



Office/Showroom For Lease

2915 Waters Rd, Eagan, MN 55121



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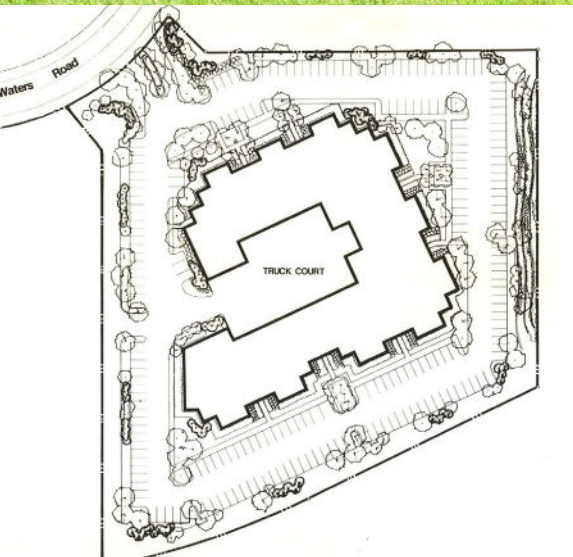
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Property Highlights

- 51,845 square foot high image office showroom
- Premier location in the Waters Business Park
- Glass and brick exterior
- Beautifully landscaped grounds
- Dock and drive-in loading
- 14' clear height in warehouse
- Easy access to Highway 55, I-494, and I-35
- Minutes from the Minneapolis-St. Paul International Airport
- 4.17/1,000 square foot parking ratio
- Fiber available
- Local ownership



Building Information

Building Size 51,845 square feet

Year Built 1989

Acreage 5.14 acres

Parking 4.17/1000

Clear Height 14'

Net Rental Rates Negotiable

Est. CAM & Real Estate Tax \$3.18 per square foot CAM
\$2.51 per square foot Tax
\$5.69 per square foot total

Currently Available

Suite 110 - 6,729 SF

4,597 square feet office

2,132 square feet warehouse

- 1 Drive-In doors

Suite 108 - 6,947 SF

6,145 square feet office

257 square feet tech

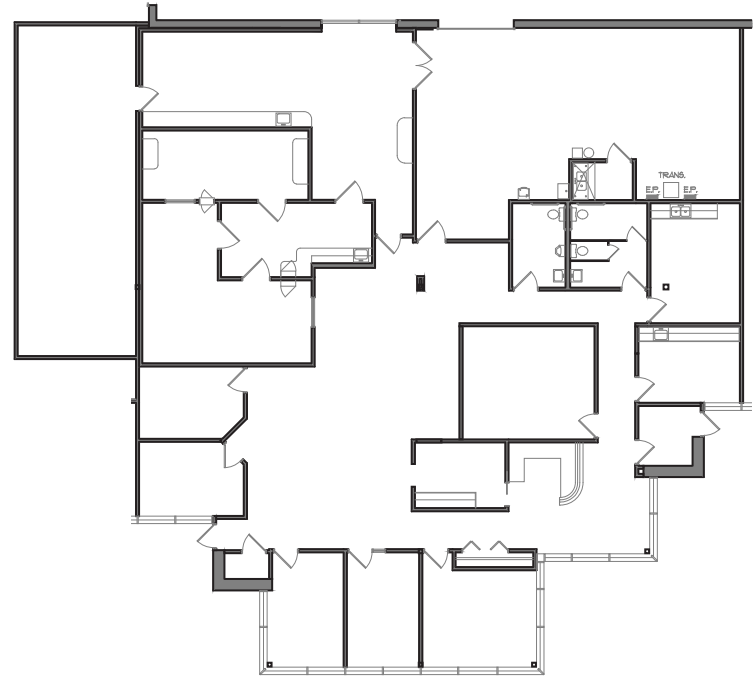
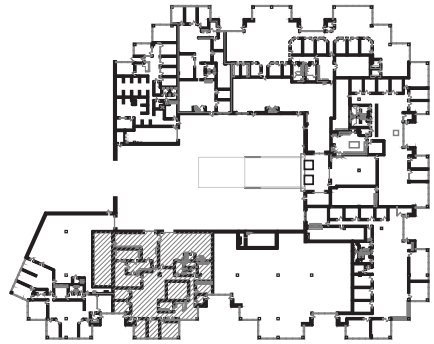
257 square feet warehouse

- 1 Dock door

Floor Plan

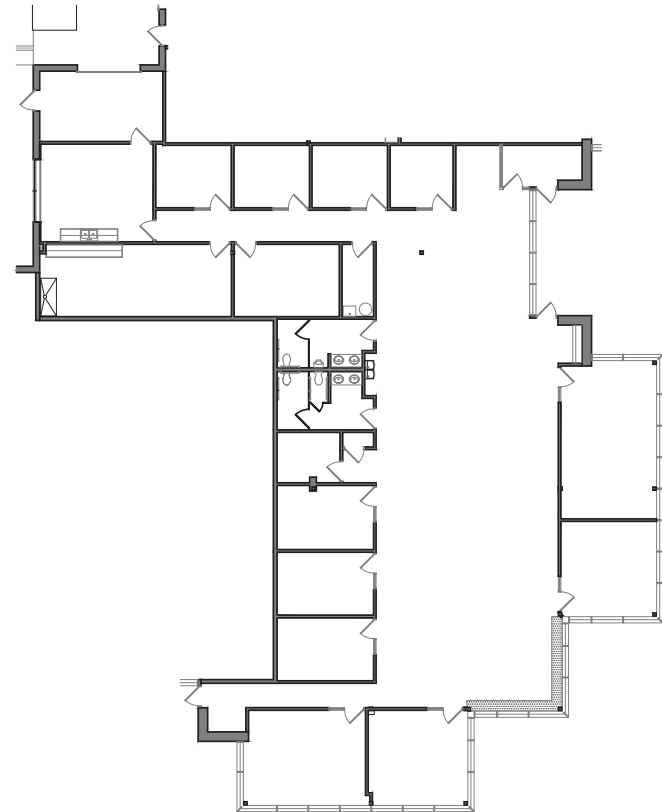
Suite 110

Building Plan



Suite 108

Building Plan



DOWNTOWN MINNEAPOLIS

DOWNTOWN ST. PAUL

MINNEAPOLIS-ST. PAUL INTERNATIONAL AIRPORT

THE WATERS I



MINNESOTA RIVER



TWIN CITIES PREMIUM OUTLETS
A SIMON CENTER



HOBBY LOBBY

HyVee

Cub Foods

Walmart



COSTCO WHOLESALE

Sam's Club

THE HOME DEPOT

L&B

YANKEE DOODLE RD



VIKING LAKES DEVELOPMENT

LONE OAK RD



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