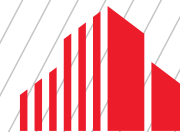


FOR LEASE  
**1,984 SF AVAILABLE**



**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

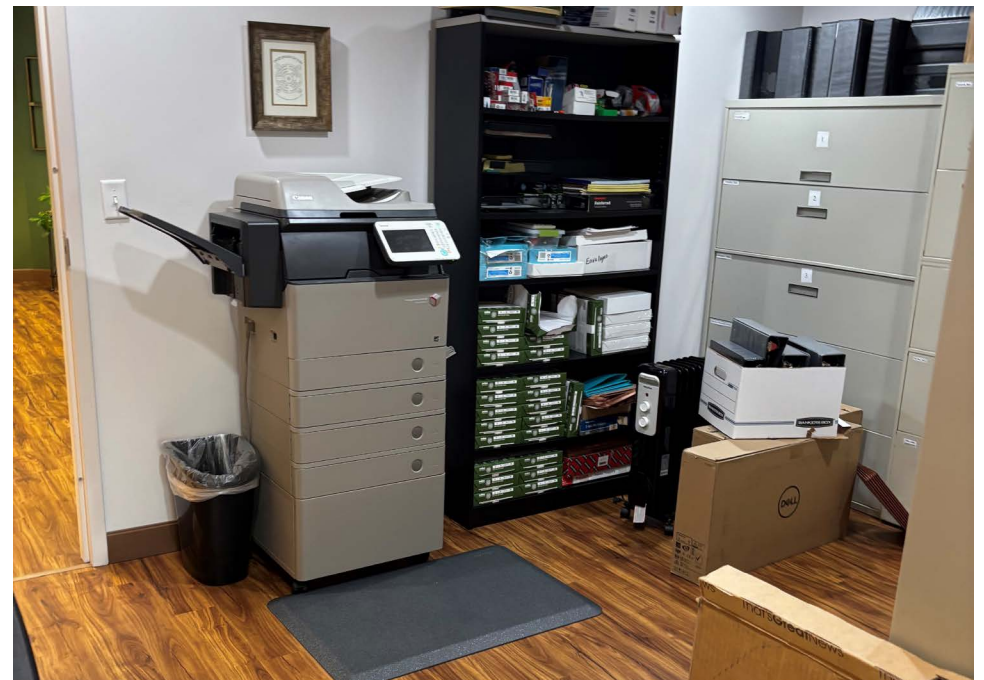
**FLOORS** Two (2)

