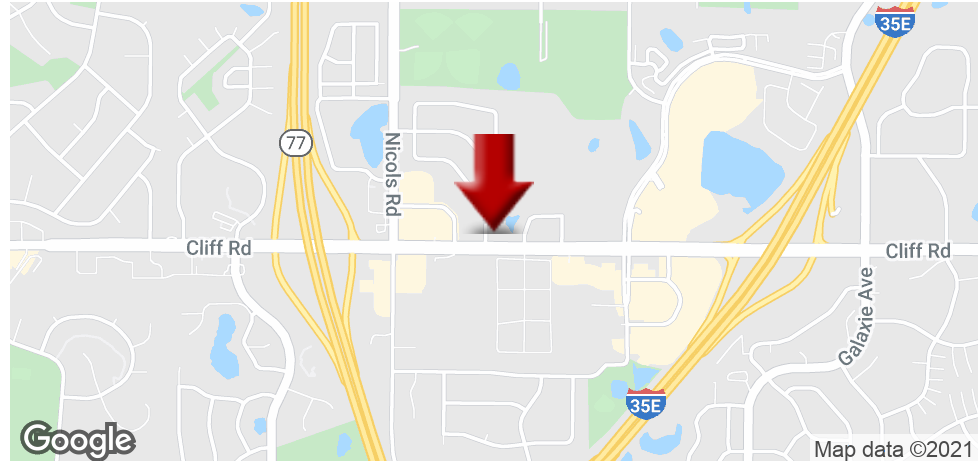


# 4590 SCOTT TRAIL

4590 Scott Trail, Eagan, MN 55122



## OFFERING SUMMARY

<b>AVAILABLE SF:</b>	934 SF
<b>LEASE RATE:</b>	\$15.50 SF/yr Gross (\$1,205/month)
<b>PARKING:</b>	100+ spaces
<b>BUILDING SIZE:</b>	12,032 SF
<b>YEAR BUILT:</b>	1985

## PROPERTY OVERVIEW

Affordable, Class B office building with spaces available from 150 SF- 1,000 SF. Located in the heart of Eagan, immediately off Cliff Road, with access to Cedar Avenue and 35E is seconds away. The owner of this building owns a similar building across the parking lot as well, so if you don't see the right sized space here, please be sure to check out 4580 Scott Trail, Eagan!

## PROPERTY HIGHLIGHTS

- Ample parking
- Affordable rates
- Local ownership
- Shared restrooms
- Convenience to shopping, restaurants, and other businesses such as Chipotle, Starbucks, Target, McDonalds, Walgreens, and more!
- Janitorial provide by landlord.
- Great windows and exterior image.
- Monument and building signage available with visibility to Cliff Road.
- Tenant responsible for phone and internet

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## OFFICE FOR LEASE

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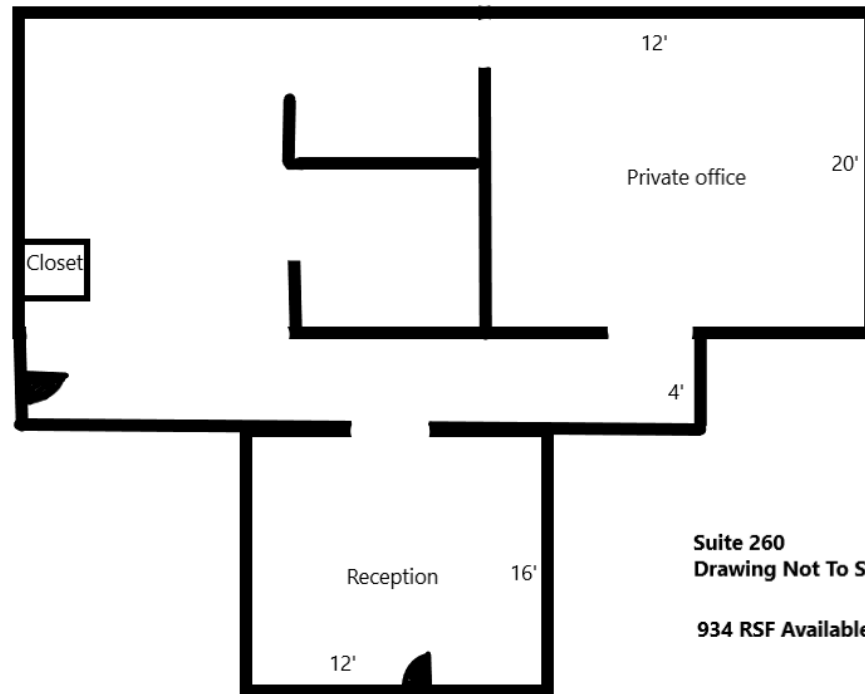
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Suite 260  
Drawing Not To Scale

