

FOR SUBLEASE

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

ECONOMICAL AND FUNCTIONAL OFFICE

Visible on Hwy 77/Cedar Ave



RE/MAX RESULTS

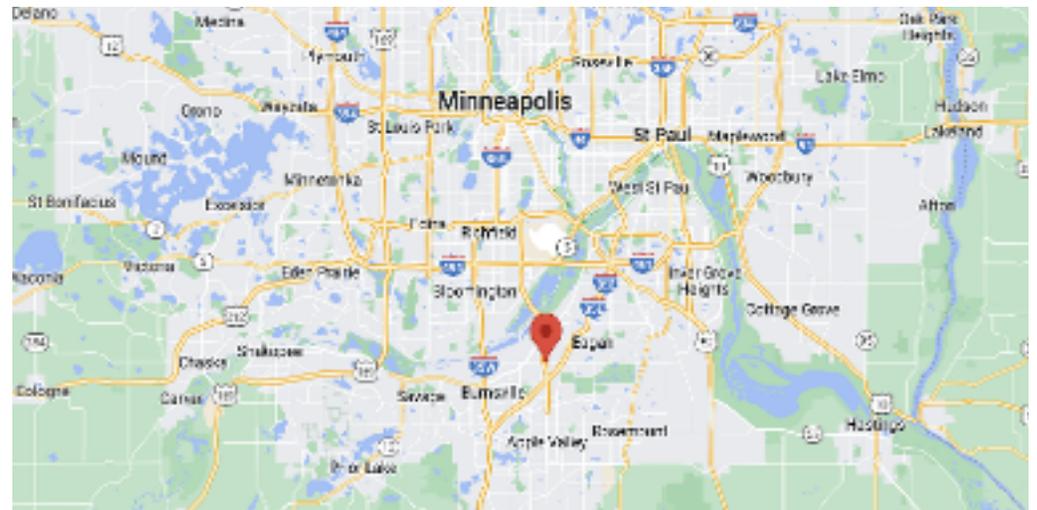
CLIFF PLACE OFFICE BUILDING

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

BUILDING SQFT	20,712 sf
AVAILABLE SPACE	Suite 202 - 1,458 sf Suite 203 - 2,320 sf Suite 202/203 - 3,778 sf
LAND	2.18 acres / 94,775 sf
PARKING STALLS	5.5 / 1000 = 115 stalls
YEAR BUILT/RENOVATED	1981 / 2019
NET LEASE RATE	\$13.00
2026 CAM/TAXES	\$10.37 psf



