

OFFICE FOR LEASE - 4580 SCOTT TRAIL, EAGAN, MN

4580 SCOTT TRAIL



OFFERING SUMMARY

SUITES AVAILABLE:	Suite 210 - 1,320 RSF- \$2,475/month Suite 205 - 1,280 RSF - \$2,400/month Suite 201 - 165 RSF: \$400/month
LEASE RATE:	\$22.50/sf/yr.
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- 1,320 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 - LAKE MINNETONKA
13100 Wayzata Boulevard, Suite 400
Minnetonka, MN 55305



Each Office Independently Owned and Operated

ROYCE DURHMAN, CCIM
Commercial Real Estate Agent
O: (651) 492-2201
C: (651) 492-2201
royce.durhman@kw.com
40409468, Minnesota

PROPERTY PHOTOS

4580 SCOTT TRAIL



4580 SCOTT TRAIL	
100 VerticalXchange / Certus Mfg.	209
200 Kenneth A. Thomas, CPA	210 BE WELL
200 MILAVETZ, GALLOP & MILAVETZ, P.A.	212 DOUBLE D'S CLOTHING
202 Natural Health Services	214 SteadFast
204 SteadFast	218 Fannie Livaditis, Lic. Massage Therapist
206 SteadFast	218 Doug Hollan, Chiropractor A Touch of Solitude, Jenni Mikle
Managed by M&H Properties	220 ALLSTATE INSURANCE GROUP
Leasing Info 651-688-7879	



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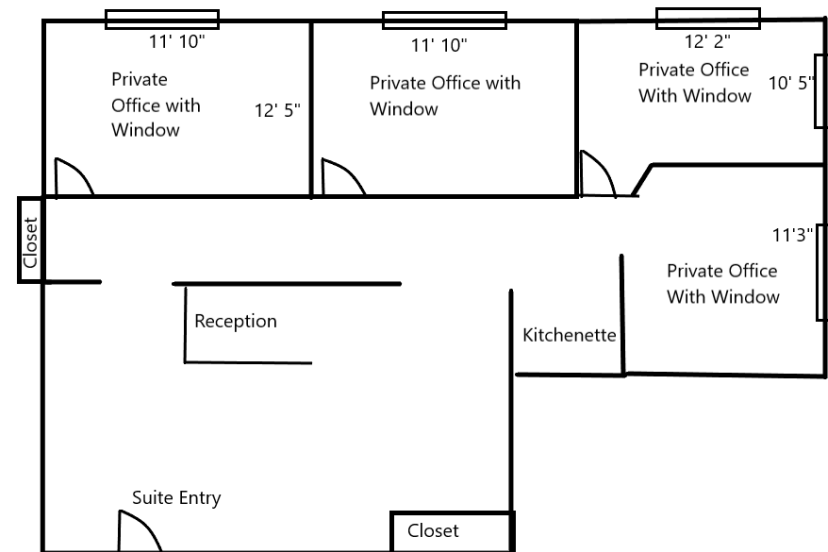


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SUITE 210 PHOTOS / FLOOR PLAN

