

OFFICE FOR LEASE - 4590 SCOTT TRAIL, EGAN, MN

4590 SCOTT TRAIL



OFFERING SUMMARY

SUITES AVAILABLE:	Suite 210- 1,320 RSF- \$2,475/month Suite 201- 165 RSF: \$400/month
LEASE RATE:	\$22.50 \$/SF/YR. (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- 1,320 SF. Located in the heart of Egan, 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, Egan!

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

4590 SCOTT TRAIL



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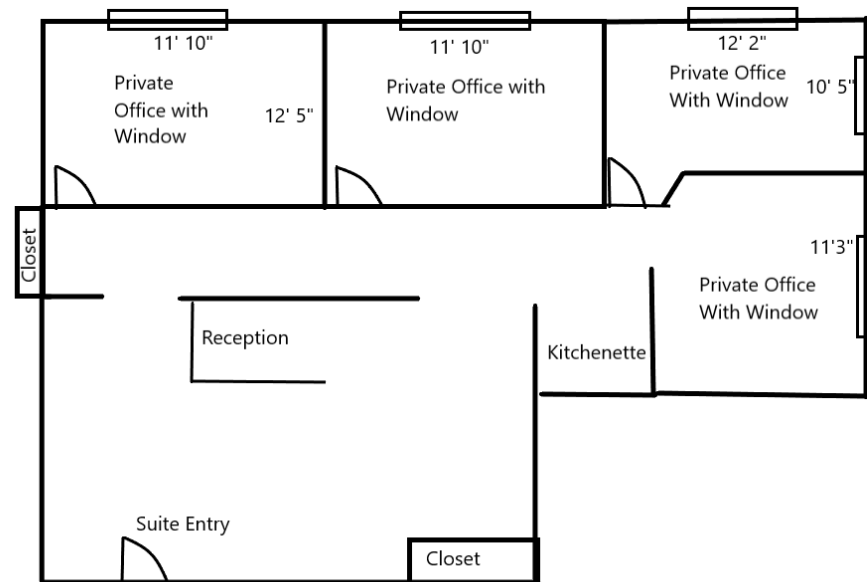
100 LEADOUS	200 Milavetz, Gallop, & Milavetz, P.A.
103 HOFFMAN FINANCIAL SERVICES	200 Natural Health Services Rebecca Sorenson, MSW LICSW, LLC
110 ACU - CHIROPRACTIC	205 STATE FARM INSURANCE - LEANNE CASANOVA
	206 Be Safe Transportation
	209 VER-MAC
	210 CYLKOWSKI LAW OFFICE P.A.

Managed by M&H Properties Leasing Info 651-688-7879



SUITE 210

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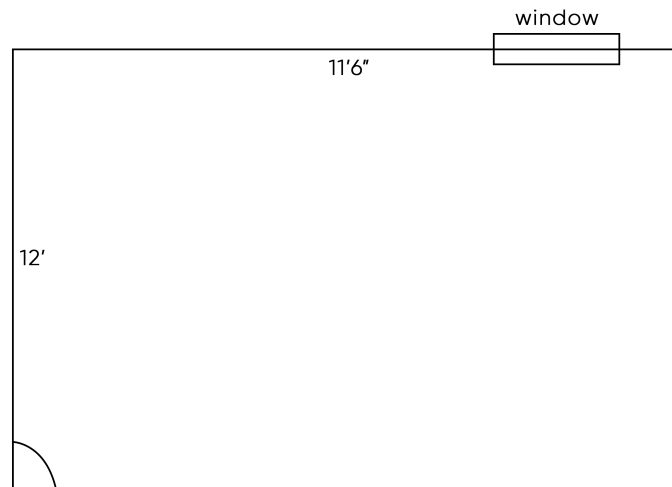


