

Available

For Sale or Lease
22,066 Square Feet
Office Building
1875 Plaza Drive
Eagan, MN



Exclusively Marketed by:
David J. Bruce

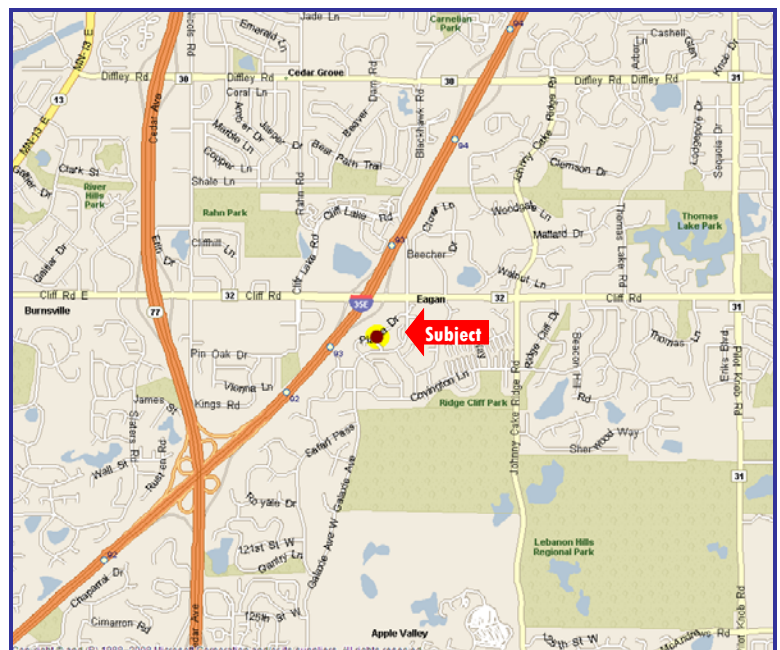
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The C. Chase Company
5353 Gamble Drive, Suite 310
Minneapolis, MN 55416-1509

Highlights:

- Superior office location with I-35E exposure
- Many shops and restaurants in the area
- 50% leased until 1st quarter 2012
- Great signage on I-35E
- Multiple private offices
- Excellent parking (8.5 spaces per 1000)
- Bathrooms on all floors
- Dramatic front and side entrances
- All brick exterior
- Built in 1989
- 2nd floor vacant, ready for occupancy
- Main floor leased until 1st quarter 2012



The C. Chase Company
Real Estate Brokerage and Consulting

Information contained herein has been obtained from the owner of the property or from other sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

Building Photos



Interior Office – 1st floor



Reception Area

Building Photos



Suite 200



Suite 206

Building Photos



I-35E Exposure



Aerial Map

FOR SALE OR LEASE
Eagan Office Building
Eagan

Address: 1875 Plaza Drive
Eagan, MN 55122

Lot Size: 2.51 acres/109,335 SF

Zoning: Office

PID: 10-28700-010-01

Age: 1989, Excellent condition

Space Available: 22,066 SF (2 Floors) for sale; 2nd floor vacant/available for lease

Traffic Counts: Est. 68,000 ADT – I-35E

Fire Protection: Full wet sprinkler system

HVAC: Roof top cooling (new 2010)
3 boiler/re heat system

Construction: Concrete deck, brick exterior

Entrances: Dramatic front and side entries; atrium reception area

Roof: 2007 re-roof; 4-ply built up

Phone/IT systems: Full cabling throughout/multiple access points

Parking: 188 Bituminous asphalt (8.54/1000)

Features:

- Great access to I-35E via Cliff Road
- Many shopping, dining, lodging, service amenities in area
- Excellent visibility on I-35E
- Sets of bathrooms on both floors
- Conference room
- Coffee bars on all floors

Suites Available:

	<u>Suite 200</u>	<u>Suite 201</u>	<u>Suite 203</u>	<u>Suite 206</u>
	3,000 SF	1,285 SF	2,492 SF	2,892 SF

Note: Suites 200/201/203/206 can be combined for 9,669 SF total

Taxes (2010): \$67,216.00 (\$3.04 PSF)

