

67,326 SF AVAILABLE FOR SUBLEASE/DIRECT IN EAGAN

2015 SILVER BELL RD

Eagan, MN

\$10.00 PSF GROSS RENT



Charlie Merwin
Senior Director
+1 612 347 9346
charlie.merwin@cushwake.com

Clint Moe
Senior Associate
+1 952 221 1380
clint.moe@cushwake.com

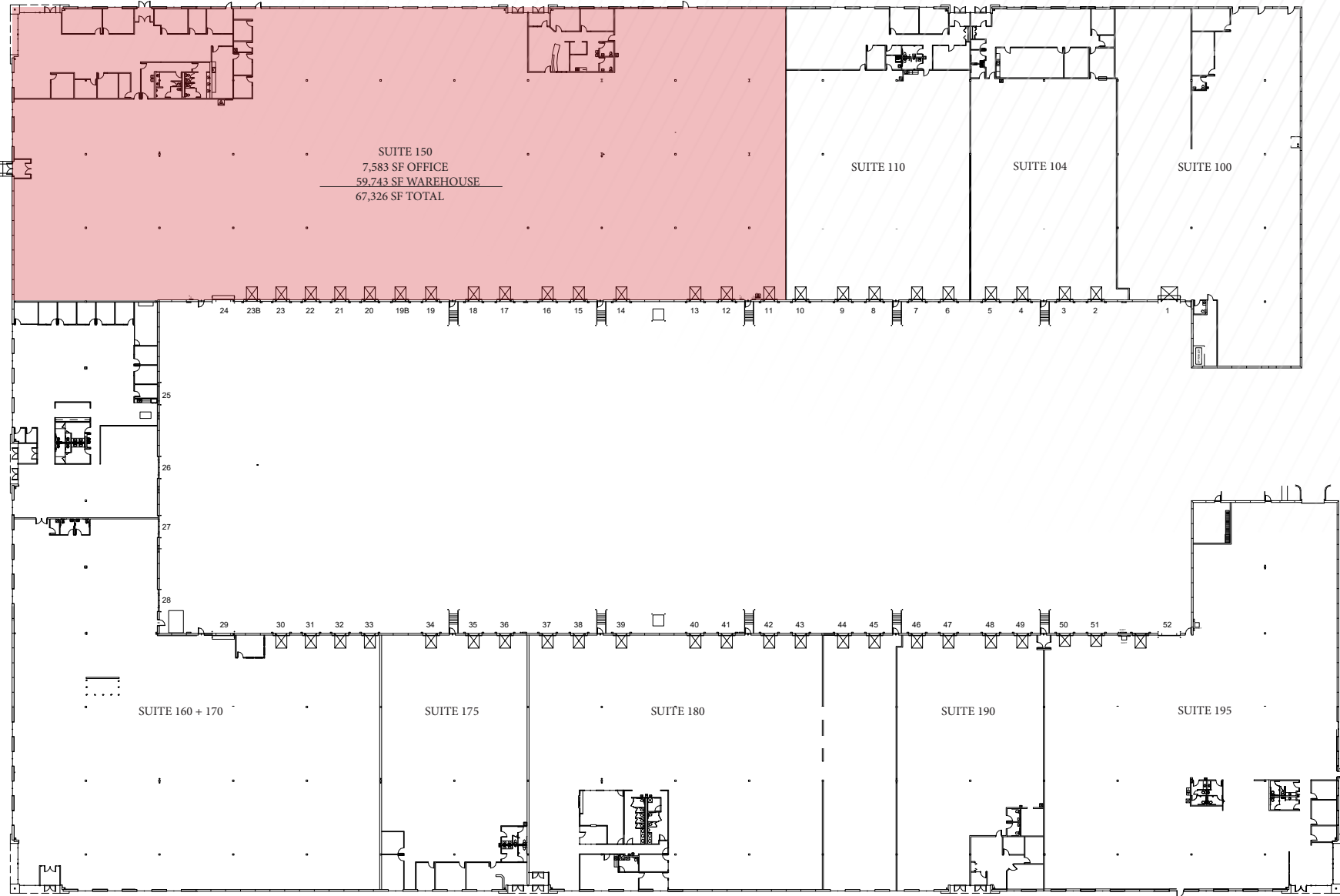


PROPERTY HIGHLIGHTS

Address	2015 Silver Bell Rd Suite #150 Eagan, MN
Suite size	7,583 SF Office <u>59,743 SF Warehouse</u> 67,326 SF Total
Year Built	1999
Clear Height	24'
HVAC	100% air conditioned
Loading	1 drive-in 15 docks
Lease Rate	\$10.00 PSF Gross (includes CAM & Tax)



FLOOR PLAN



1 BUILDING 3622 - STACKING PLAN
1/64" = 1'-0"



PROPERTY HIGHLIGHTS

Sublease term through September '27
(direct with LL for longer term)