**AVAILABLE SQ. FT.** 1,984 SF

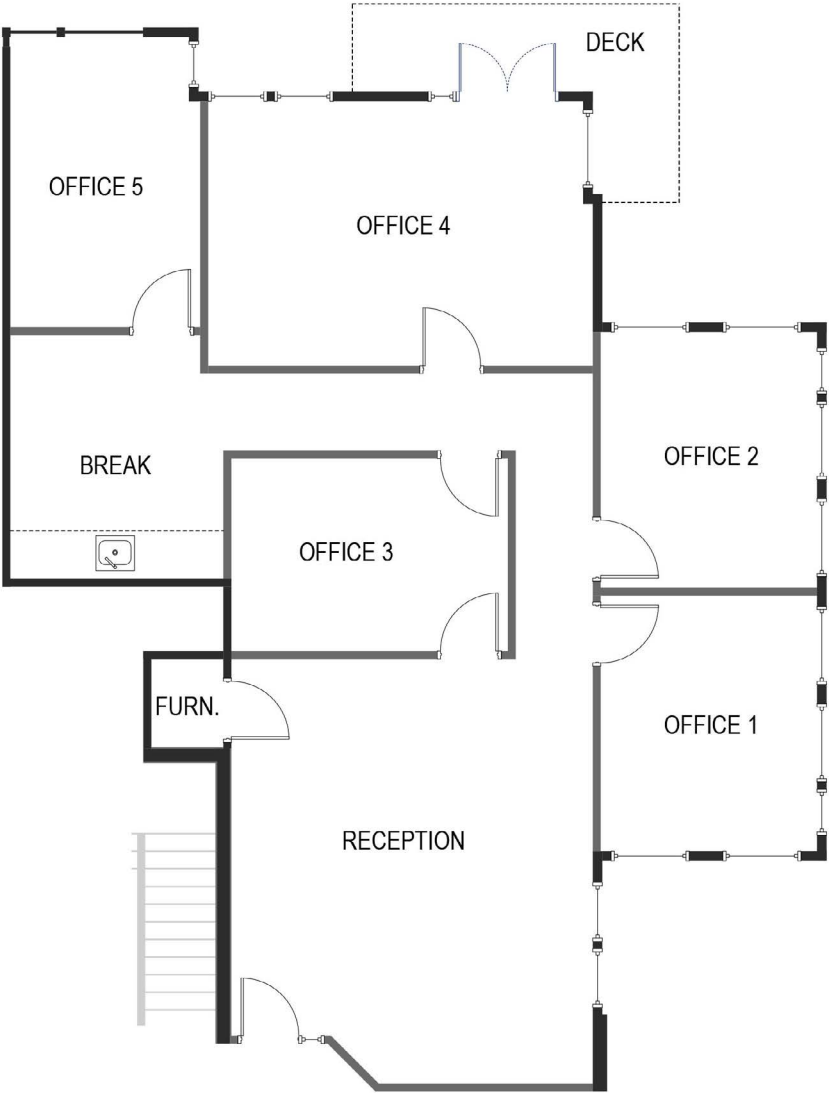
**LEASE RATE** \$20.00 per RSF

**OPERATING EXPENSES & TAXES (2025)**

\$11.25 - Operating Expenses
\$ 5.45 - Real Estate Taxes
\$16.70 - Total

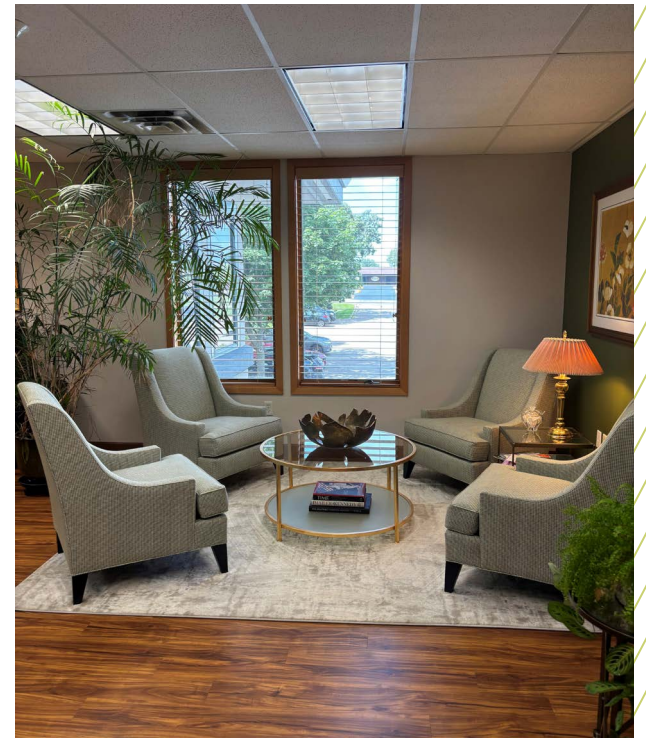
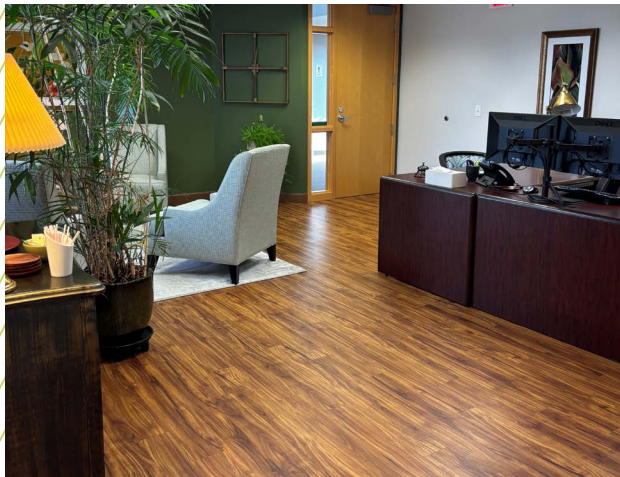
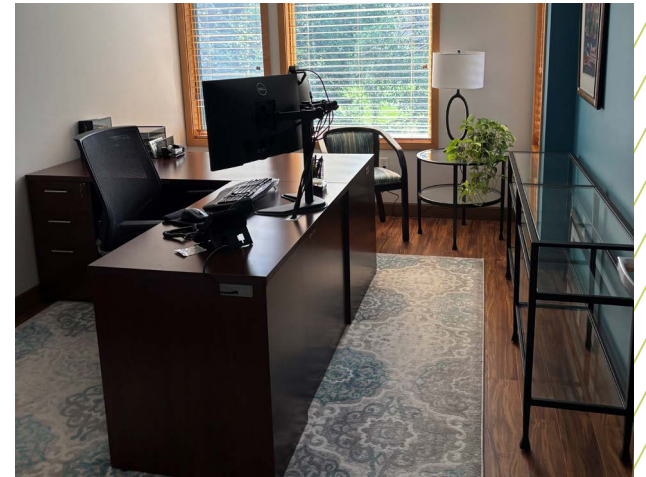


