

# FOR SUBLEASE

1,458 SQFT | 2,320 SQFT | 3,778 SQFT

ECONOMICAL AND FUNCTIONAL OFFICE

Visible on Hwy 77/Cedar Ave



RE/MAX RESULTS

**CLIFF PLACE OFFICE BUILDING**

4555 ERIN DR, EAGAN, MN

- Two-story "walk-out" building
- Newly built space with a mix of private offices, conference rooms and classrooms
- Unbeatable south metro location within the Twin Cities
- Ideal for medical, counseling, law or accounting firm
- Tremendous visibility on Hwy 77/Cedar Ave at the Cliff Road exit

## BUILDING/SPACE INFORMATION

|                             |                                                                          |
|-----------------------------|--------------------------------------------------------------------------|
| <b>BUILDING SQFT</b>        | 20,712 sf                                                                |
| <b>AVAILABLE SPACE</b>      | Suite 204 - 1,458 sf<br>Suite 203 - 2,320 sf<br>Suite 204/203 - 3,778 sf |
| <b>LAND</b>                 | 2.18 acres / 94,775 sf                                                   |
| <b>PARKING STALLS</b>       | 5.5 / 1000 = 115 stalls                                                  |
| <b>YEAR BUILT/RENOVATED</b> | 1981 / 2019                                                              |
| <b>NET LEASE RATE</b>       | \$10.00                                                                  |
| <b>2026 CAM/TAXES</b>       | \$10.37 psf                                                              |



