

CONTACT

Kathy Bodnar

Director

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P: 763-200-1025



FOR LEASE

**2 SUITES
AVAILABLE**

\$12 psf NNN

**Cedar Cliff Professional Plaza
2121 Cliff Dr, Eagan, MN 55122**



- ▶ Suite 100: 1,994 RSF
- ▶ Suite 205: 1,364 RSF

7401 Bush Lake Rd Edina, MN 55439



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www.caspianrealty.com



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Call for appointment

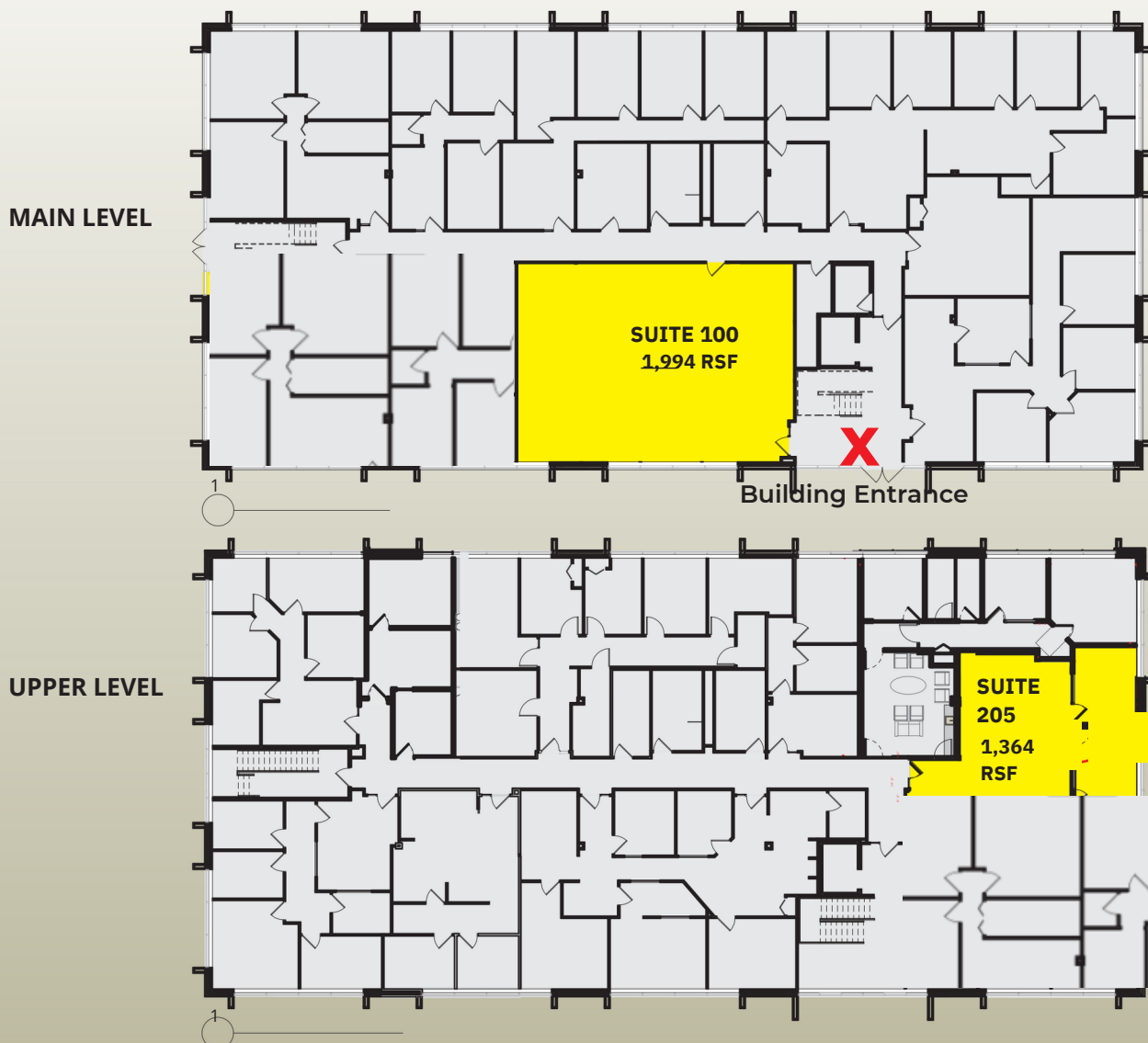
LEASE INFORMATION

2121 Cliff Dr
Eagan, MN 55122

LEASE DETAILS

For Lease:

