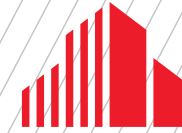


FOR LEASE

**3,178 SF AVAILABLE**



**CUSHMAN &  
WAKEFIELD**



DAKOTA VALLEY PROFESSIONAL CENTER

**2130 CLIFF ROAD, EAGAN, MN**

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# PROPERTY HIGHLIGHTS

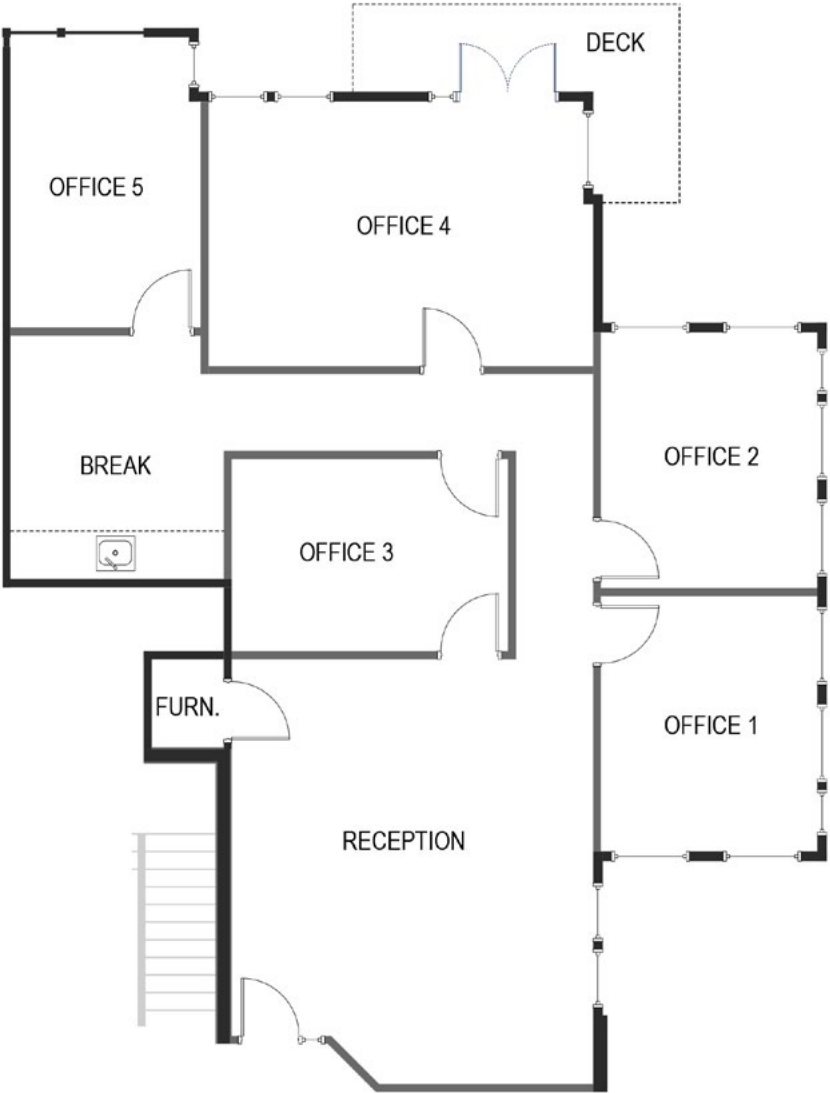
- Located off Cliff Road and Hwy. 77 (Cedar Ave.)
- Close proximity to Burnsville and Apple Valley
- Amenities include: Central Heating, Controlled Access, Fully Carpeted, Natural Light and Recessed Lighting
- Convenient location - surrounded by major highways: I-35E and Hwy. 77 (Cedar Avenue)



|                                   |                                                                                |
|-----------------------------------|--------------------------------------------------------------------------------|
| BUILDING SIZE                     | 15,155 SF                                                                      |
| YEAR BUILT                        | 2001                                                                           |
| FLOORS                            | Two (2)                                                                        |
| AVAILABLE SQ. FT.                 | 3,178 SF                                                                       |
| LEASE RATE                        | \$20.00 per RSF                                                                |
| OPERATING EXPENSES & TAXES (2025) | \$11.25 - Operating Expenses<br>\$ 5.45 - Real Estate Taxes<br>\$16.70 - Total |

