

23,260 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

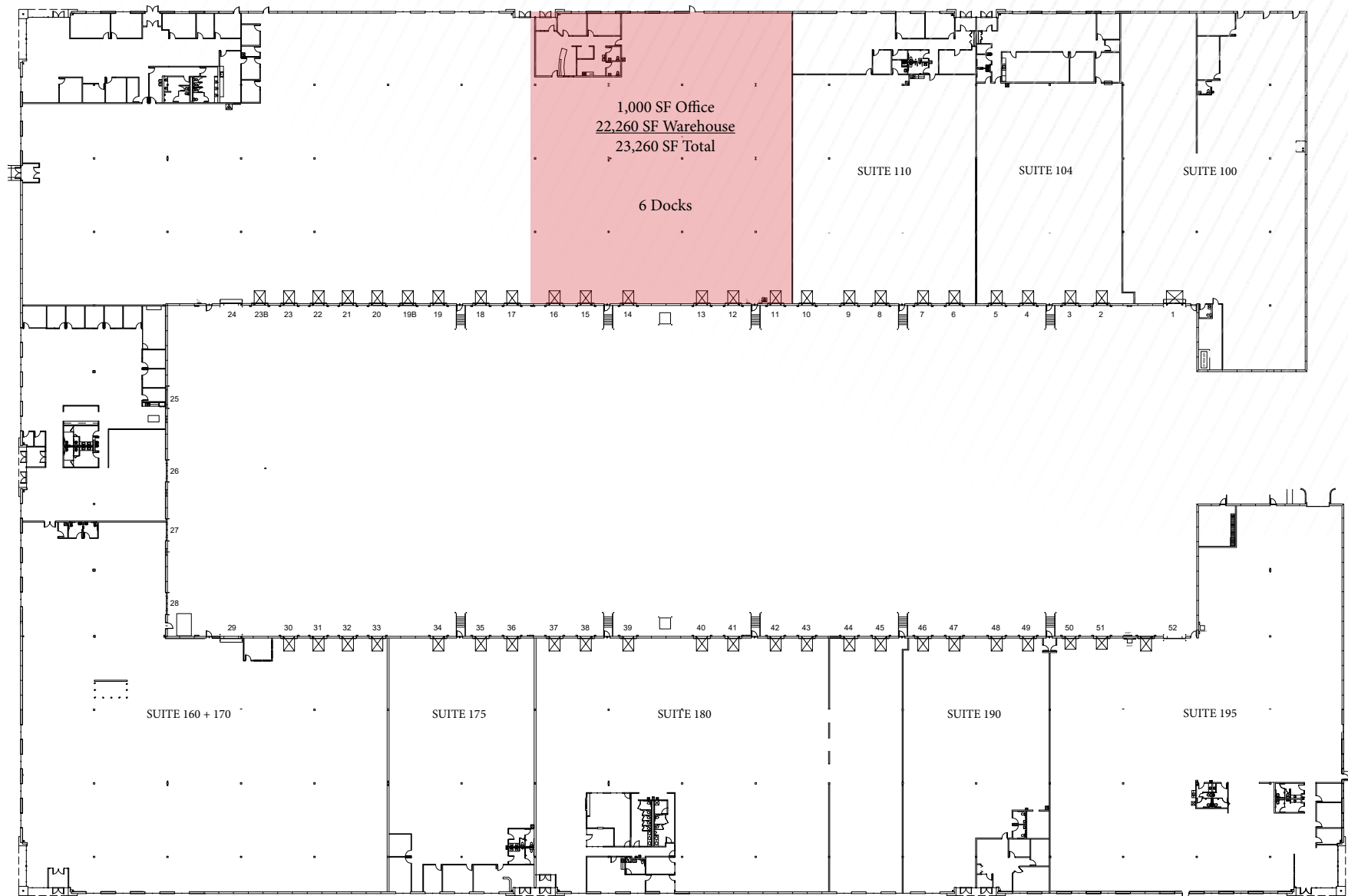


PROPERTY HIGHLIGHTS

Address	2015 Silver Bell Rd Eagan, MN
Suite size	1,000 SF Office <u>22,260 SF Warehouse</u> 23,260 SF Total
Year Built	1999
Clear Height	24'
HVAC	100% air conditioned
Loading	6 docks
Lease Rate	\$10.00 PSF Gross (includes CAM & Tax)