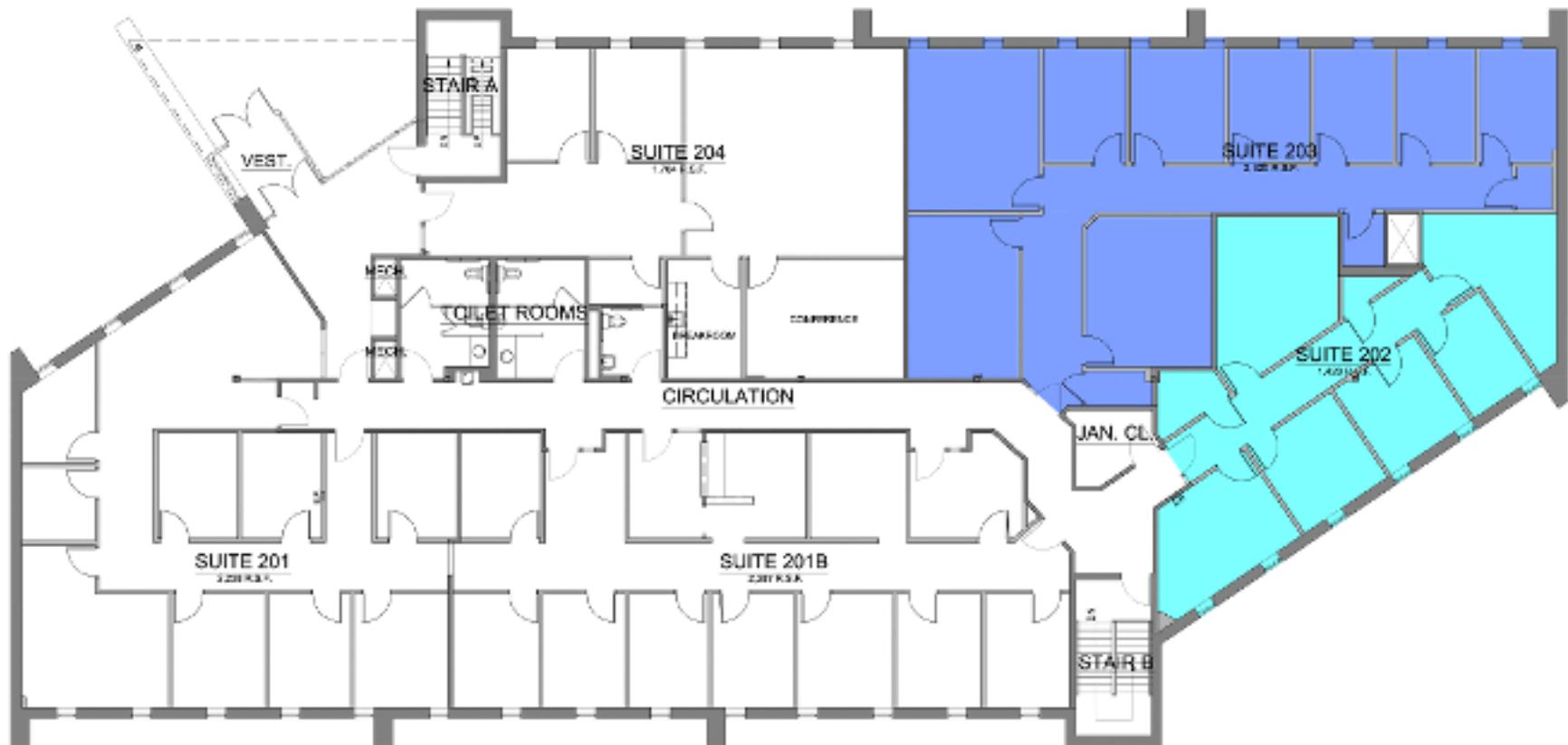
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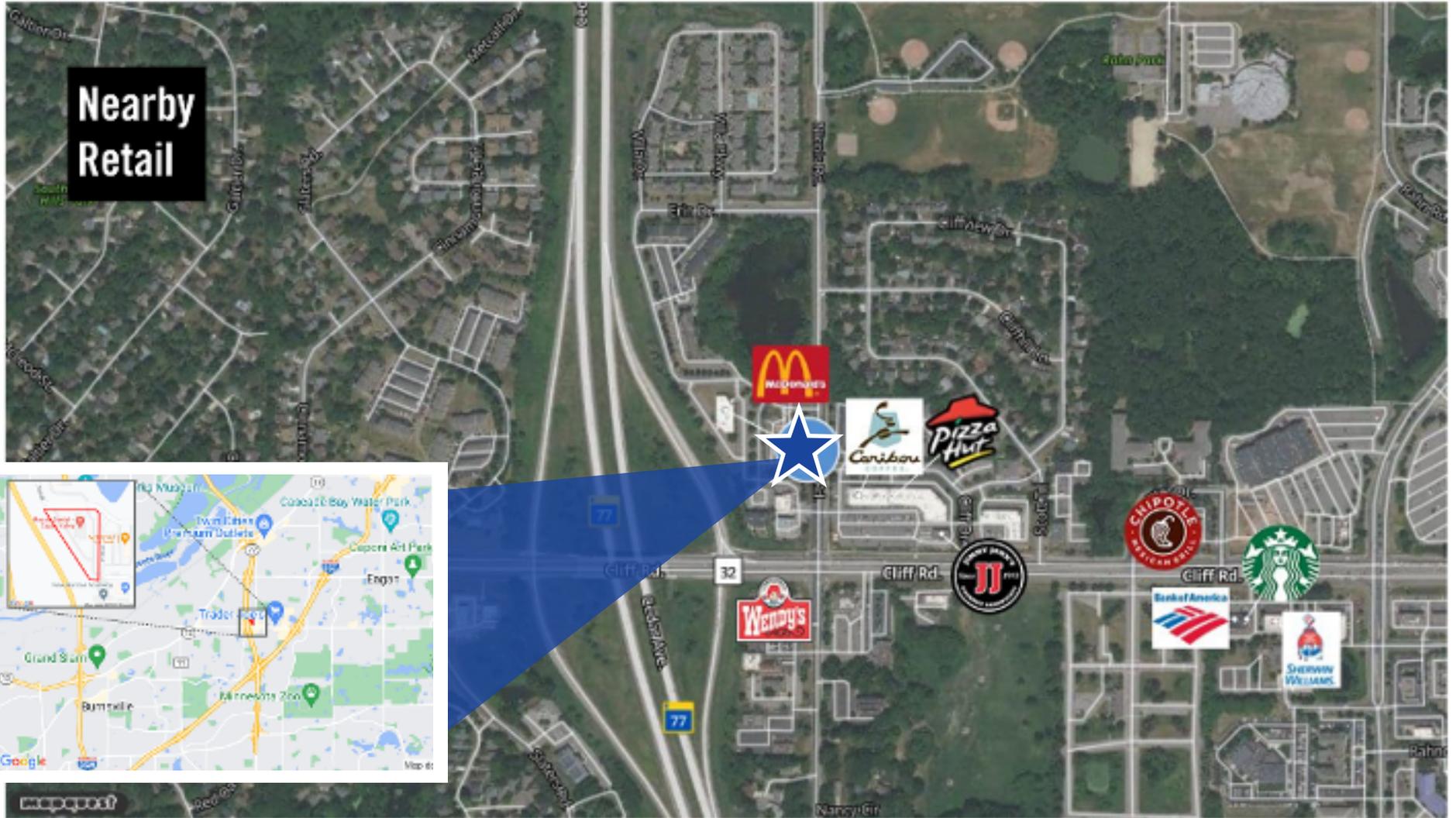
2ND FLOOR - FLOORPLAN