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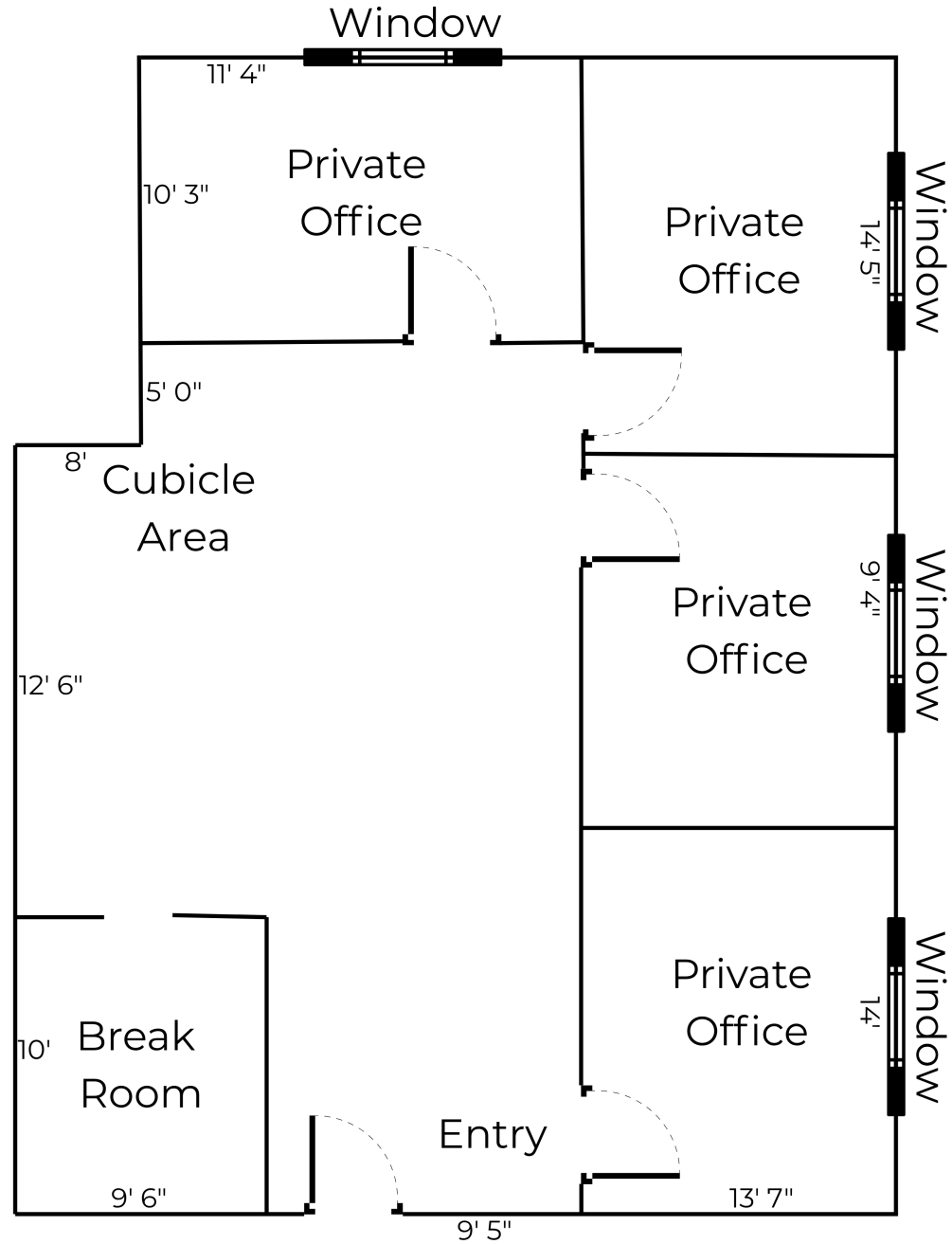
SUITE 205 PHOTOS

4580 SCOTT TRAIL



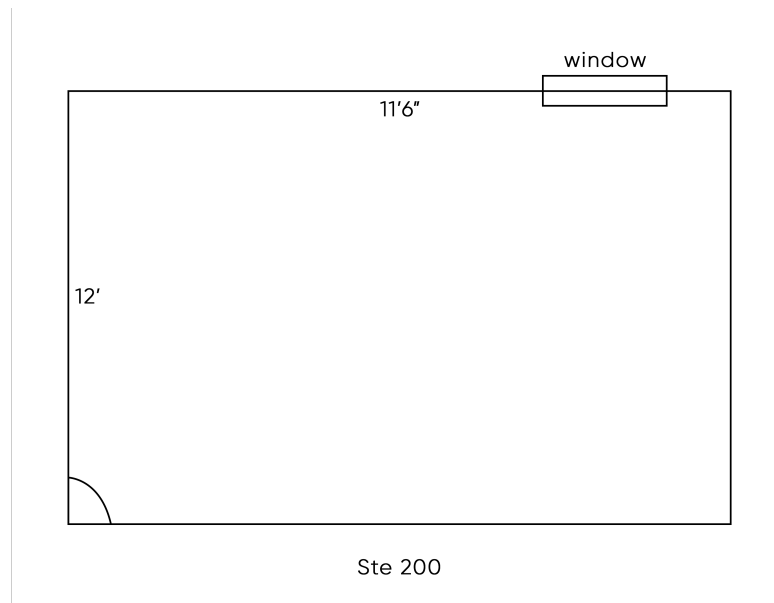
SUITE 205 FLOOR PLAN

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SUITE 201 PHOTO / FLOOR PLAN