FLOOR PLAN



1

BUILDING 3622 - STACKING PLAN

1/64" = 1'-0"



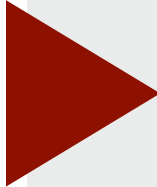
PROPERTY HIGHLIGHTS



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



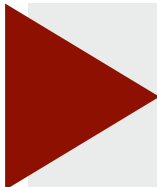
Updated lighting



Available for immediate occupancy



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



24' clear height



Abundant loading: 6 docks

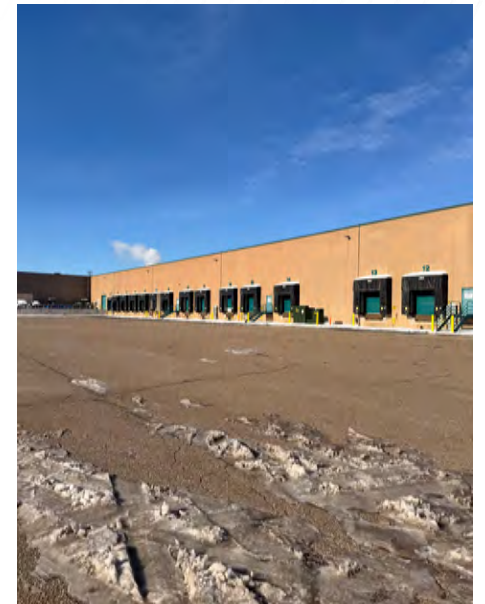
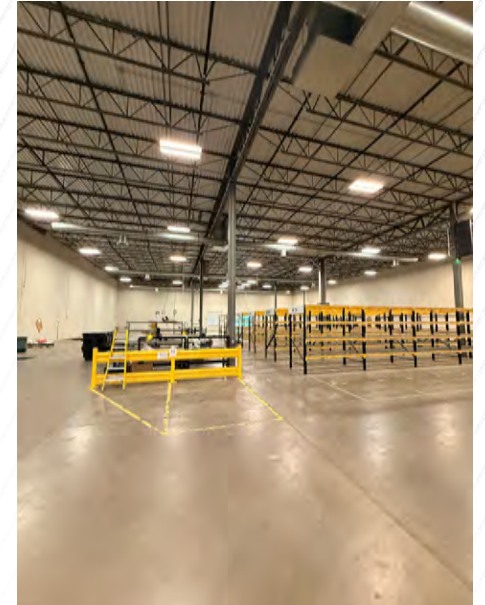
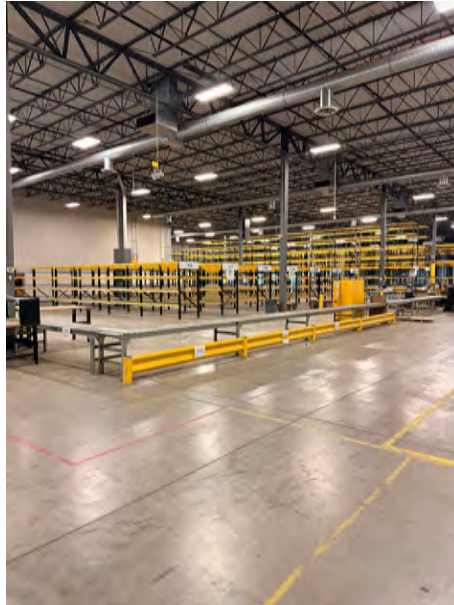


