



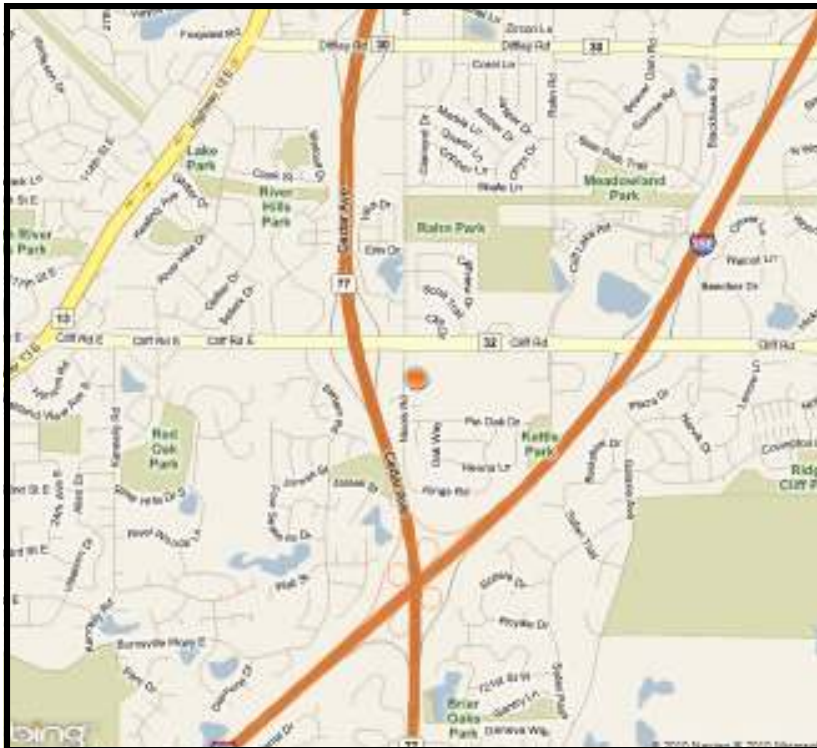
# For Lease

4640 Nicols Road, Eagan, MN 55122



## Oak Cliff Place Professional Office Space

- ◆ Cedar Ave. and Cliff Rd SEC
- ◆ Last Suite Available:
  - ◇ Suite 101—1,281 SF
- ◆ Convenient to I-35E, Cedar and Cliff
- ◆ Monument sign space available & Lobby directory
- ◆ Elevator
- ◆ State-of-the-art building systems including high efficiency HVAC
- ◆ On-site Manager
- ◆ \$9.85/SF operating expenses (CAM & Tax)
- ◆ Class A finish with large windows overlooking a wooded area
- ◆ Near Doolittle's restaurant & shops



For more information, contact:

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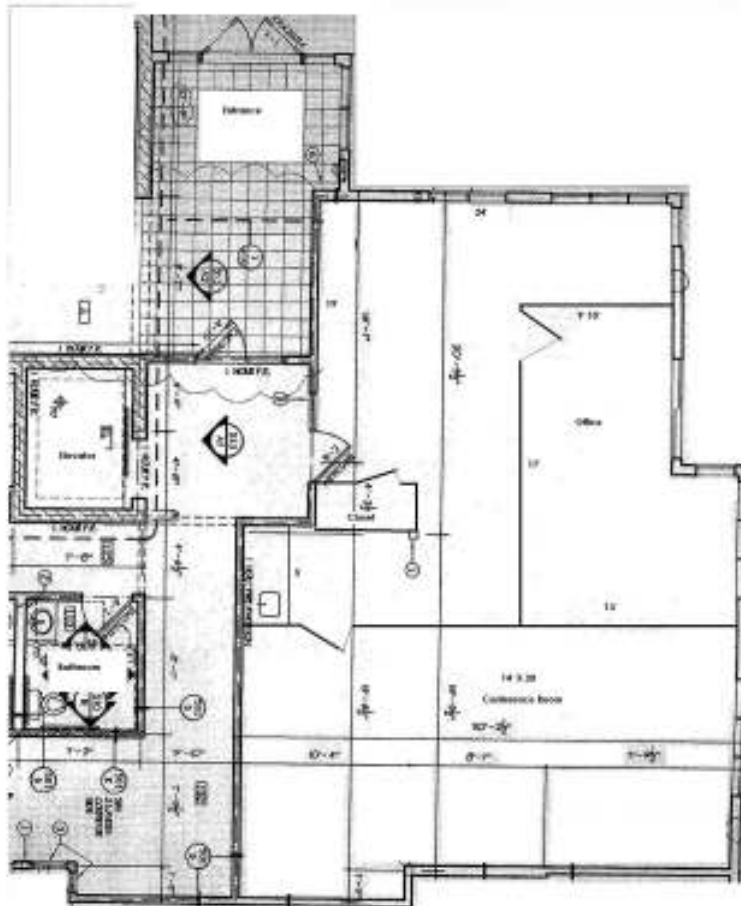
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# Floor Plans

4640 Nicols Road, Eagan, MN 55122



## Suite 101

1,281 rentable sq. ft.

\$1,495/month base rent +  
\$1,051 operating expenses

Executive office, large conference room, kitchenette and reception

Furnished  
Monument Signage  
First Floor near entrance  
Handicap Accessible

