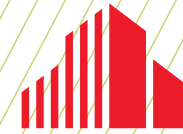


FOR SUBLEASE



CUSHMAN &  
WAKEFIELD

**SUITE 300 - 12,825 SF (DEMISABLE)**



TWIN LAKES PROFESSIONAL BLDG.

**7447 EGAN DRIVE, SAVAGE, MN**

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# PROPERTY HIGHLIGHTS

## SUBLEASE AREA

- Suite 300: 12,825 SF (can be demised)

## RATE

- \$14.00 Gross - Full-Service

## BUILDING SIZE

- 38,474 SF

## LEASE EXPIRATION DATE

- July 31, 2025

## YEAR BUILT

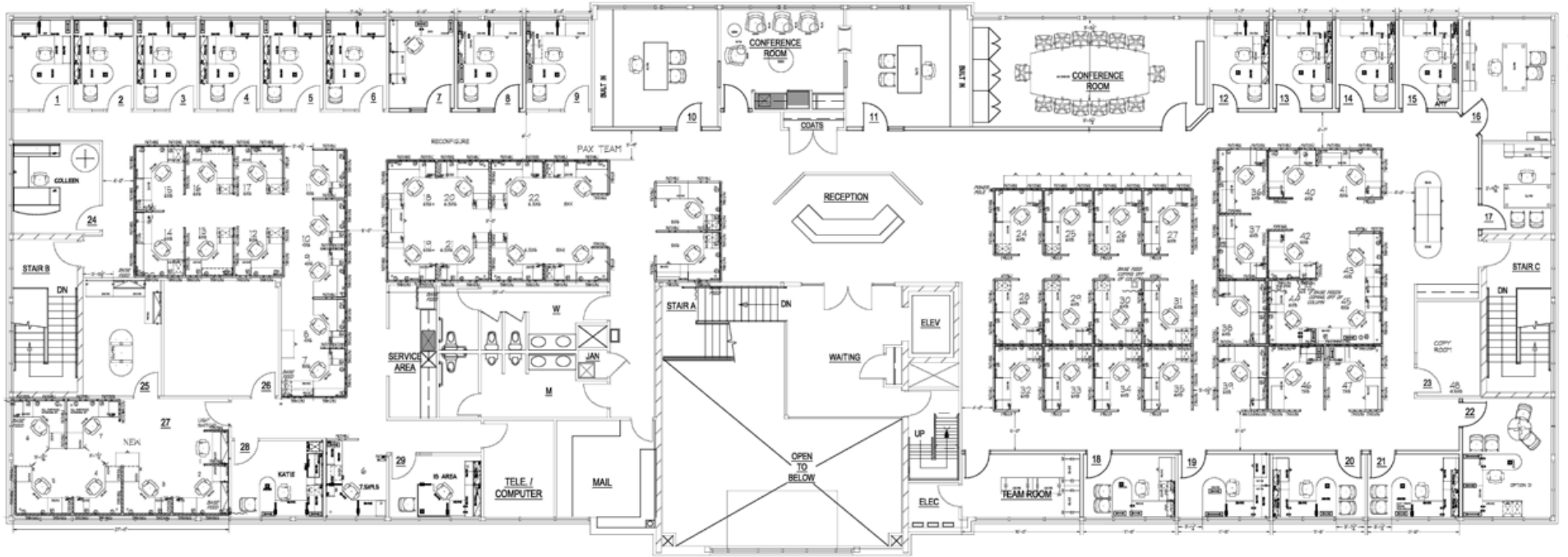
- 2001

## BUILDING DESCRIPTION

- Three-story office building with some warehouse space on 1st floor



