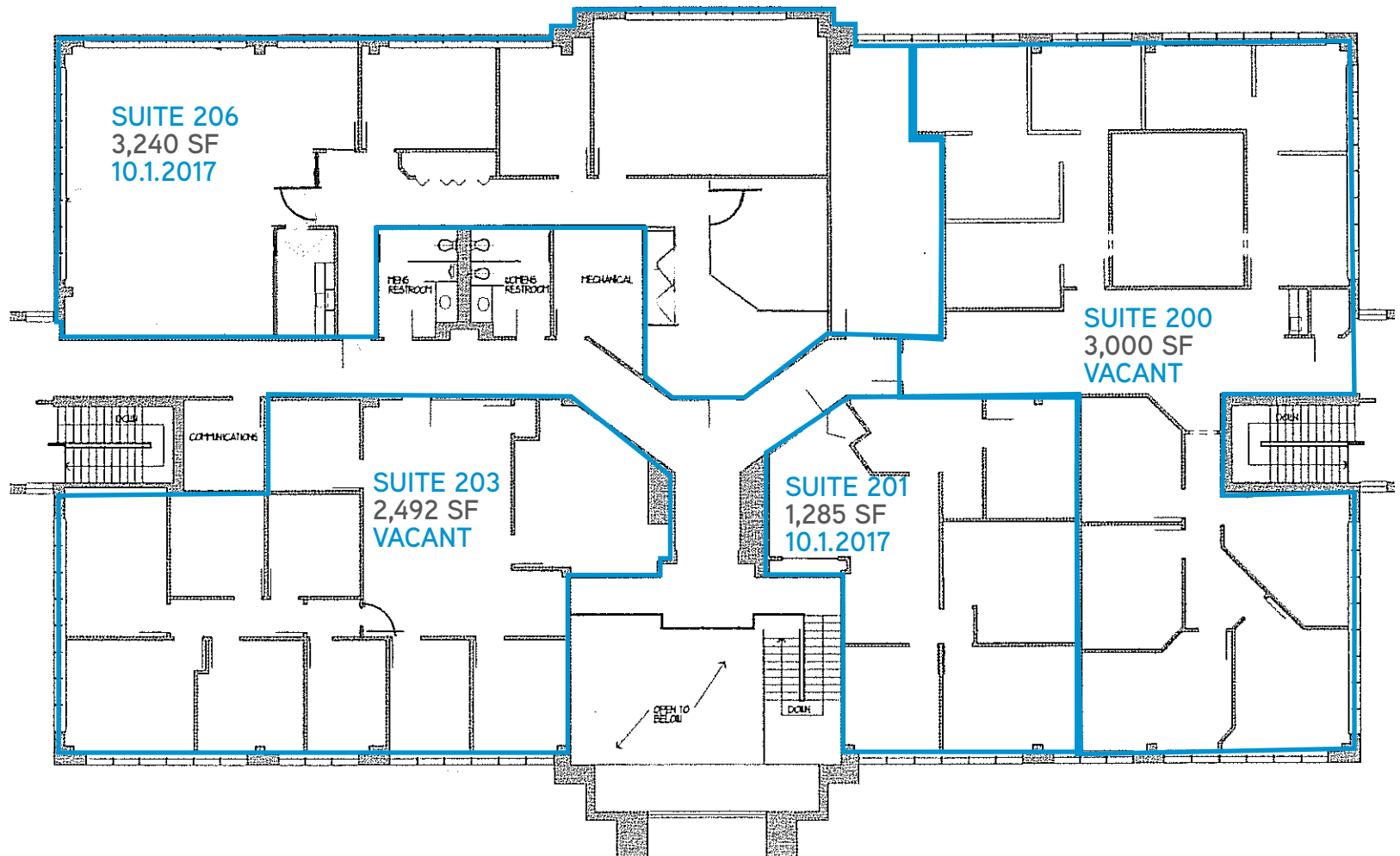
1875 Plaza Drive

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FLOOR PLAN

Second Floor



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