

OFFICE BUILDING FOR SALE

4635 Nicols Road

4635 Nicols Road
Eagan, MN 55122

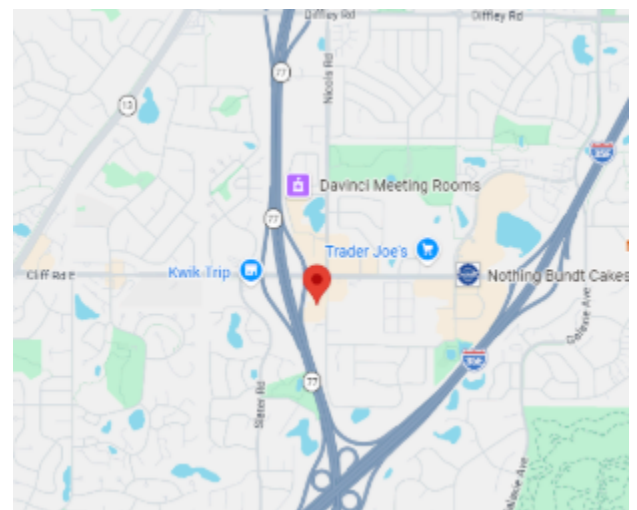


PROPERTY HIGHLIGHTS

- > Total building size – 9,028
- > Easy access to I-35 & Highway 77
- > Many shops and restaurants in nearby retail area
- > Bright front entrance with two story windows
- > Multiple offices – 10 occupied + owner suite
- > Ample parking available in surface lot – including added revenue
- > Appealing Net Operating Income
- > Potential for additional tenant customization opportunities

CONTACT

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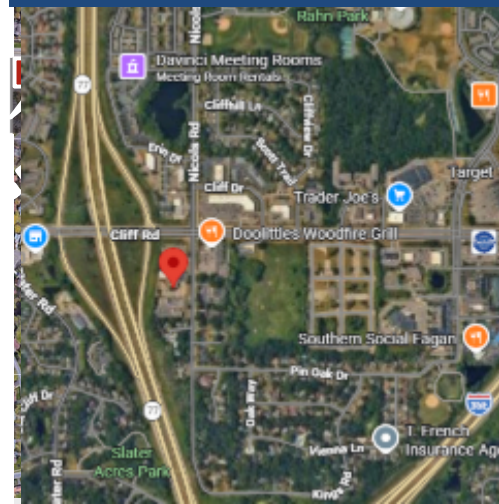


4635 NICOLS ROAD > FOR SALE

Address	4635 Nicols Road, Eagan, MN 55122
Building Square Feet	9,028 square feet
Multi Tenants	Eleven (11) private suite office spaces Suites ranging in size from 400 – 1500 sq ft
Land Area	1.23 acre
Zoning	LB – Limited Business District
PID	10-16930-01-010
Floors	Two (2)
Year Built	1983
Parking	Surface lot, 75 spaces, bituminous asphalt Ratio: 11.34/1,000
HVAC	Three (3) Rooftop units
Construction	Concrete
Roof	Re-roof in 2025
Sale Price	\$1,300,000 (\$144 per sq ft)
Operating Expenses 2025	\$7.15 per square foot

EXECUTIVE SUMMARY

Nicols Suites Executive Office Building is an investment opportunity consisting of 11 office suites on over 1.23 acres. The 9,028 sq ft building is fully leased with ideal tenant mix. Additionally, the property includes 75 parking spaces, including additional revenue parking lease. The building is well maintained, has a newly replaced roof in 2025, and all suites updated or remodeled within the last 6 years.



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