934 RSF Available

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 209	Available	934 SF	Full Service	\$15.50 SF/yr	Reception, area with 2 built-in knee wall office spaces, large 12'x20' private office or area for cubes, closet storage, and great natural light throughout! See photos for more info.

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Ste. 209 entrance/reception



Ste. 209 open office area



Ste. 209- 2nd Angle of open office area



Ste. 209 Private Office with Window

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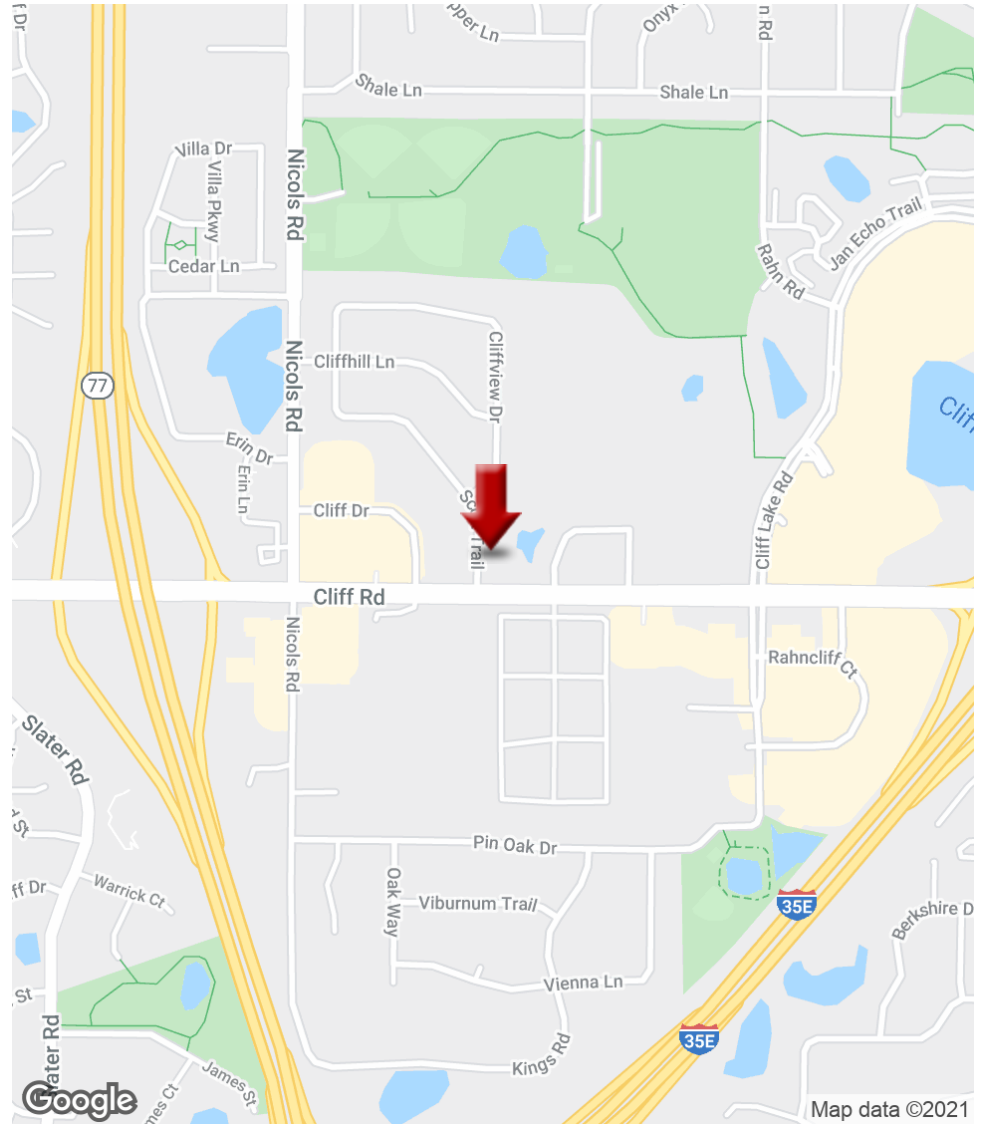
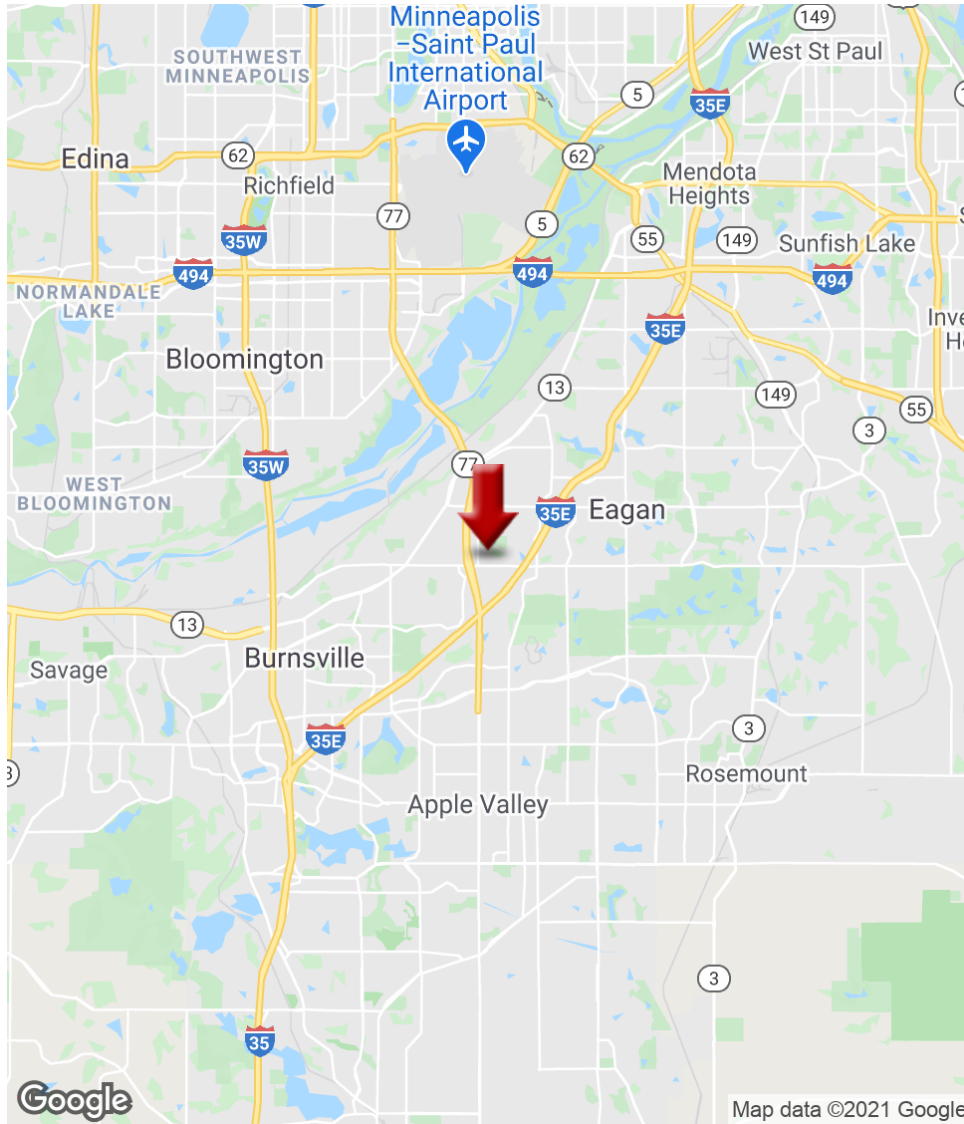
