

FOR SALE OR LEASE

# 1875 PLAZA DR

Eagan, MN 55122



TRANSWESTERN

REAL ESTATE  
SERVICES

COLDWELL BANKER   
BURNET



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# PROPERTY SPECIFICATIONS

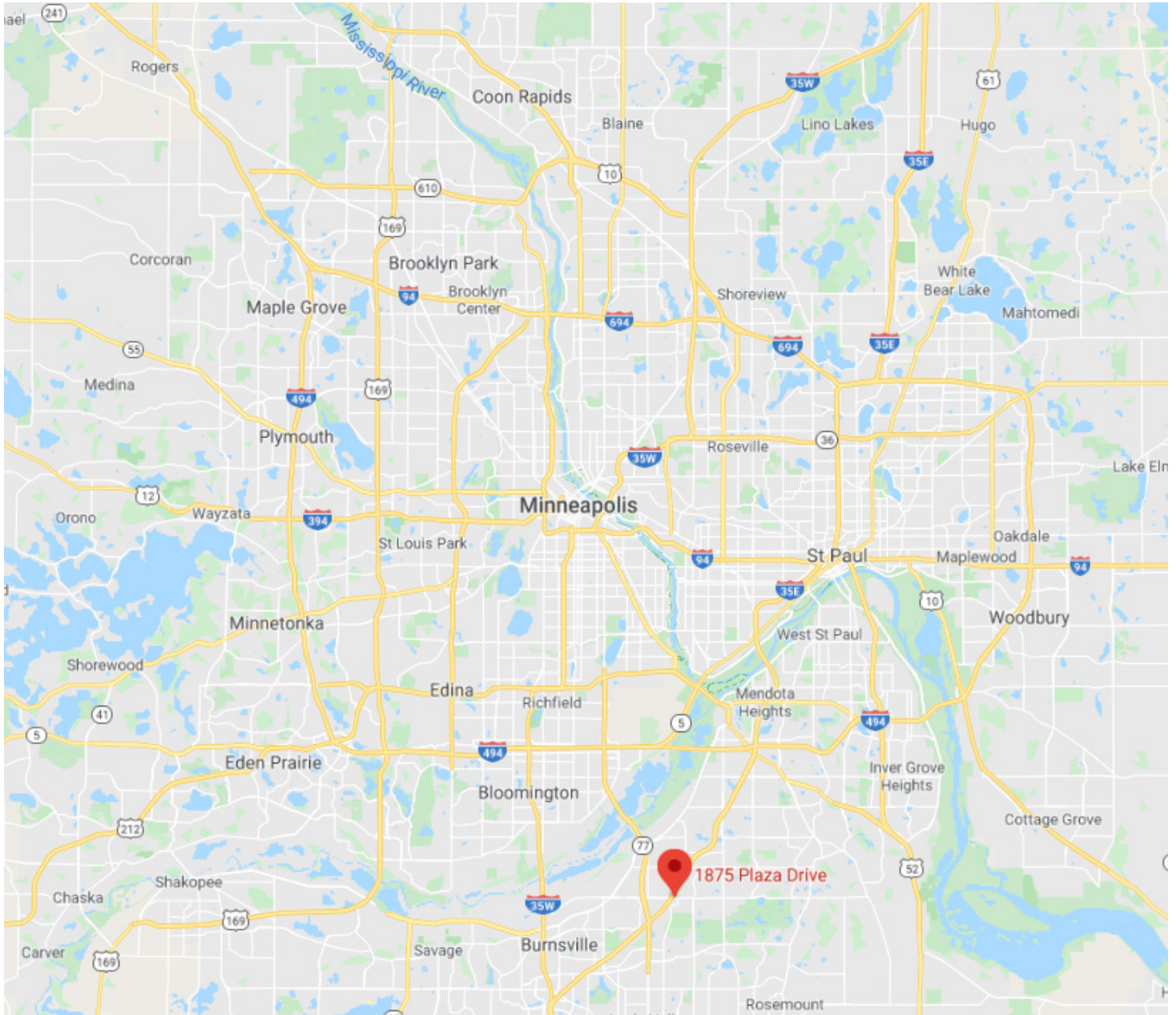


**Building Size:** 20,437 SF  
**Acreage:** 2.51 acres  
**Year Built:** 1989  
**Floors:** 2  
**Availability:** 1,285 - 7,000 SF  
**Parking:** 140 stalls - 5.41/1,000 SF  
**Zoning:** Office

**Listing Price:** \$1,950,000 (\$95.42 PSF)  
**Lease Rates:** Negotiable  
**2019 Tax/Ops:** \$13.00 PSF

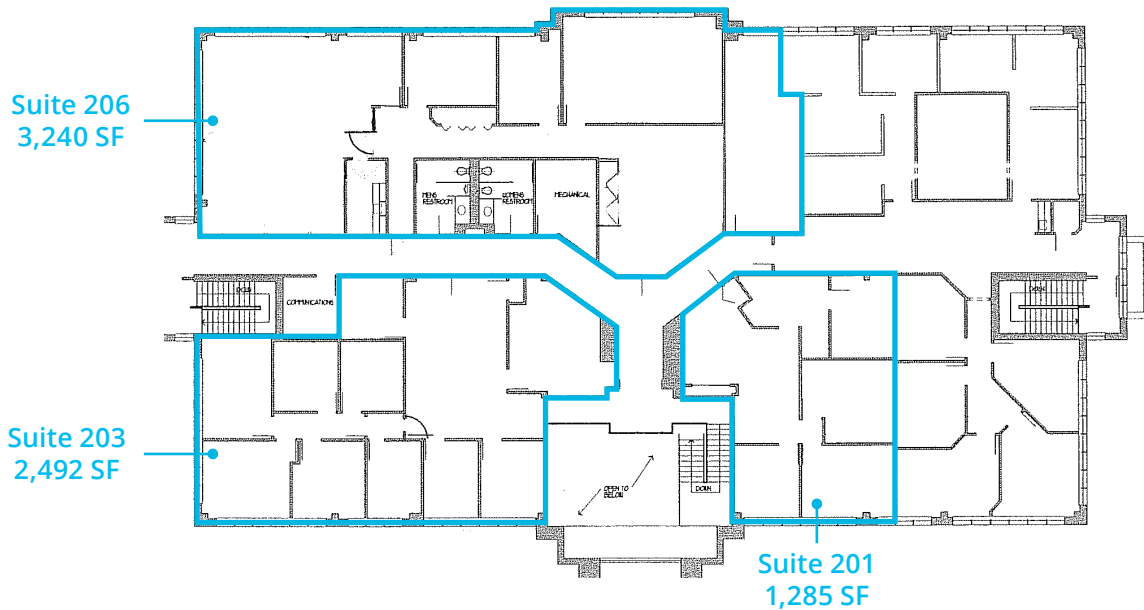


# SITE LOCATION





# BUILDING PLANS & SPECS



## Building Specs & Amenities

- HVAC: Rooftop cooling units (new in 2010) Three (3) boiler/re-heat system
- Construction: Concrete deck, brick exterior
- Roof: Re-roof in 2007, 4 ply built-up
- Easy access to I-35E, Hwy 77 & Cliff Road
- Excellent visibility on I-35E
- Shopping, dining, lodging and service amenities in immediate area
- Multiple offices
- Ample parking available in surface lot
- Bright front entrance with atrium
- Attractive brick exterior