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SUITE 201

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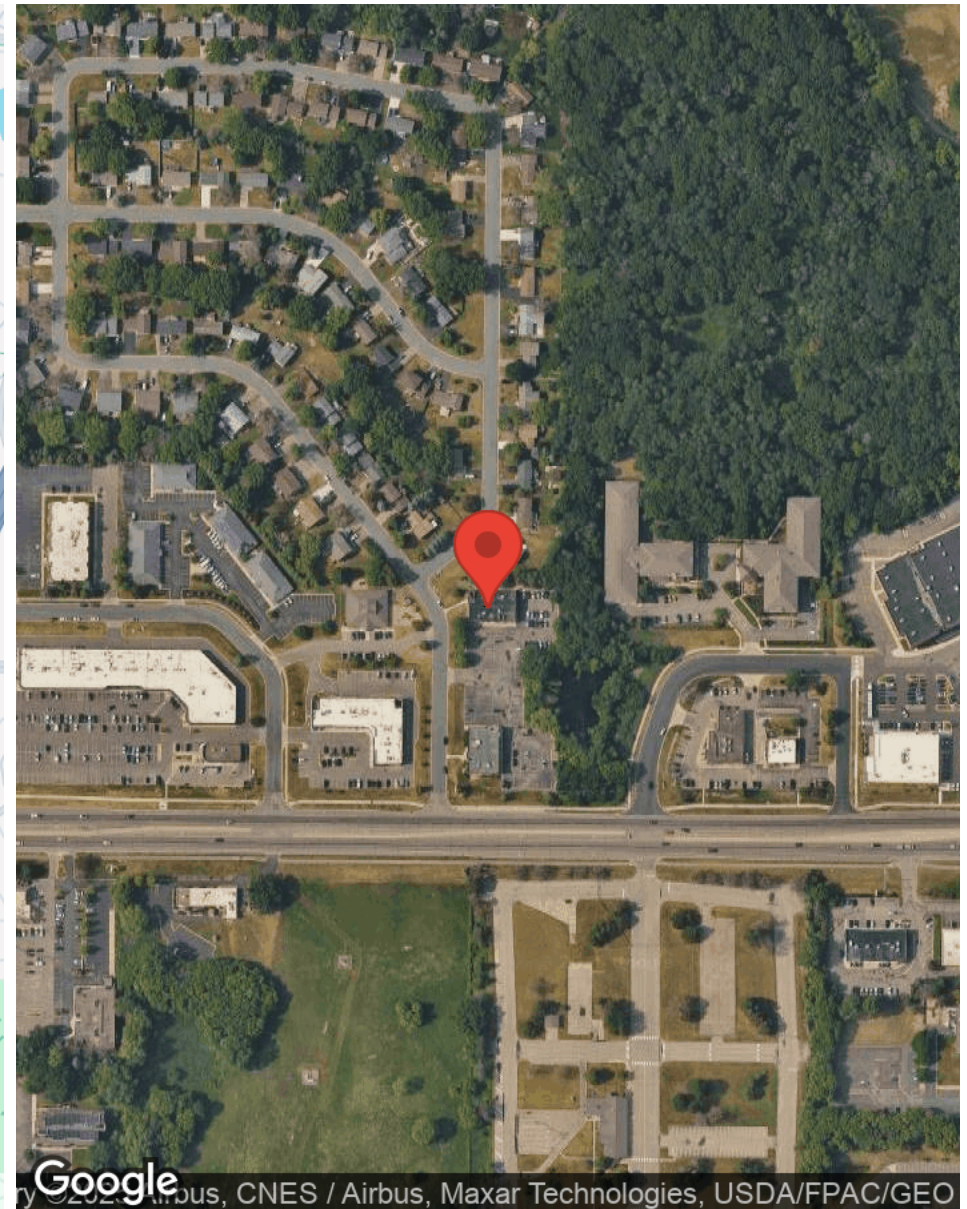
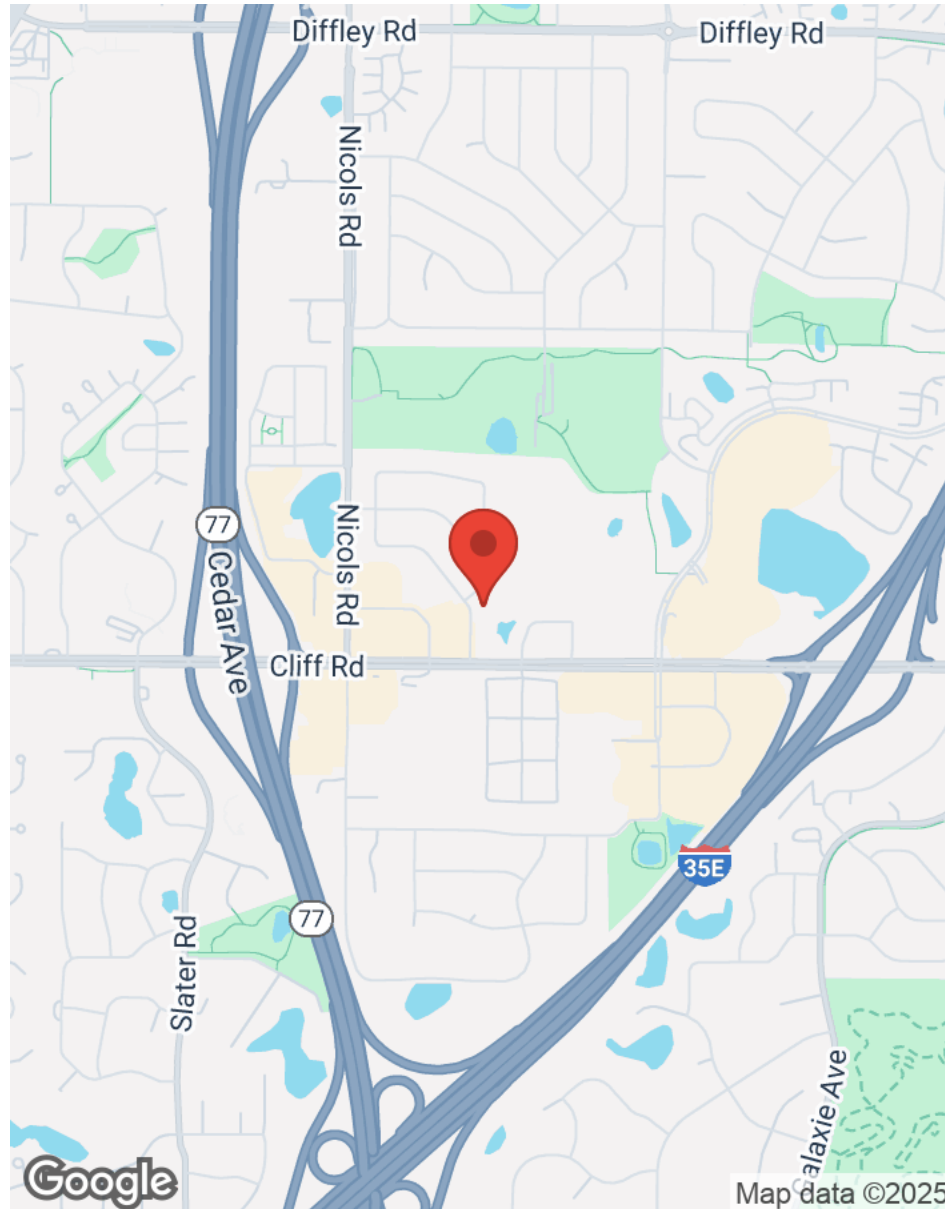


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MAPS

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BUSINESS MAP

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