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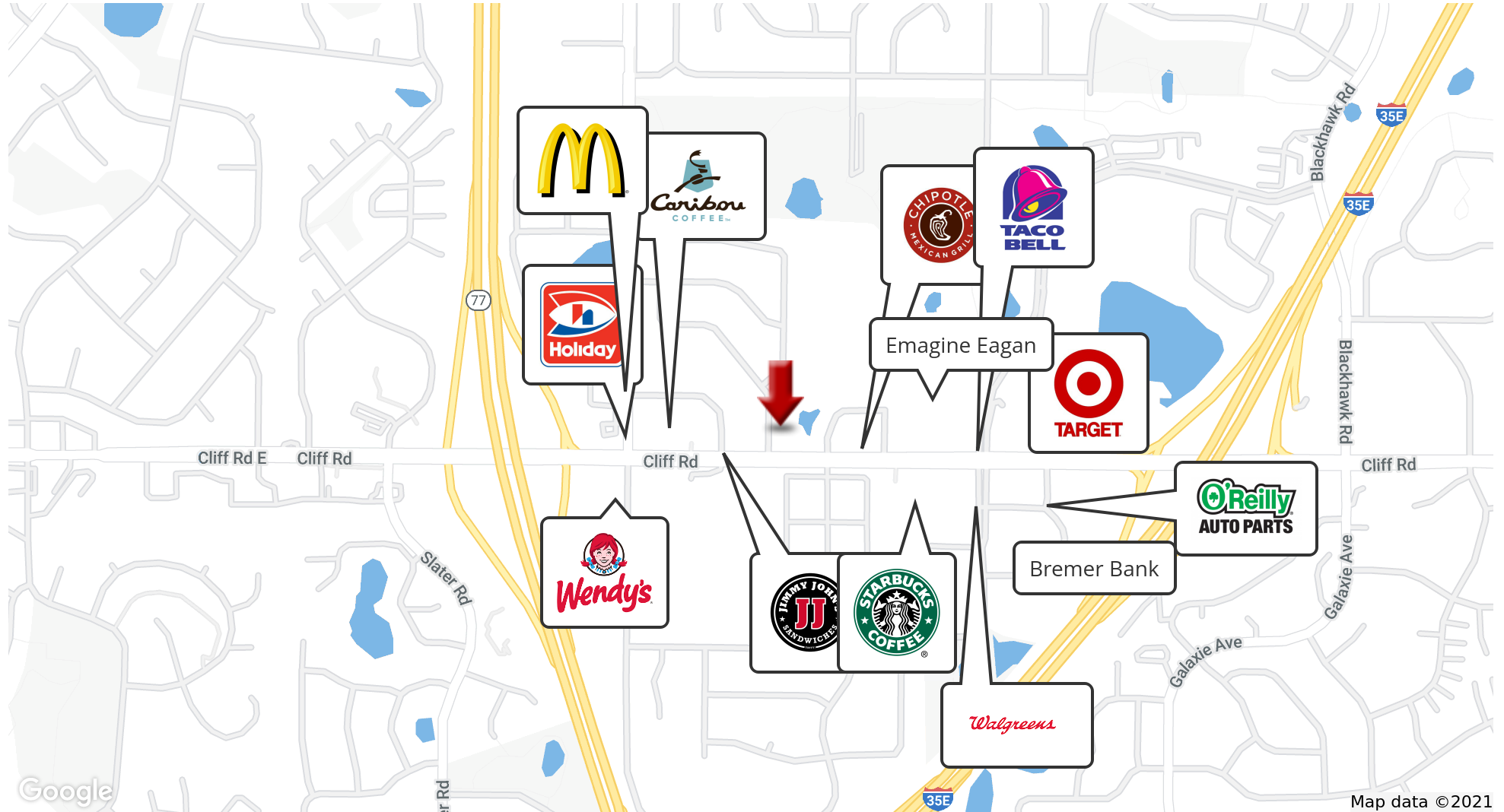
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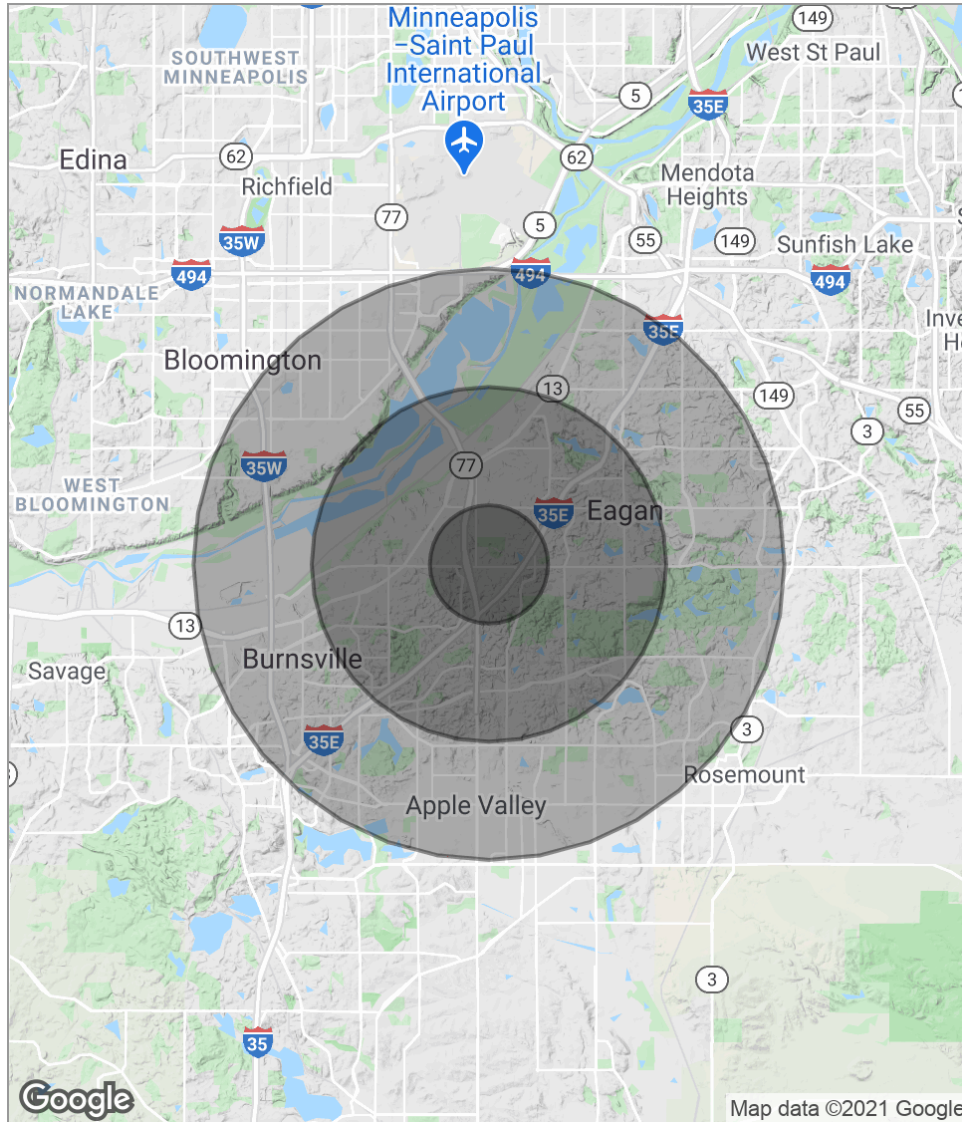
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	9,131	71,193	173,872
Median Age	34.7	37.0	37.2
Median Age (Male)	32.7	35.7	35.5
Median Age (Female)	36.6	38.1	38.8

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	3,675	29,162	71,262
# Of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$85,110	\$88,709	\$85,893
Average House Value	\$263,592	\$267,806	\$271,407

*\* Demographic data derived from 2010 US Census*

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