Operating Exp. (2010): \$8.00 PSF

CAM (2010): \$11.04 PSF

Sale Price: \$2,875,000.00 or \$130 PSF

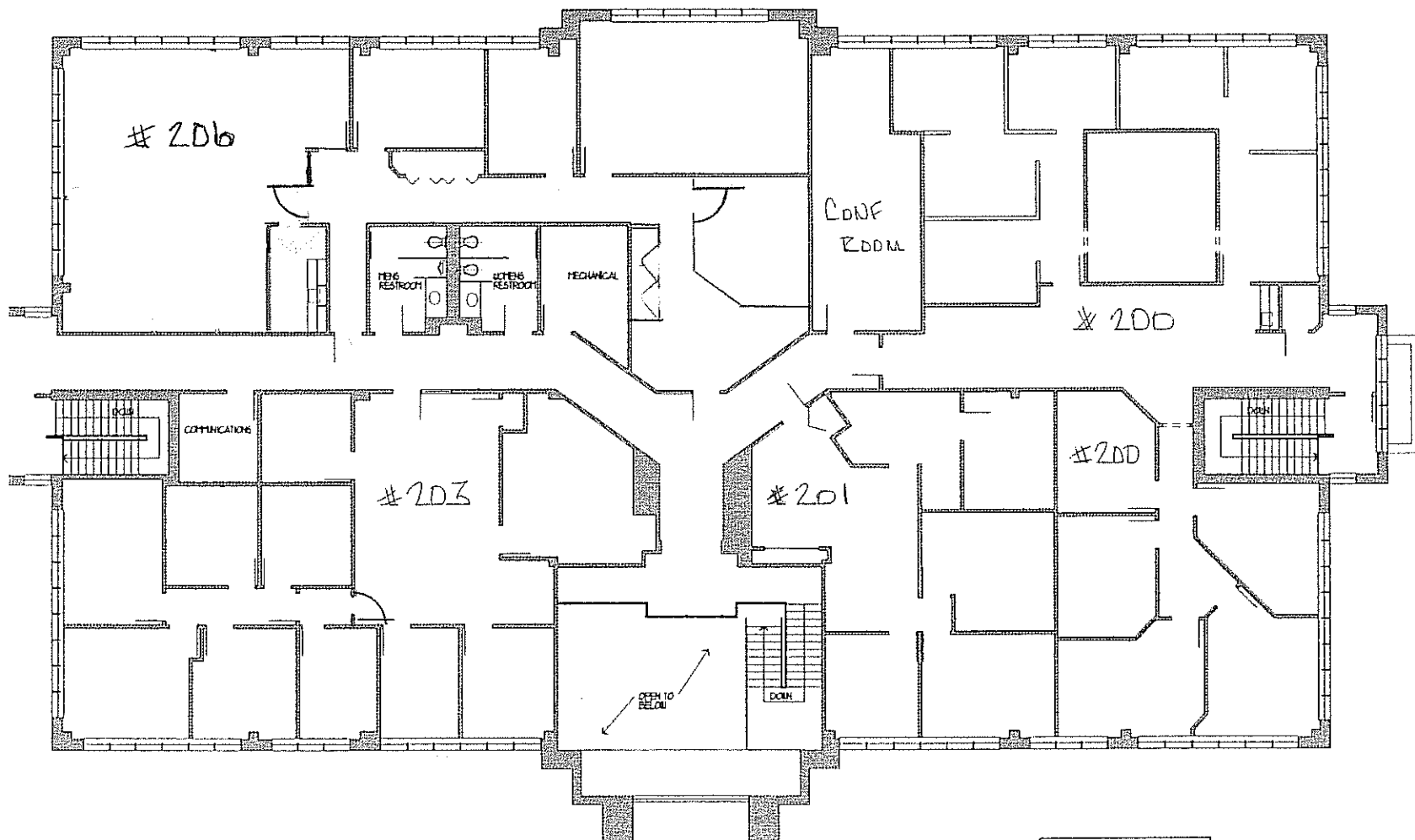
Lease Price: \$19.00 - \$20.00 PSF Gross – Negotiable

For further information, contact:

Dave Bruce
952-525-9644

dbruce@cchaseco.com

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EXISTING CONDITION
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"