Updated lighting

Available for immediate occupancy

Large truck court that can
accommodate 48' & 53' trailers

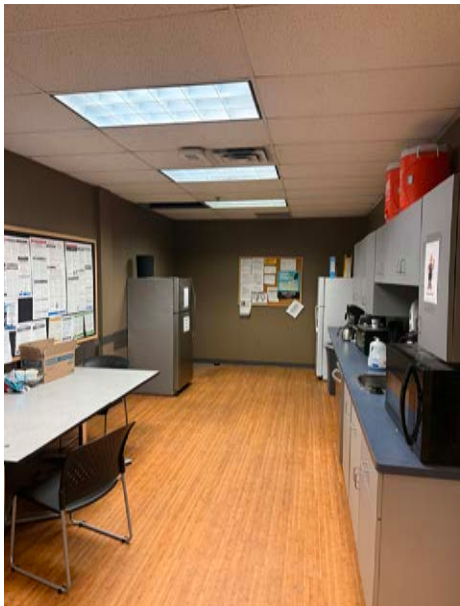
24' clear height

Abundant loading: 1 drive-in, 15
docks

Fully sprinklered

Great accessibility via MN- 77 and
I-35E

PHOTOS



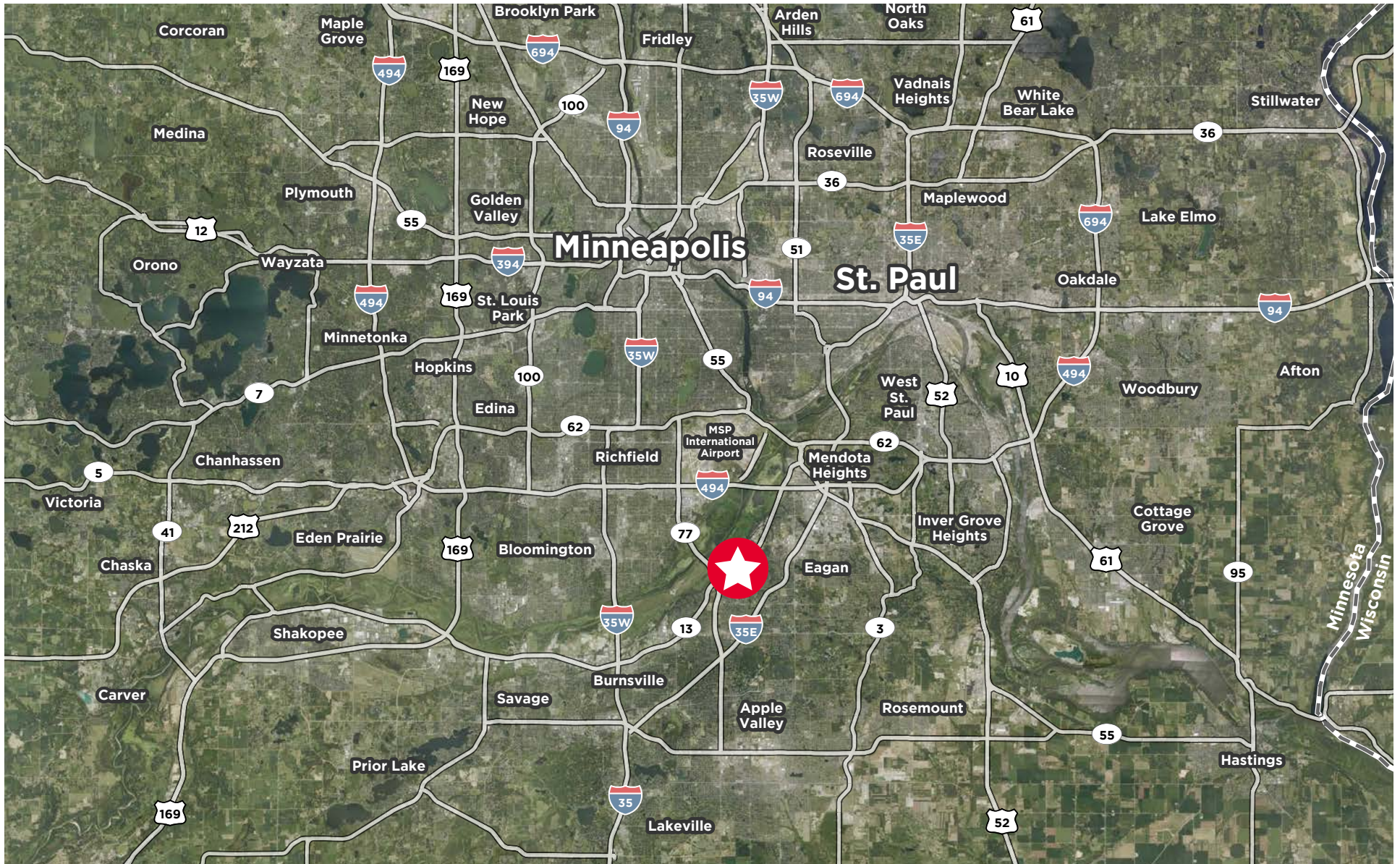
THE LOCATION



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FOR MORE INFORMATION, PLEASE CONTACT:

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3500 American Blvd W
Suite 200
Bloomington, MN 55431
T +1 952 831 1000

