

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
- > Bright front entrance with atrium
- > Attractive brick exterior
- > Highly visible signage on I-35E



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: 2,492 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	\$2,200,000 (\$99.69 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



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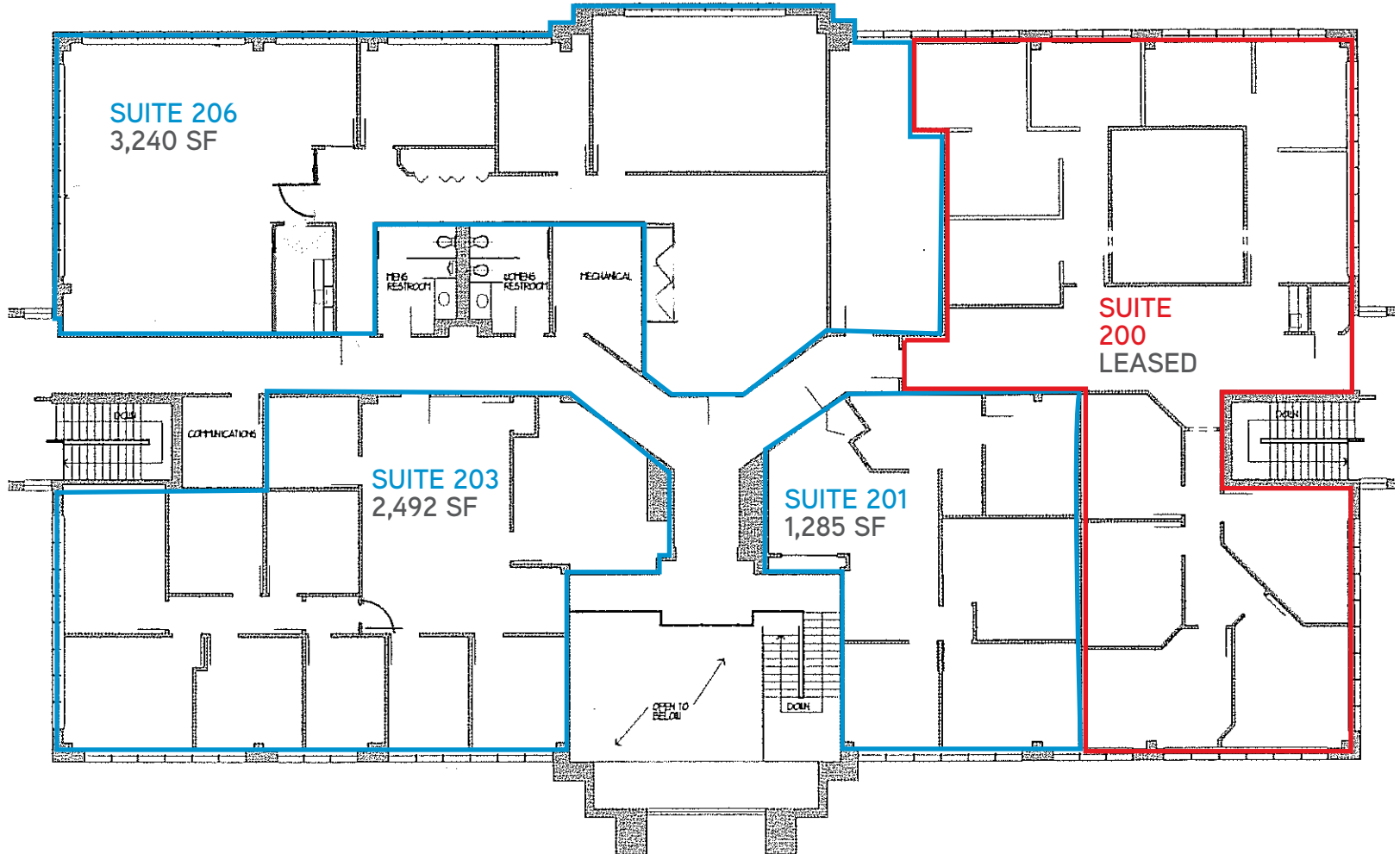
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FLOOR PLAN Second Floor



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