

4580 SCOTT TRAIL

4580 Scott Trail, Eagan, MN 55122



OFFERING SUMMARY

AVAILABLE SF:	150 - 268 SF
LEASE RATE:	\$300.00 - 450.00 per month (Gross)
LOT SIZE:	1.32 Acres
BUILDING SIZE:	17,740
YEAR BUILT:	1986
PARKING:	100+ spaces

PROPERTY OVERVIEW

Affordable, Class B office building with spaces available from 150 SF- 1,000 SF. Located in the heart of Eagan, immediately off Cliff Road, with access to Cedar Avenue and 35E is seconds away. The owner of this building owns a similar building across the parking lot as well, so if you don't see the right sized space here, please be sure to check out 4590 Scott Trail, Eagan!

PROPERTY HIGHLIGHTS

- Ample parking
- Affordable rates
- Local ownership
- Shared restrooms
- Convenience to shopping, restaurants, and other businesses such as Chipotle, Starbucks, Target, McDonalds, Walgreens, and more!
- Janitorial provide by landlord.
- Great windows and exterior image.
- Monument and building signage available with visibility to Cliff Road.

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

ROYCE DURHMAN, CCIM
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OFFICE FOR LEASE

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AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 214	Available	240 SF	Gross	\$450 per month	Large private office with window. See photos for more info.
Suite 2-J	Available	268 SF	Gross	\$400 per month	Large private office with window. See photos for more information
Suite 2-I	Available	150 SF	Gross	\$300 per month	Quiet, affordable single-person office. See photos.
Suite 2-K	Available	150 SF	Gross	\$300 per month	Quiet, affordable single-person office. See photos.
Suite 2-L	Available	220 SF	Gross	\$400 per month	Large Private Office with wall T.V. mount and window. See photos for more info.

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Suite 214: \$450/month, single office with large window.



Suite 214: Second angle, \$450/month, single office with large window.



Suite J: \$400/month, large private office with window



Suite J: Second angle, \$400/month, large private office with window

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Suite 2-I: Single private office, no windows, \$300/month



Suite 2-K: Single private office, no windows, \$300/month



Suite 2-L: Large private office, with TV wall mount and windows.



Suite 2-L: 2nd angle, large private office with TV wall mount and windows.

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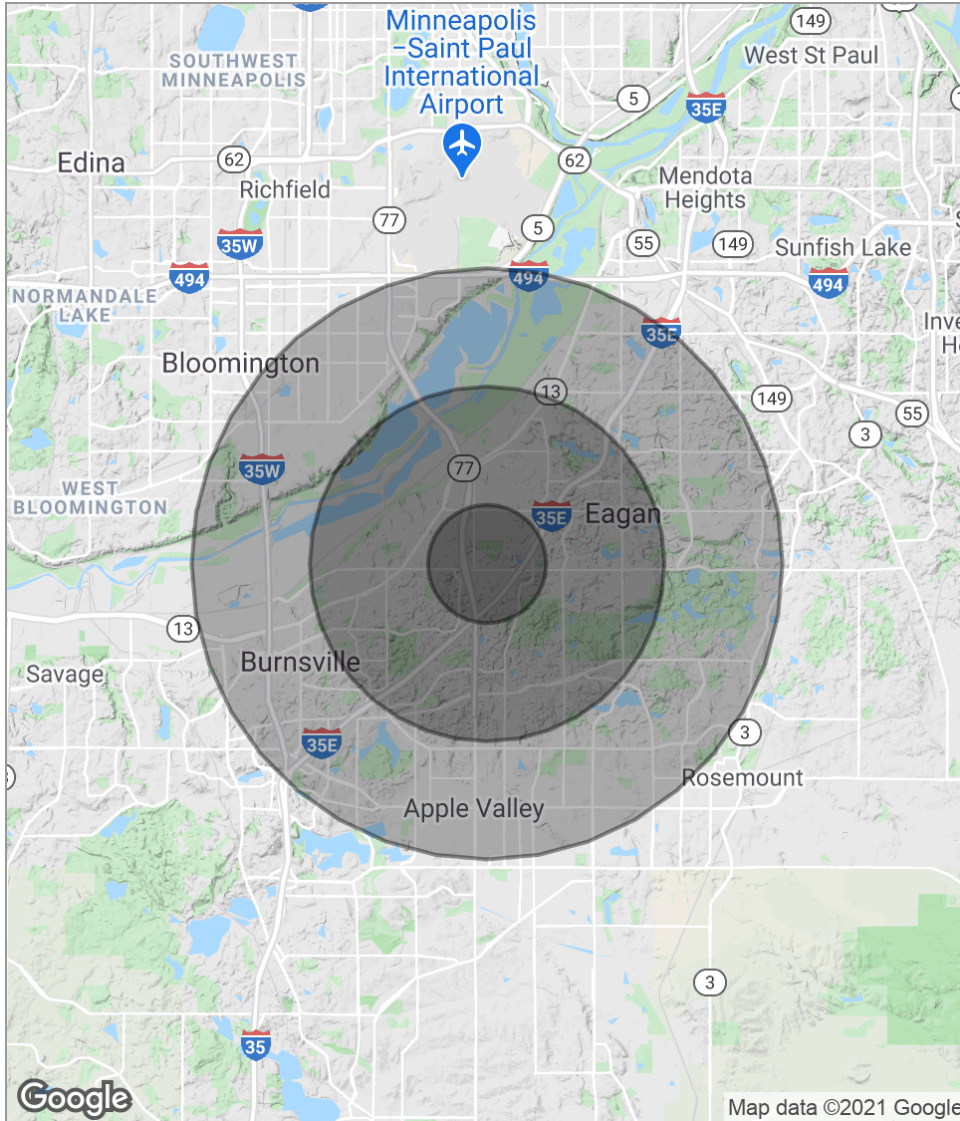
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,131	71,193	173,872
Median Age	34.7	37.0	37.2
Median Age (Male)	32.7	35.7	35.5
Median Age (Female)	36.6	38.1	38.8