Suite 100	1,994 RSF NNN
Suite 205	1,364 RSF NNN
Asking Rent	\$12 psf NNN
CAM/ Tax	\$10 psf
Total Building Size	24,320 SF
Traffic Count	30,318 VPD (Cliff Rd & Nicholas)
Minimum SF	1,321 RSF
Maximum SF	1,994 RSF
Tenant Mix	Technology, mental health and beauty, CPA, Attorney, and Insurance



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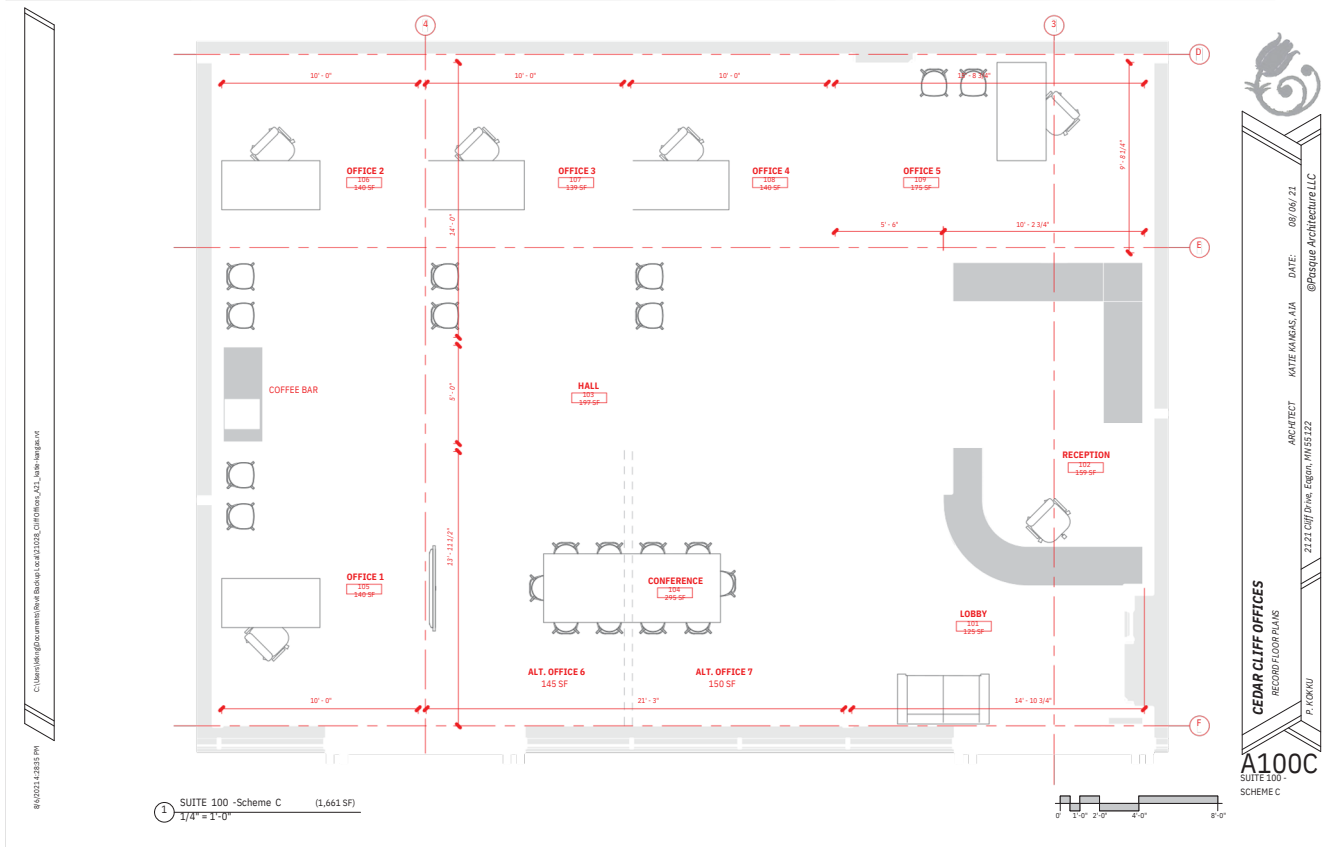
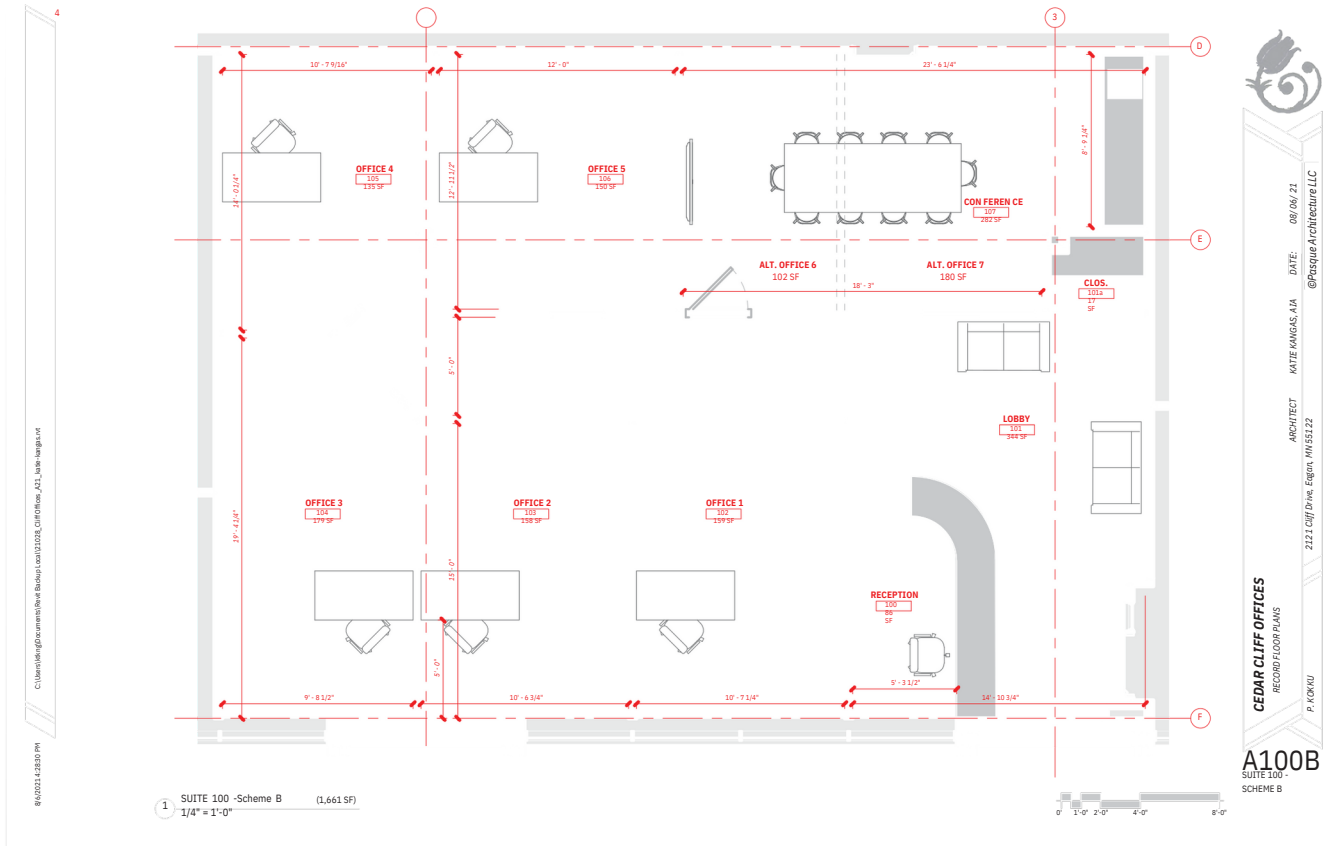
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SUITE 100 (*BUILD TO SUIT) FLOOR PLAN IDEAS

