

# Silver Bell Business Center

2020 Silver Bell Road, Eagan, MN 55122

FOR LEASE



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## Property Highlights

- 2,907 - 6,423 square feet available
- Great visibility to Highway 13
- Professional office/showroom space
- Dock-high and drive-in loading available
- Access to many area amenities - Twin Cities Premium Outlet Mall
- Convenient access to major corridors (Highway 77, I-35E, and I-35W) and the Minneapolis/St. Paul International Airport



BUILDING FEATURES	
Building Size	99,188 square feet
Year Built	1985
Clear Height	16'
Parking Ratio	3.26/1,000
Lease Rates	\$9.00 psf Office \$4.50 psf Warehouse
2019 Estimated Taxes & CAM	\$1.57 psf CAM \$1.73 psf Taxes \$3.30 psf Total

SPACE AVAILABLE			
SUITE	TOTAL SF	LOADING	AVAILABLE
4	2,907	1 Dock Door	Now
35	2,923	None	Now
36	3,500	None	Now
35-36	6,423	None	Now

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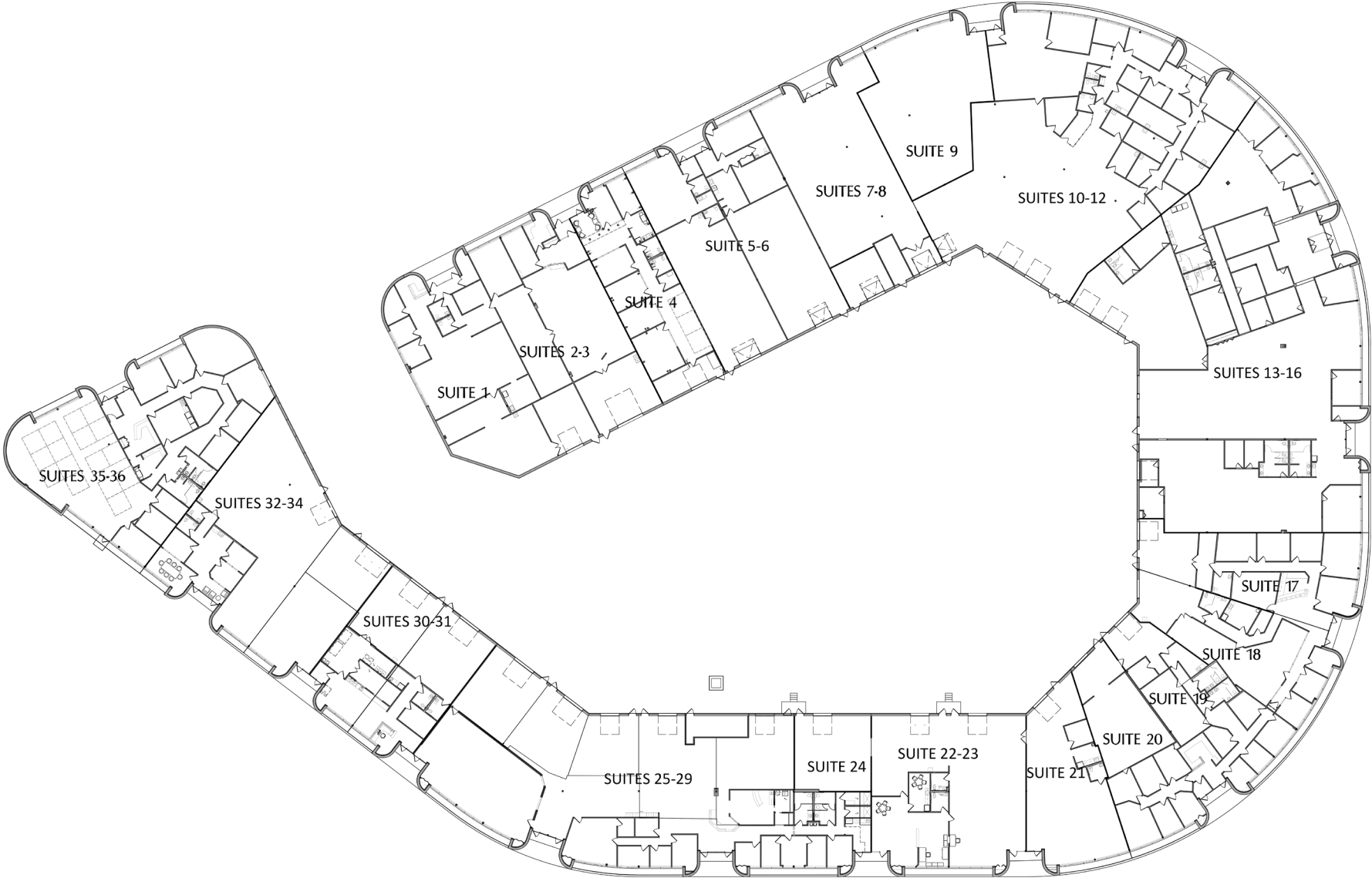
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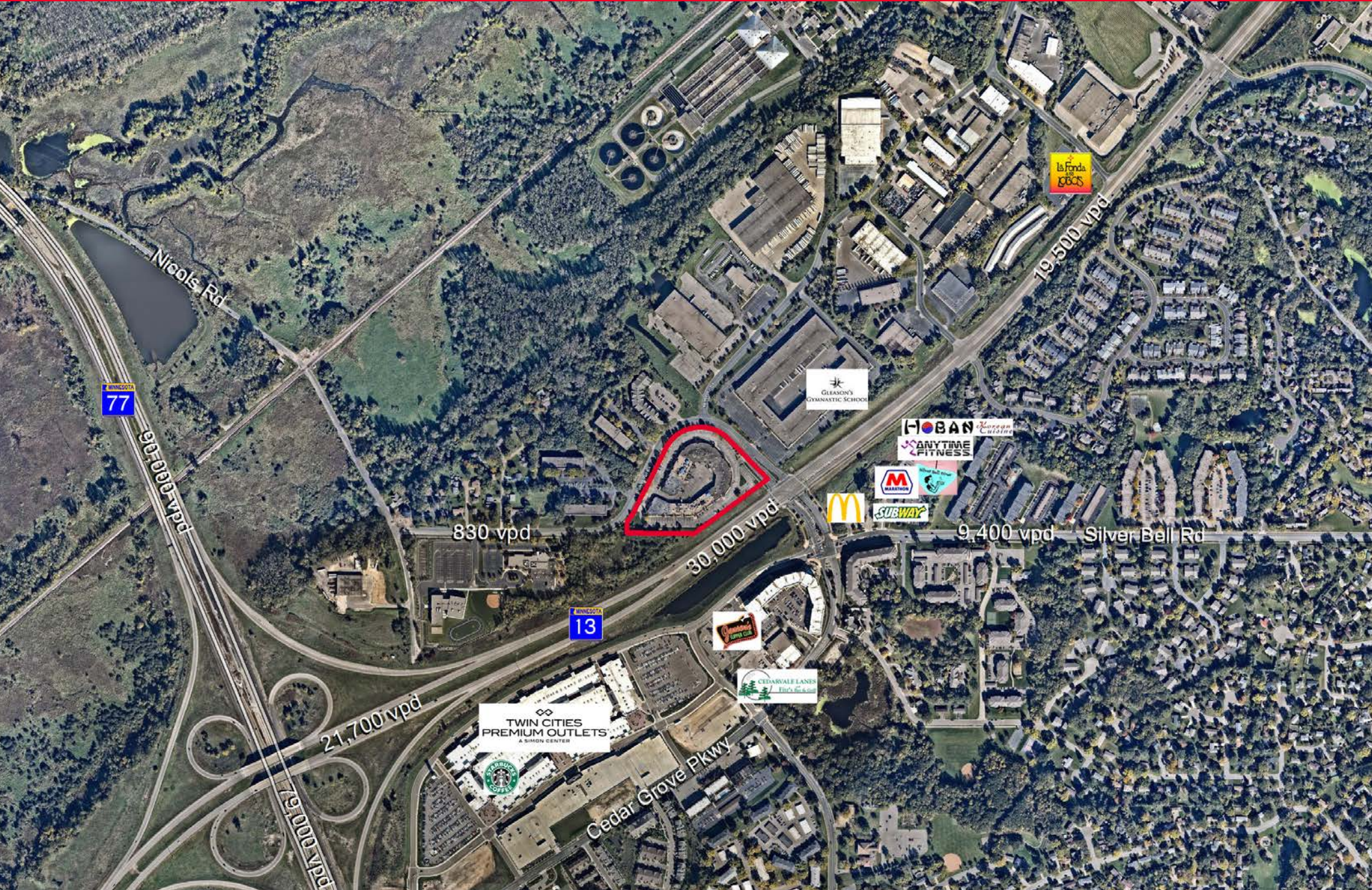


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