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,675	29,162	71,262
# Of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$85,110	\$88,709	\$85,893
Average House Value	\$263,592	\$267,806	\$271,407

** Demographic data derived from 2010 US Census*

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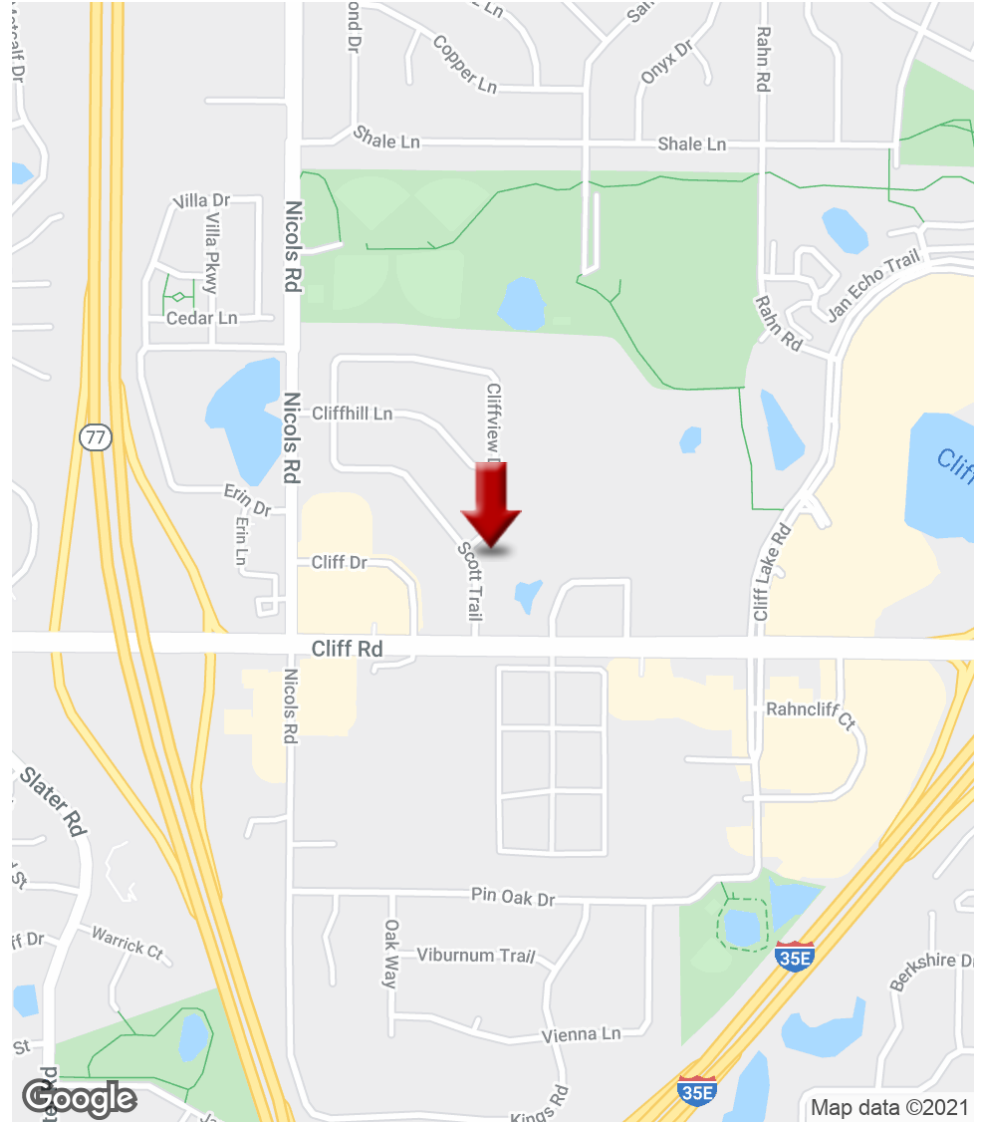
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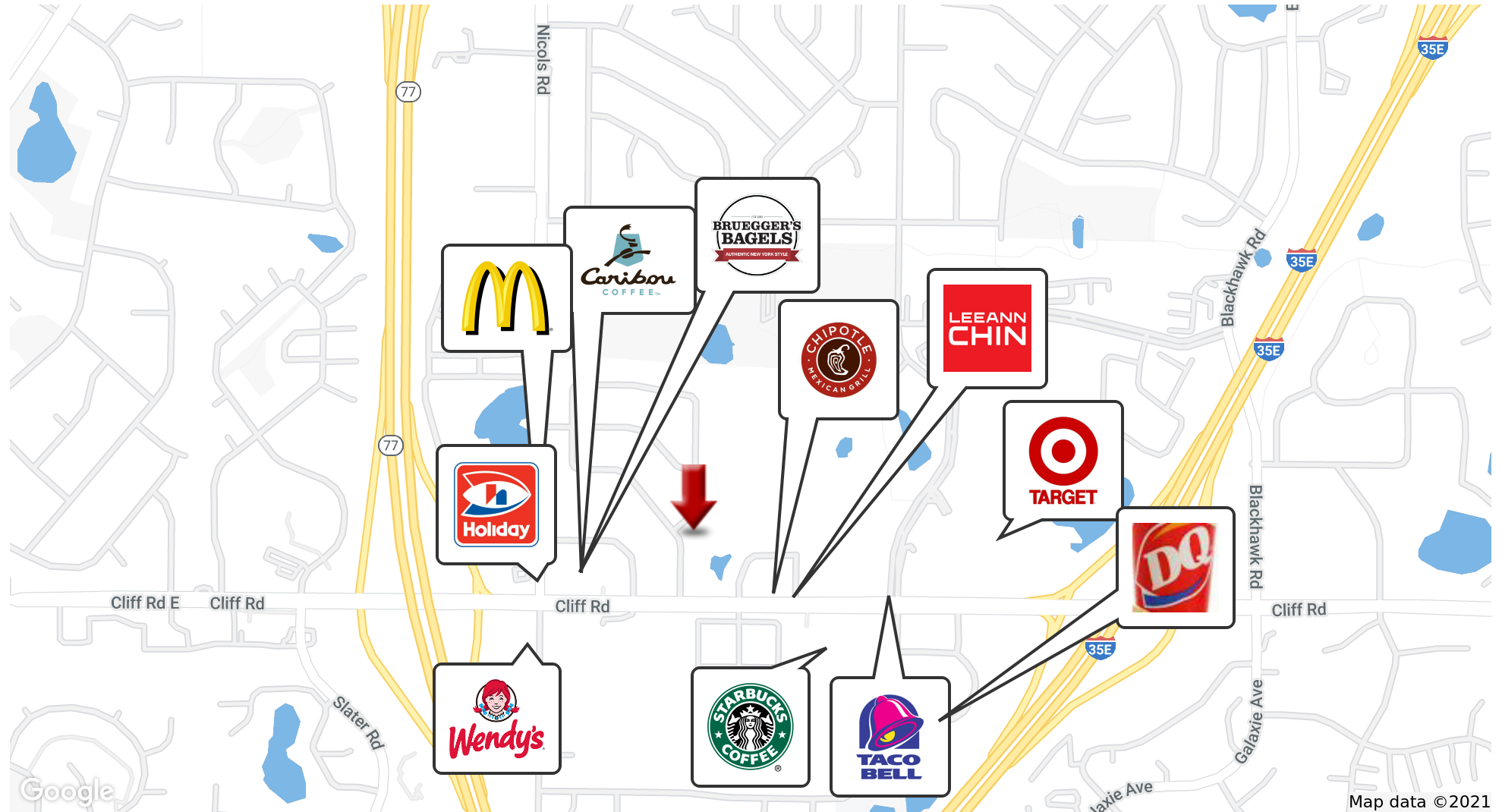
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