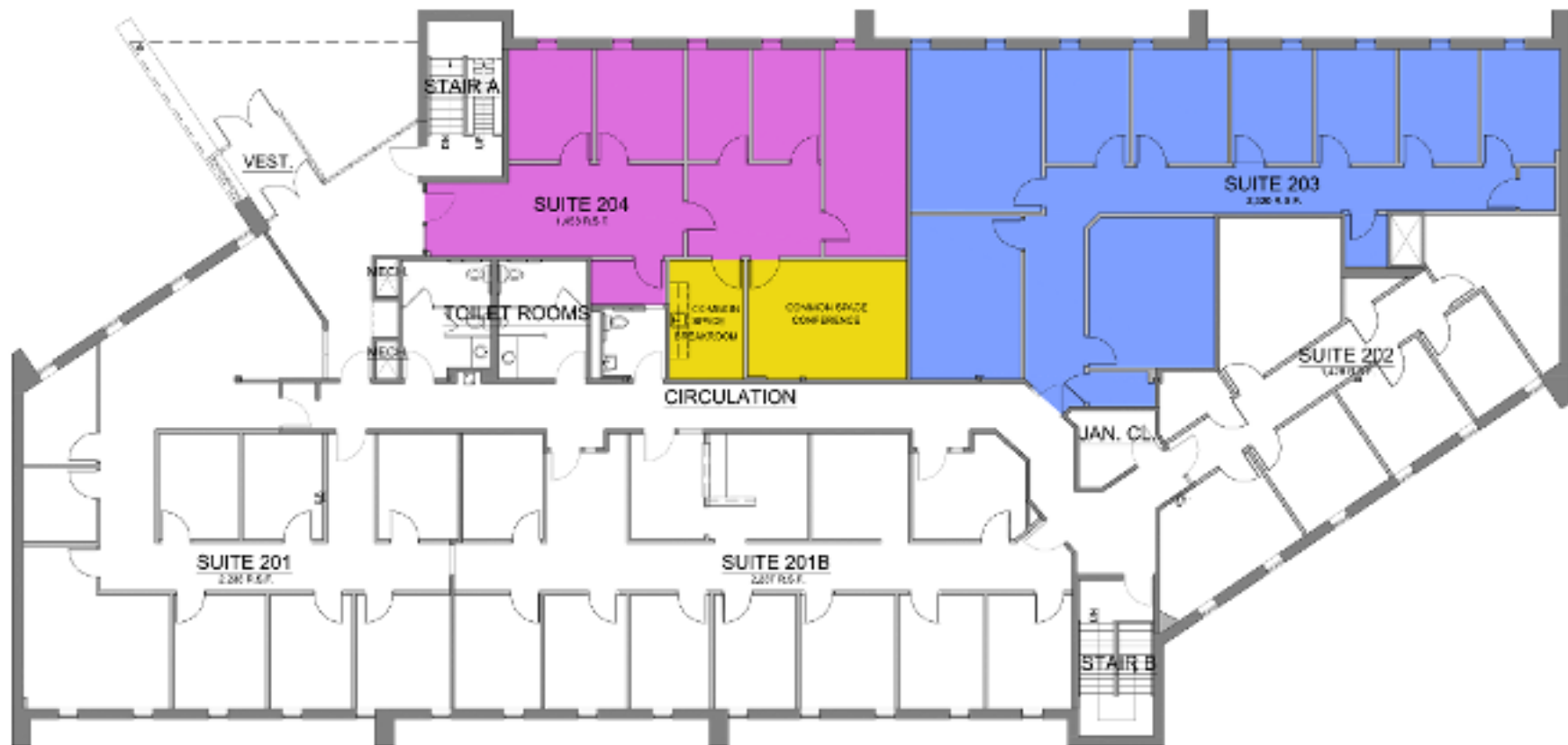
## CLIFF PLACE OFFICE BUILDING

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## 2ND FLOOR - FLOORPLAN



1 VACANCY PLAN  
A2 (2ND FLOOR)



**CLIFF PLACE OFFICE BUILDING**

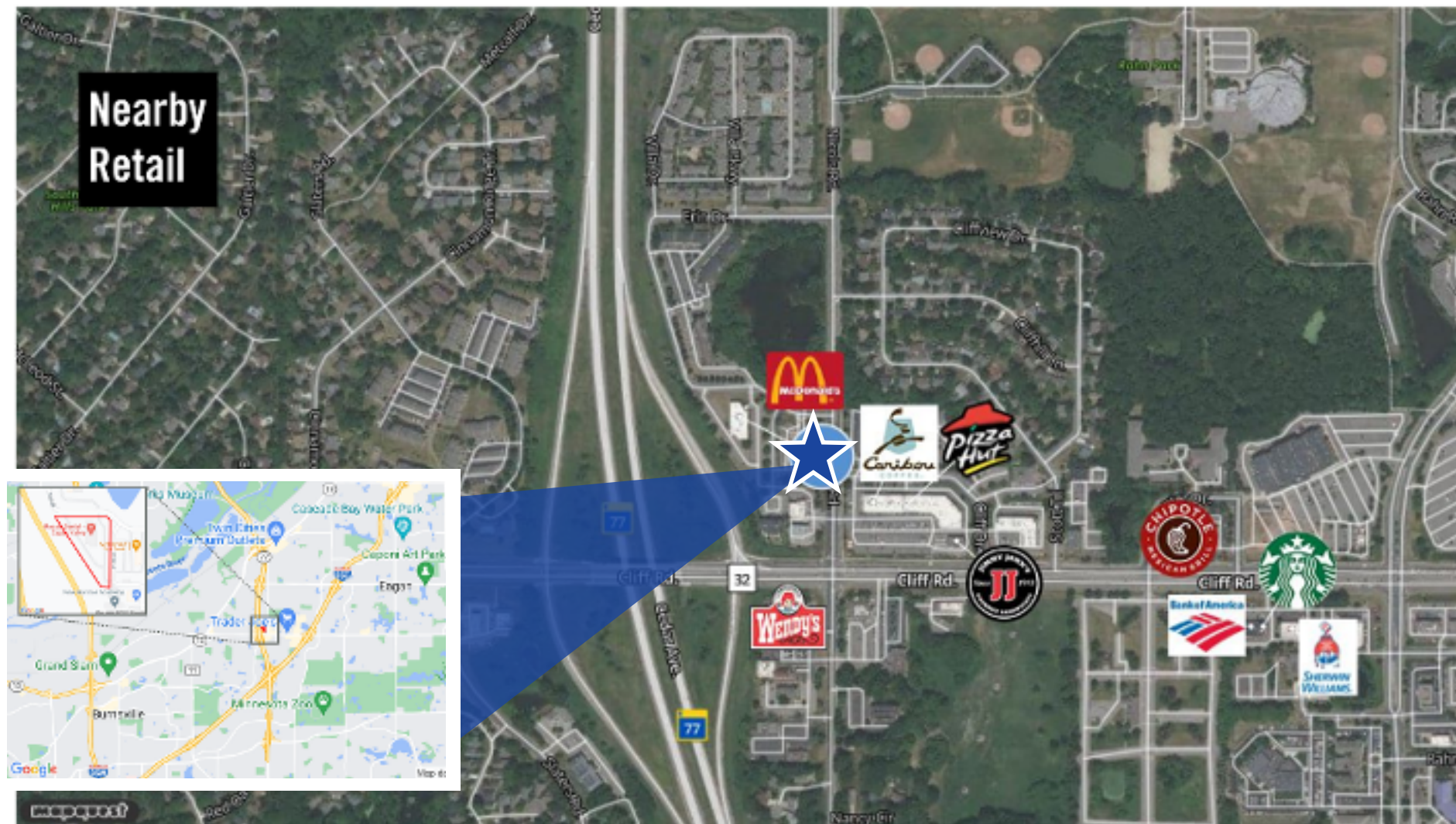
4555 ERIN DR, EAGAN, MN

# Cliff Place

RE/MAX Results - Minneapolis

1221 W Lake Street, Suite 209 Minneapolis, MN 55408 | 612-210-6116

Nearby  
Retail



# Location Facts & Demographics

Demographics are determined by a 10 minute drive from 4555 Erin Dr, Eagan, MN 55122

CITY, STATE

**Eagan, MN**

POPULATION

**151,081**

AVG. HH SIZE

**2.53**

MEDIAN HH INCOME

**\$72,471**

HOME OWNERSHIP

Renters: **18,022**

Owners: **42,553**

EMPLOYMENT



**54.41 %**

Employed

**1.55 %**

Unemployed

EDUCATION

