

FOR SUBLEASE

1500-5000 SF AVAILABLE

OFFICE WITH "ON BUILDING" SIGNAGE
ECONOMICAL AND FUNCTIONAL
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
- Vacancies of 1428-5000 sf

BUILDING/SPACE INFORMATION

BUILDING SQFT	20,712 sf
AVAILABLE SPACE	1,428 to 5000 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
2024CAM/TAXES	\$10.37 psf











2ND FLOOR - FLOORPLAN



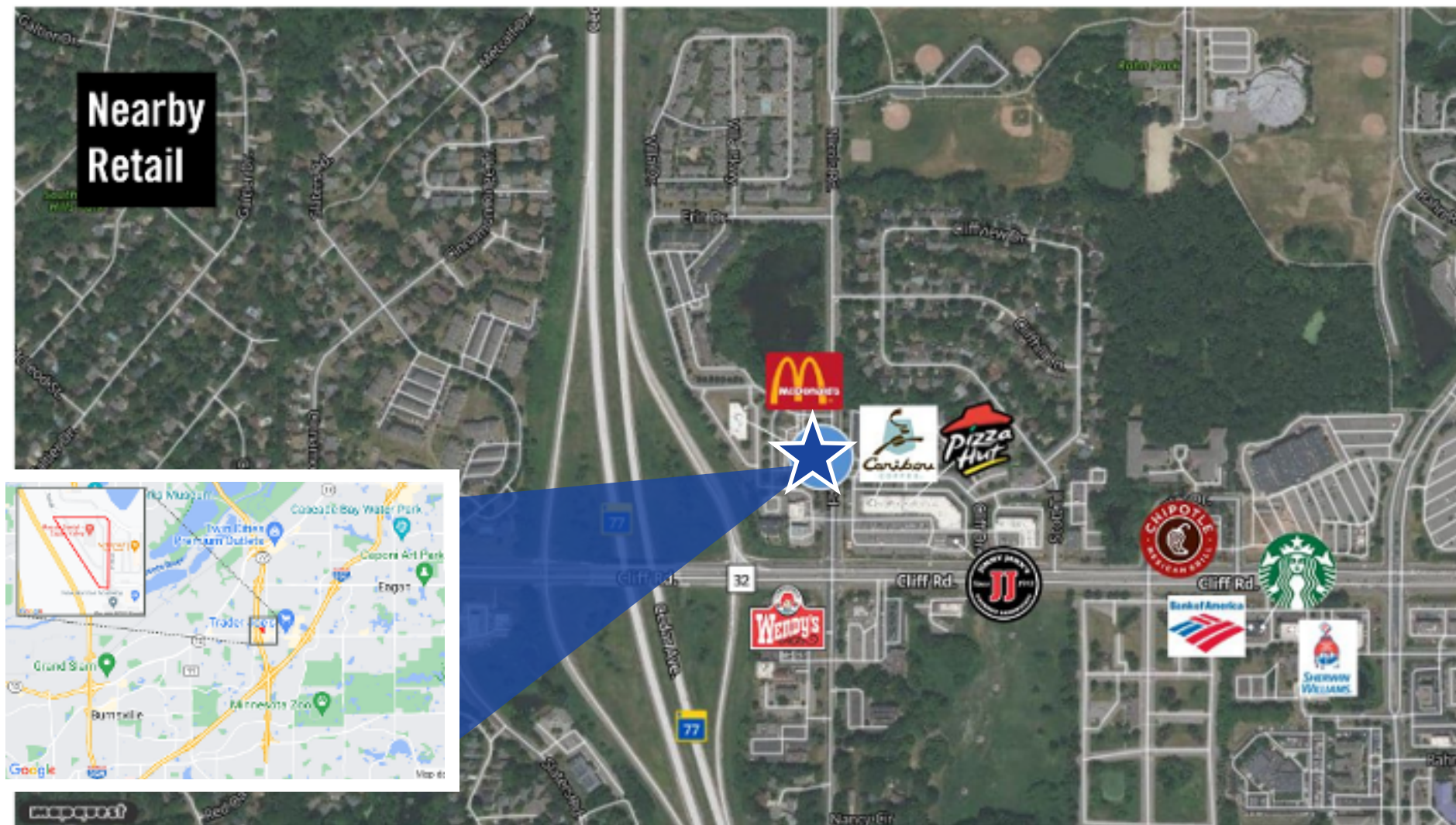
① VACANCY PLAN
A2 (2ND FLOOR)

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 %**

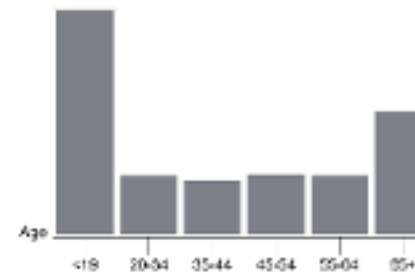
Bachelors: **43.13 %**

GENDER & AGE

49.15 %



50.85 %



RACE & ETHNICITY

White: **70.85 %**

Asian: **5.71 %**

Native American: **0.08 %**

Pacific Islanders: **0.01 %**

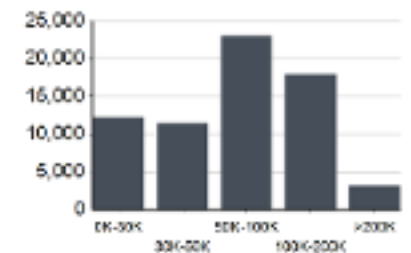
African-American: **9.41 %**

Hispanic: **7.36 %**

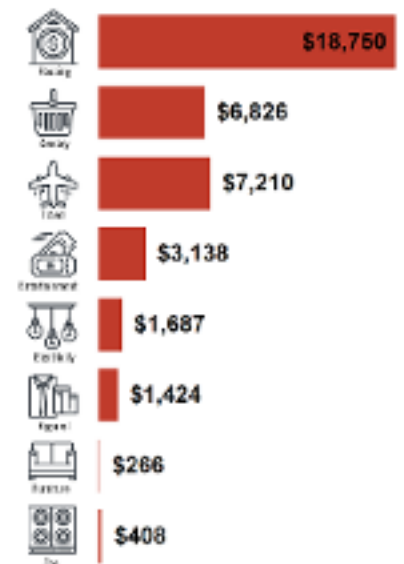
Two or More Races: **6.58 %**

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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