1,994 RSF

2121 Cliff Dr
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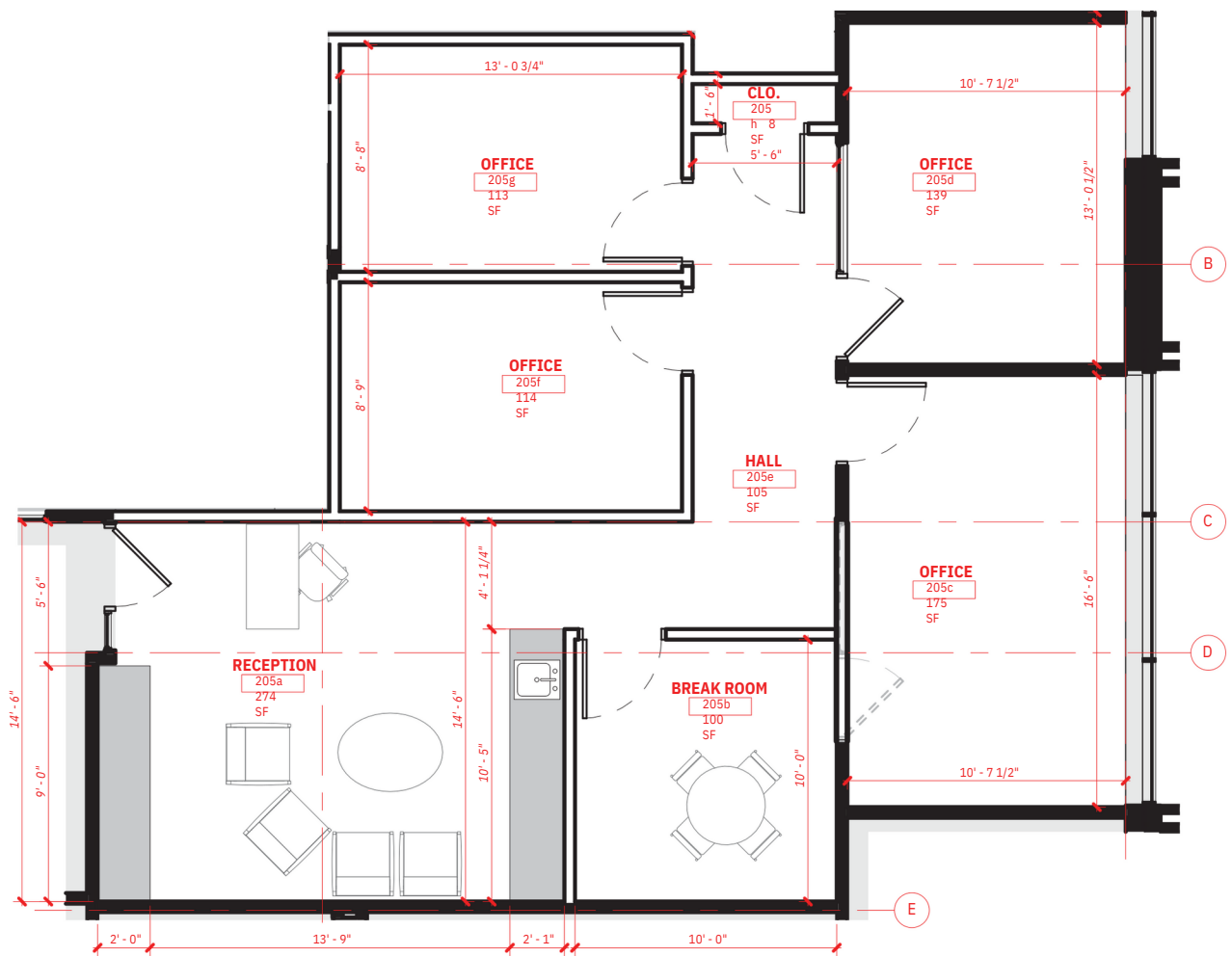
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SUITE 205 (*BUILD TO SUIT)

FLOOR PLAN IDEA

1,364 RSF

2121 Cliff Dr
Eagan, MN 55122



1 SUITE 205
3/16" = 1'-0"



PROPERTY FEATURES

2121 Cliff Dr
Eagan, MN 55122

- ✓ EASY ACCESS OFF HIGHWAY 77 & 35 E
- ✓ 1/2 BLOCK TO RESTAURANTS, RETAIL, CARIBOU, FAST FOOD, NEW HORIZON DAY CARE, GAS STATION
- ✓ PROFESSIONAL, MEDICAL & TECHNOLOGY TENANTS
- ✓ 30,318 VEHICLES PER DAY ON CLIFF ROAD
- ✓ COMPLIMENTARY, REMODELLED COMMUNITY CONFERENCE ROOM
- ✓ CLOSE TO MALL OF AMERICA, EAGAN OUTLET MALL, MPLS AIRPORT, LEBANON HILLS PARK, MN ZOO
- ✓ 5 MIN. WALK TO RAHN PARK, SAND VOLLEYBALL, BASEBALL FIELDS & PICNIC TABLES
- ✓ LOCAL OWNER & MANAGEMENT

Entry way



Community conference room



Two restrooms on each level



Elevator

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PROPERTY LOCATION

2121 Cliff Dr
Eagan, MN 55122

Easy access off Hwy 77 and 35 E



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Good People Helping Good People! Let's Start Today!!

Whether you are looking to buy, sell, lease, or rent, our agents will work hard to find you what you need. Our team becomes your team when you choose to do business with us.

At Caspian, we strive to provide the best service possible, and our group of talented brokers are enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business. Through consistent communication and updates, we ensure that our clients are always aware of what is going on and are in front of the transaction.

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