



# FOR SALE OR LEASE

Price Reduced!!

## OFFICE CONDO

2119 Cliff Drive  
Eagan, MN 55122

### Features:

Sale Price	\$550,000
Property Type	One-Story, Single-Tenant Office Condo
Building Size	Approximately 5,048 sq. ft.
Lease Rate	\$12.00 per sq. ft. net
Floors	1
Year Built	2002
County	Dakota
Parking	Surface Parking
Association Dues	\$871.03 per month
Real Estate Taxes	\$16,992.96 (2015) OR \$1,416.08 per month
PID	10-16624-05-004
Zoning	PD (Planned Development)
Sale Type	"As-Is"
Other	* Office Building. * End Unit. * Conveniently located off of Cliff and Cedar. * Close to the new Outlet Mall, Retail, Restaurants, Hotel, Medical and Residential.



### About The Area:

Eagan is a Southern suburb of St. Paul/Minneapolis with an estimated population of 64,854 in 2012 and is the 4th largest suburb in the Twin Cities. This property is located off of Cliff Road and Cedar Ave near between Highways I 35 & 77.

### About The Building:

The Condo for sale or lease is part of a four unit office Condo complex. This end unit has several private offices with windows, large area for cubicles, several interior offices, work room with built-ins and a kitchenette area. The property is close to the new Outlet Mall, Retail, Restaurants, Hotel, Medical and Residential areas.



JBL COMPANIES

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# OFFICE PLAN