Cliff Place

RE/MAX Results - Minneapolis

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



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

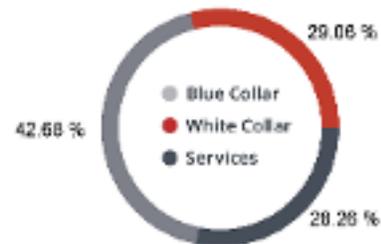
\$72,471

HOME OWNERSHIP

Renters: **18,022**

Owners: **42,553**

EMPLOYMENT



54.41 %
Employed

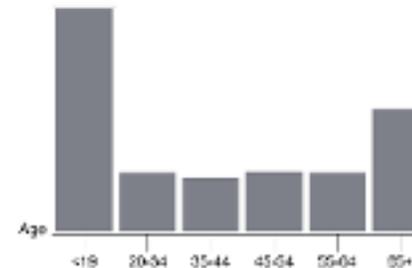
1.55 %
Unemployed

EDUCATION

High School Grad: **21.15 %**
Some College: **24.87 %**
Associates: **8.61 %**
Bachelors: **43.13 %**

GENDER & AGE

49.15 % 50.85 %

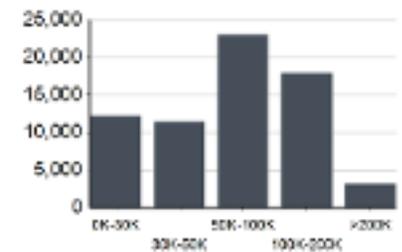


RACE & ETHNICITY

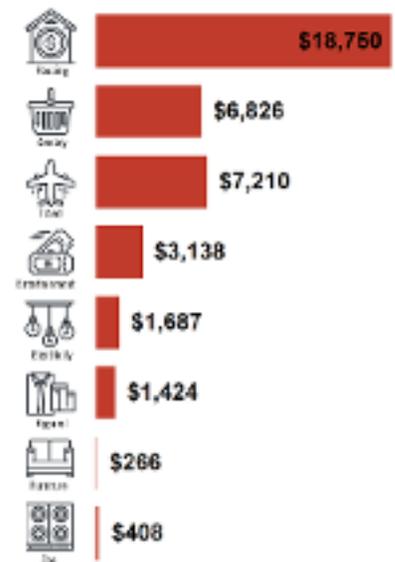
White: **70.85 %**
Asian: **5.71 %**
Native American: **0.08 %**
Pacific Islanders: **0.01 %**
African-American: **9.41 %**
Hispanic: **7.36 %**
Two or More Races: **6.58 %**



INCOME BY HOUSEHOLD



HH SPENDING



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CONTACT



RE/MAX RESULTS

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