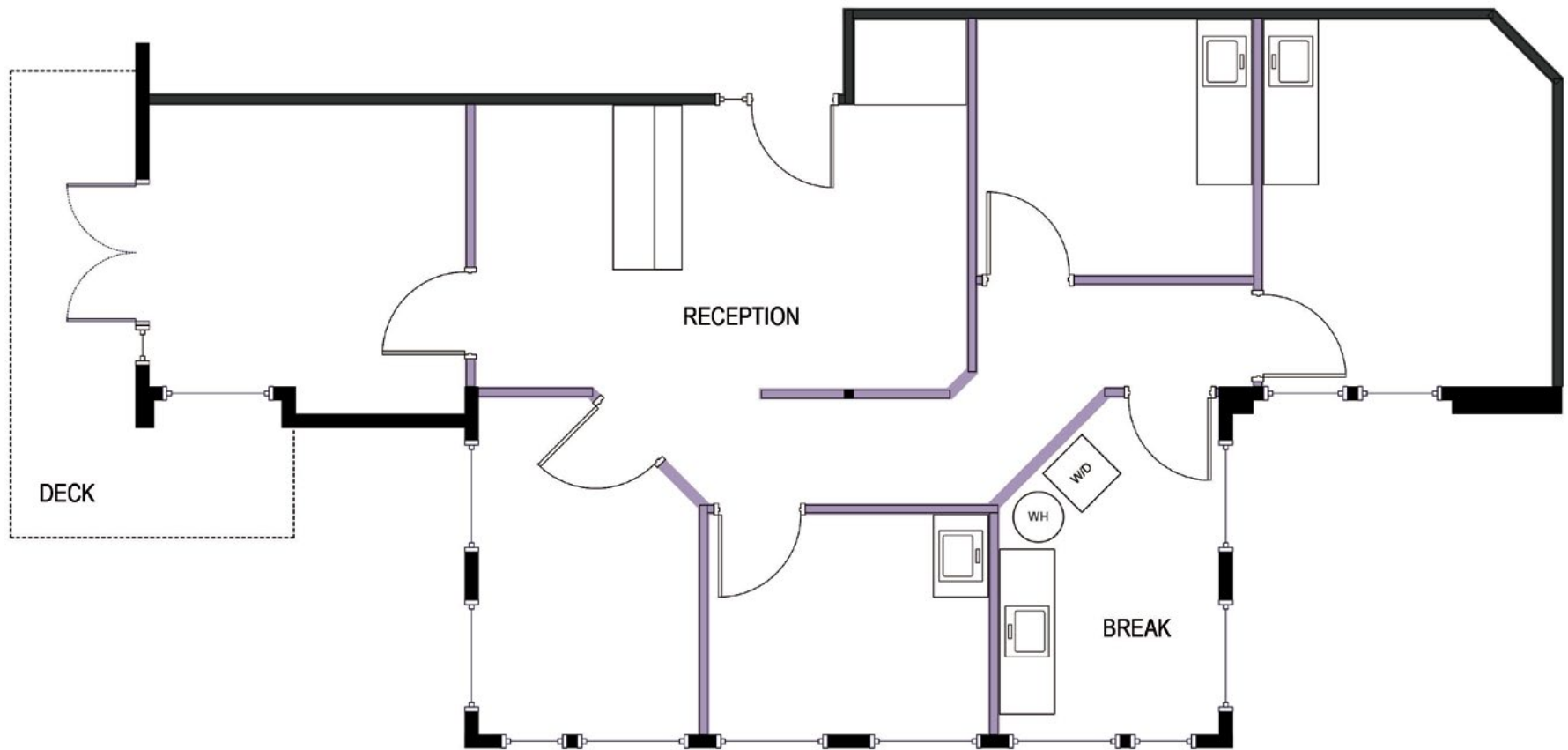


Suite 200 - 1,984 SF

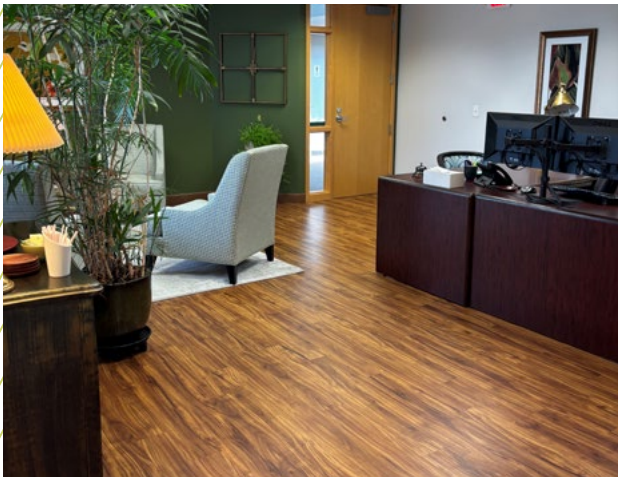


FLOOR  
PLAN

Suite 230 - 1,194 SF



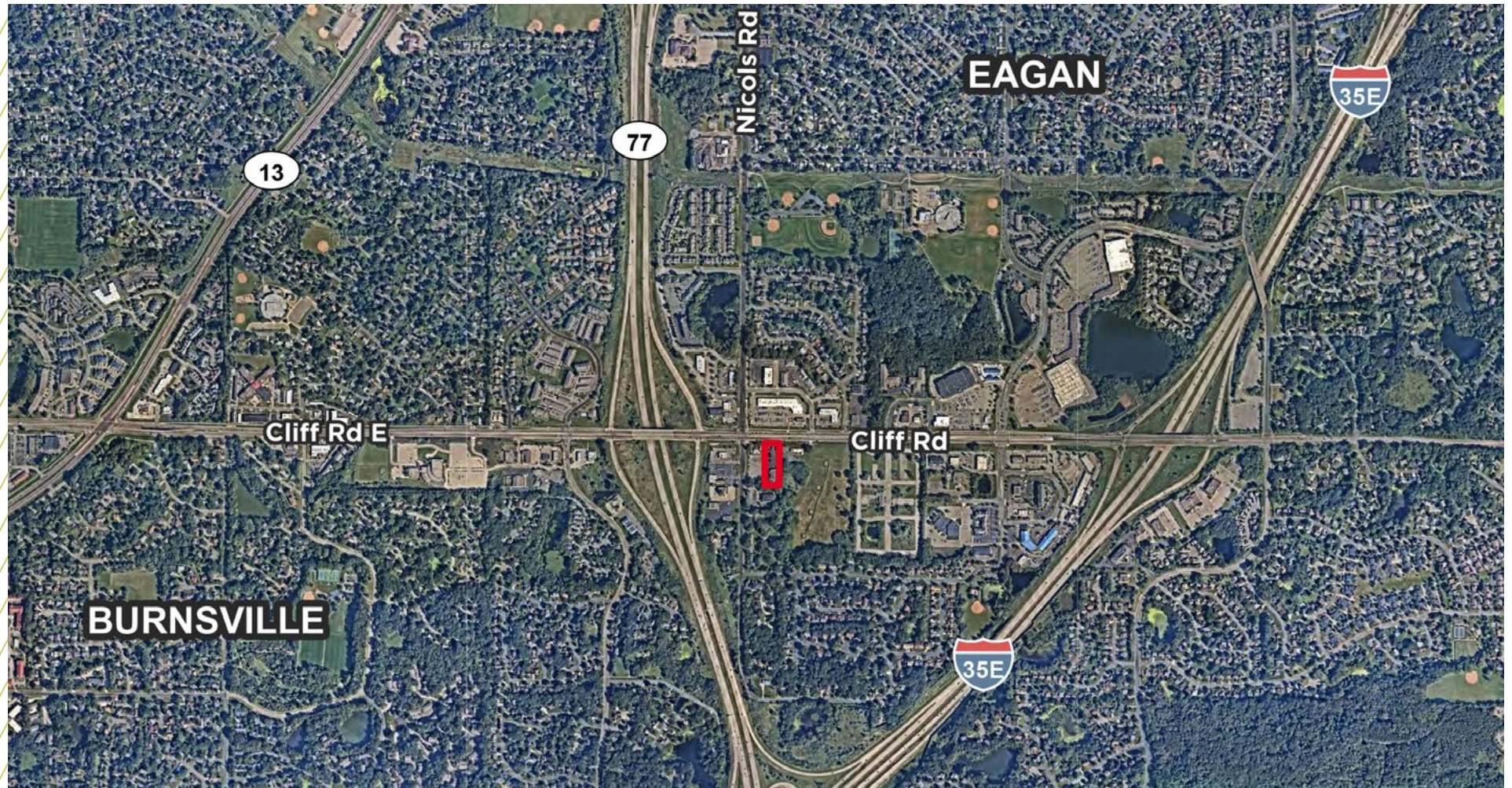
FLOOR  
PLAN



SUITE  
**PHOTOS**



LOCATION  
**AERIAL**



## DEMOGRAPHICS (WITHIN 5 MILES)

**200,453**

Population

**\$92,518**

Median Household Income

**104,880**

Daytime Population

LOCATION  
**MAP**

# CONTACT INFORMATION

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