Fully sprinklered



Great accessibility via MN- 77 and
I-35E

PHOTOS



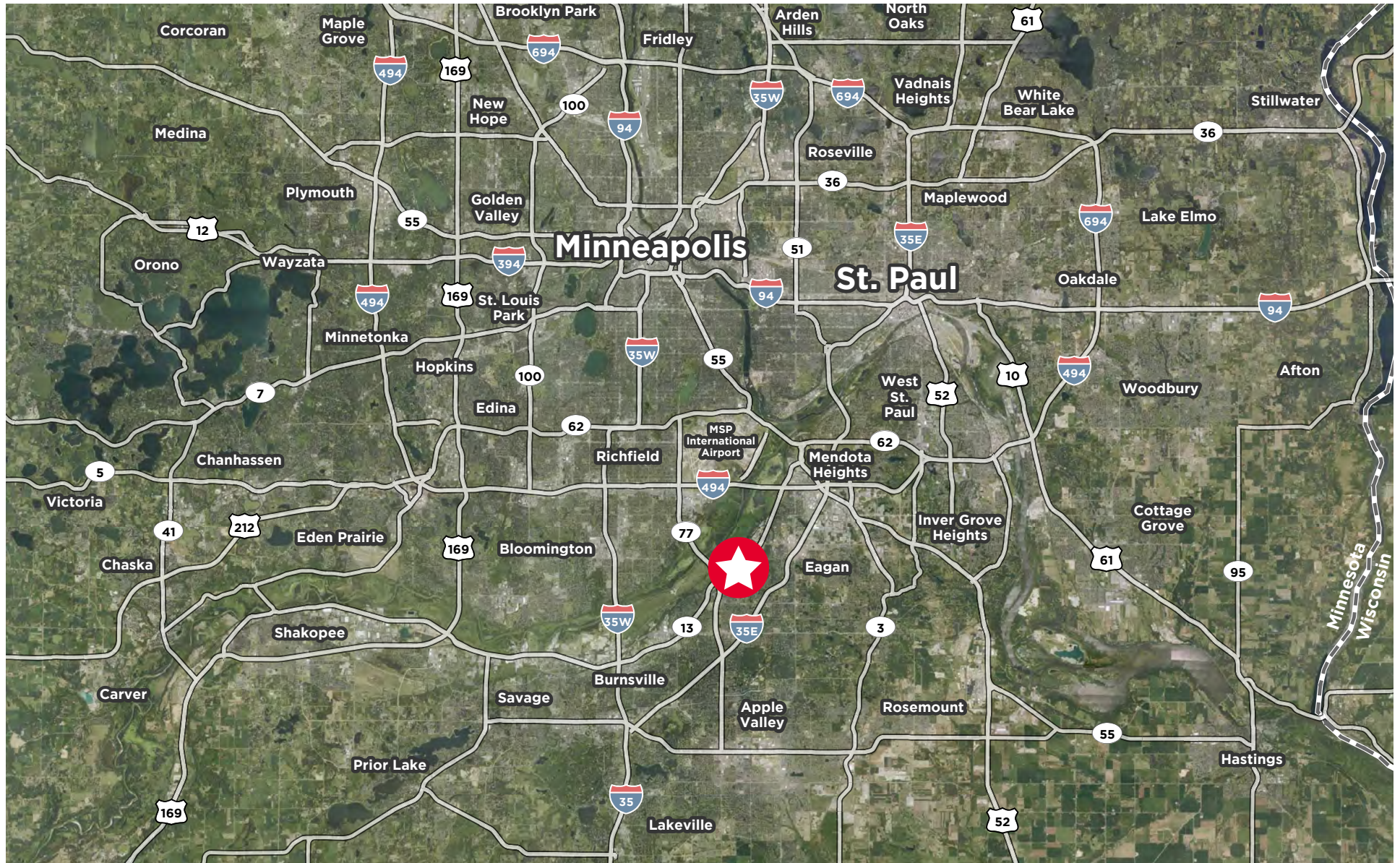
THE LOCATION



THE LOCATION



THE LOCATION



FOR MORE INFORMATION, PLEASE CONTACT:

Charlie Merwin

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

Clint Moe

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

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



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