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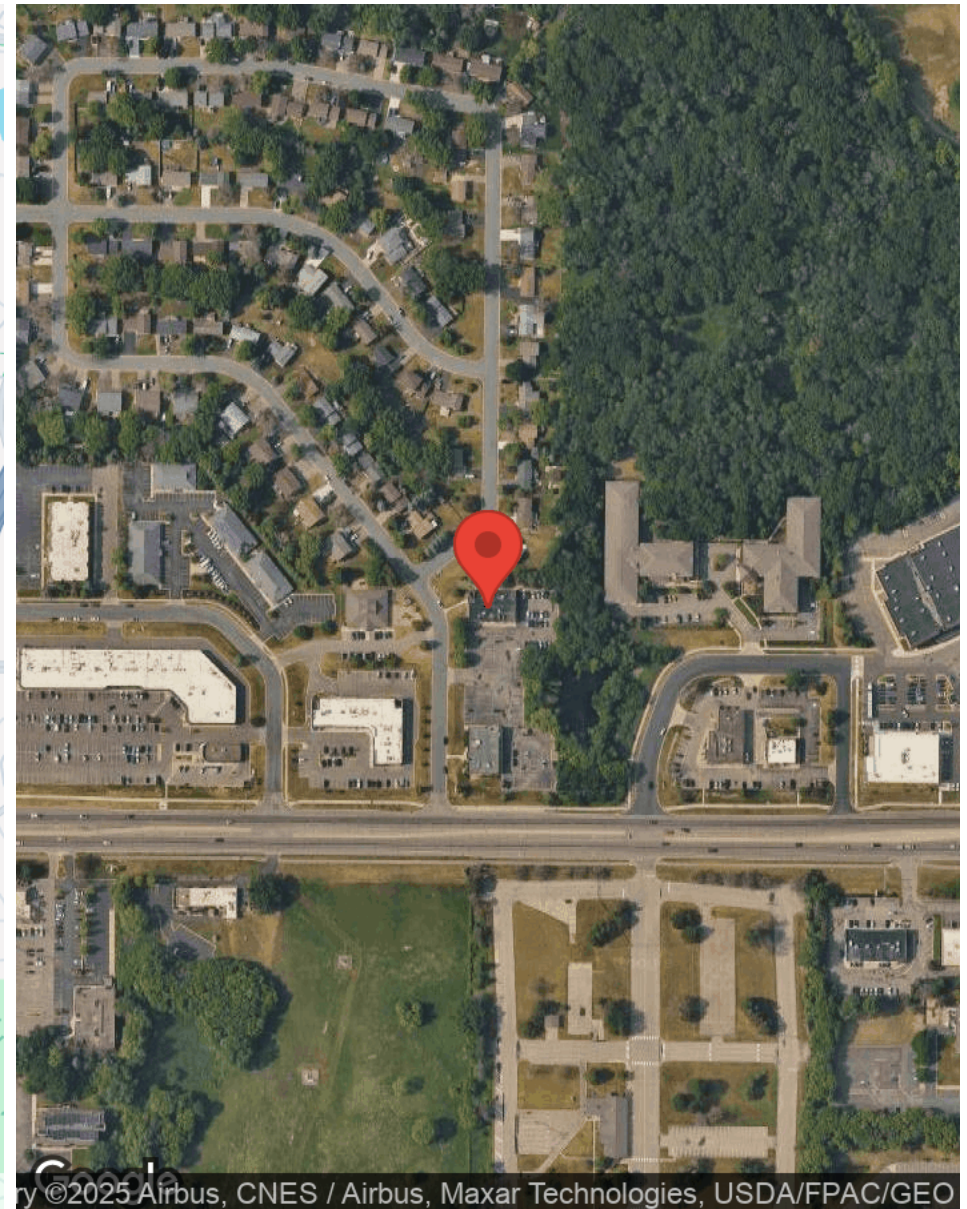
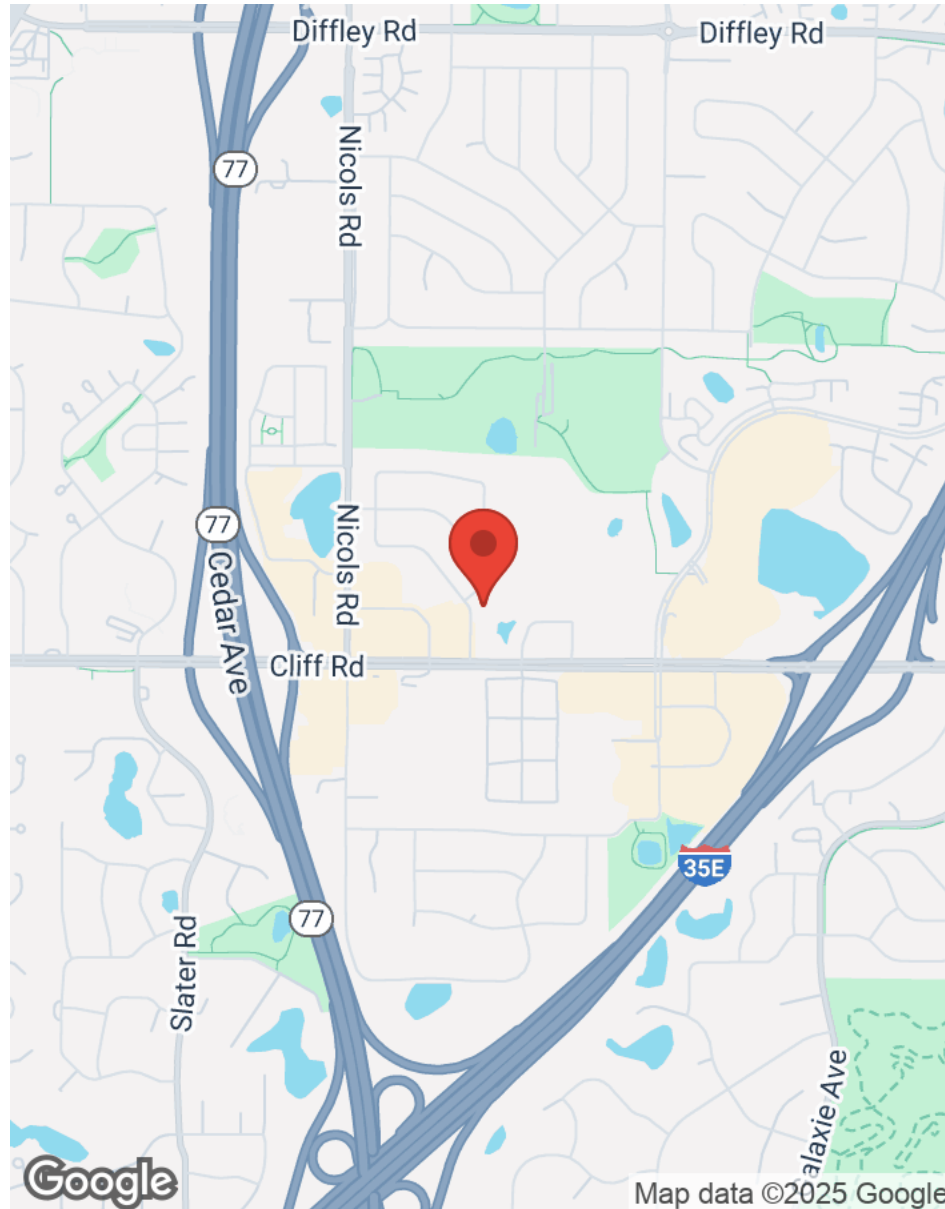


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MAPS

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BUSINESS MAP

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