High School Grad: **21.15 %**

Some College: **24.87 %**

Associates: **8.61 %**

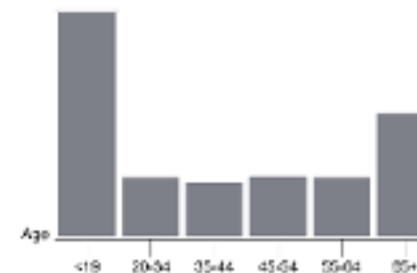
Bachelors: **43.13 %**

GENDER & AGE

**49.15 %**



**50.85 %**



RACE & ETHNICITY

White: **70.85 %**

Asian: **5.71 %**

Native American: **0.08 %**

Pacific Islanders: **0.01 %**

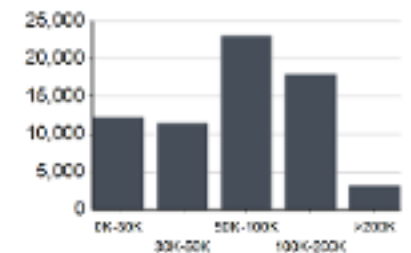
African-American: **9.41 %**

Hispanic: **7.36 %**

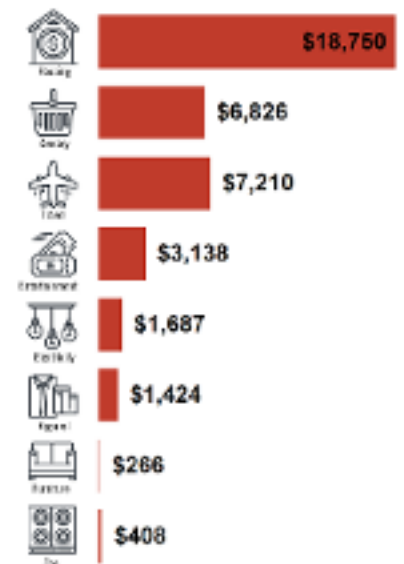
Two or More Races: **6.58 %**

**Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING



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**CLIFF PLACE OFFICE BUILDING**

4555 ERIN DR, EAGAN, MN

# CONTACT



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**RE/MAX RESULTS**

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