Suite 200 - 1,984 SF



FLOOR  
PLAN





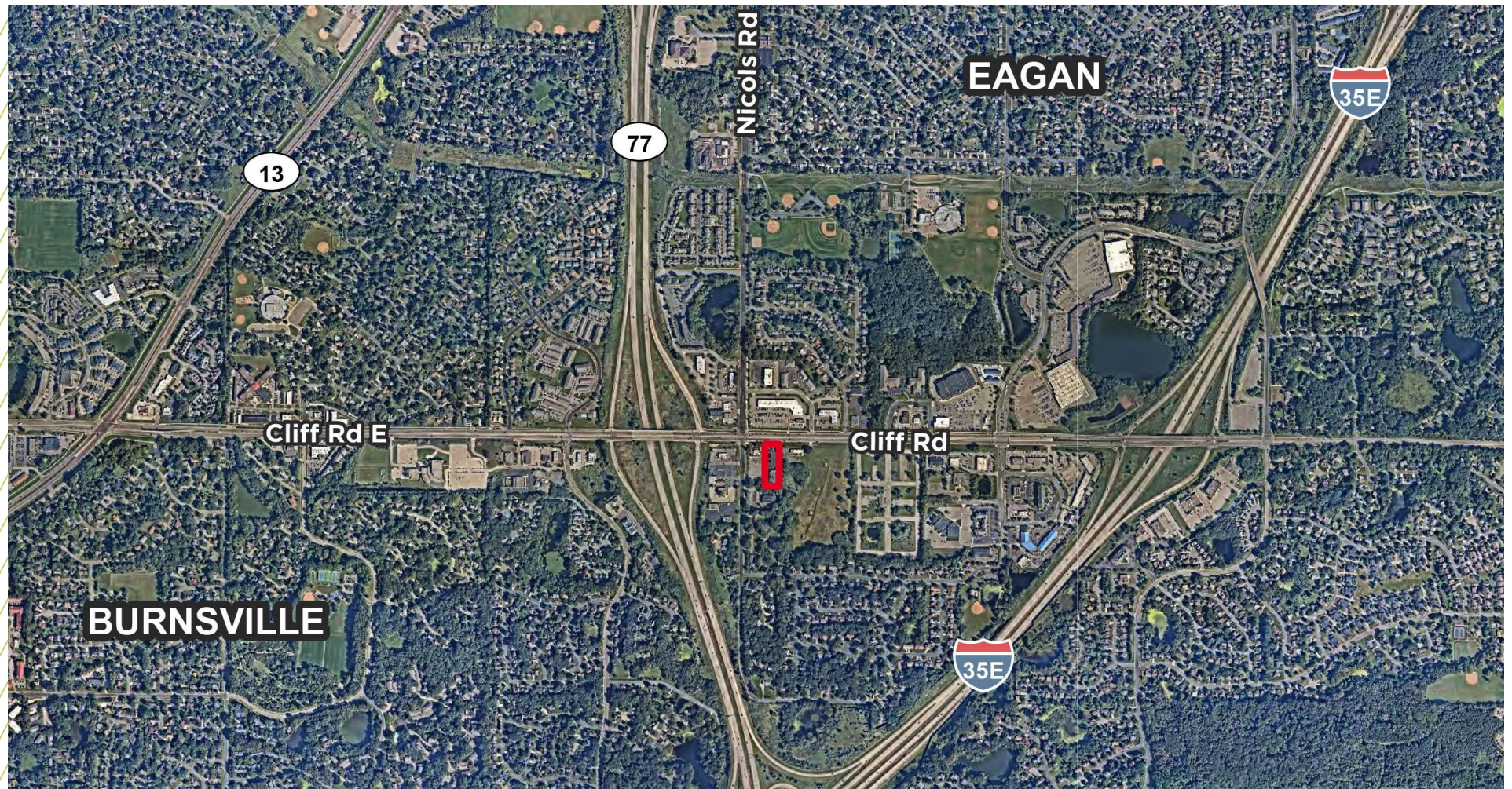
SUITE  
**PHOTOS**





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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