# SUITE 300 - 12,825 SF (demisable)



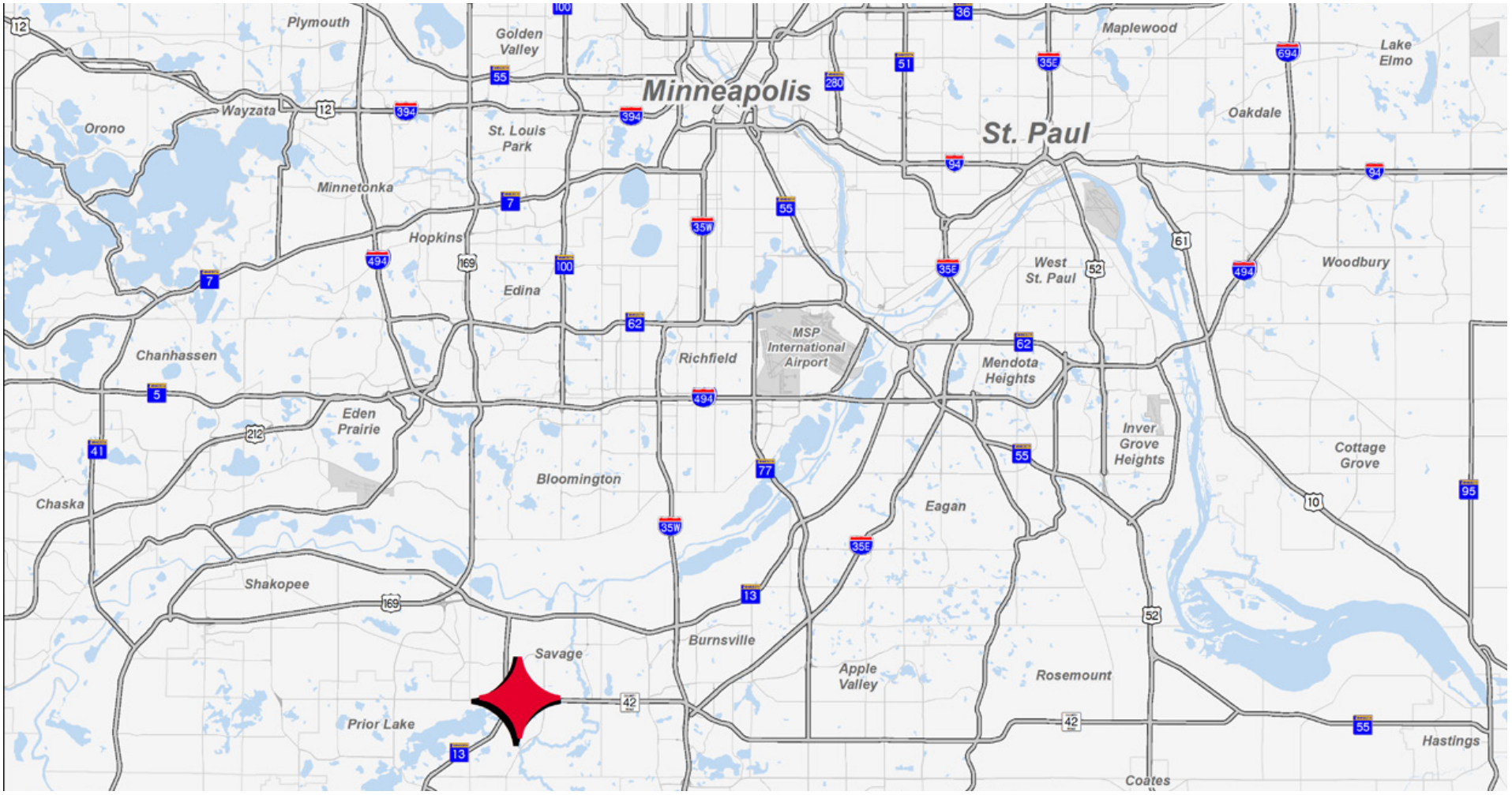
FLOOR  
PLAN



# AMENITIES AERIAL



# LOCATION AERIAL



DEMOGRAPHICS (WITHIN 5 MILES)

**117,868**  
Population

**\$98,037**  
Median Household Income

**67,936**  
Daytime Population

LOCATION  
**MAP**

# CONTACT INFORMATION

## **BILL ROTHSTEIN**

Executive Director  
bill.rothstein@cushwake.com  
+1 952 893 8214

## **DAN WICKER**

Senior Director  
dan.wicker@cushwake.com  
+1 952 893 8254

3500 American Blvd W | Suite 200  
Minneapolis, MN 55431  
cushmanwakefield.com

