



# Office/Showroom For Lease

2900 Lone Oak Parkway, Eagan MN



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## Property Highlights

- 91,595 square foot high image office showroom
- New roof, asphalt and landscaping since 2018
- Premier corner 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
- 5.74/1,000 square foot parking ratio
- Fiber available

## Building Information

<b>Building Size</b>	91,595 square feet
<b>Year Built</b>	1987
<b>Acreage</b>	11.97 acres
<b>Parking</b>	526 surface stalls
<b>Clear Height</b>	14'
<b>Net Rental Rates</b>	Negotiable
<b>Est. CAM &amp; Real Estate Tax</b>	\$3.02 per square foot CAM \$2.08 per square foot Tax \$5.10 per square foot total

## Currently Available

### Suite 120 - 9,420 square feet

8,596 SF Office

824 SF Warehouse

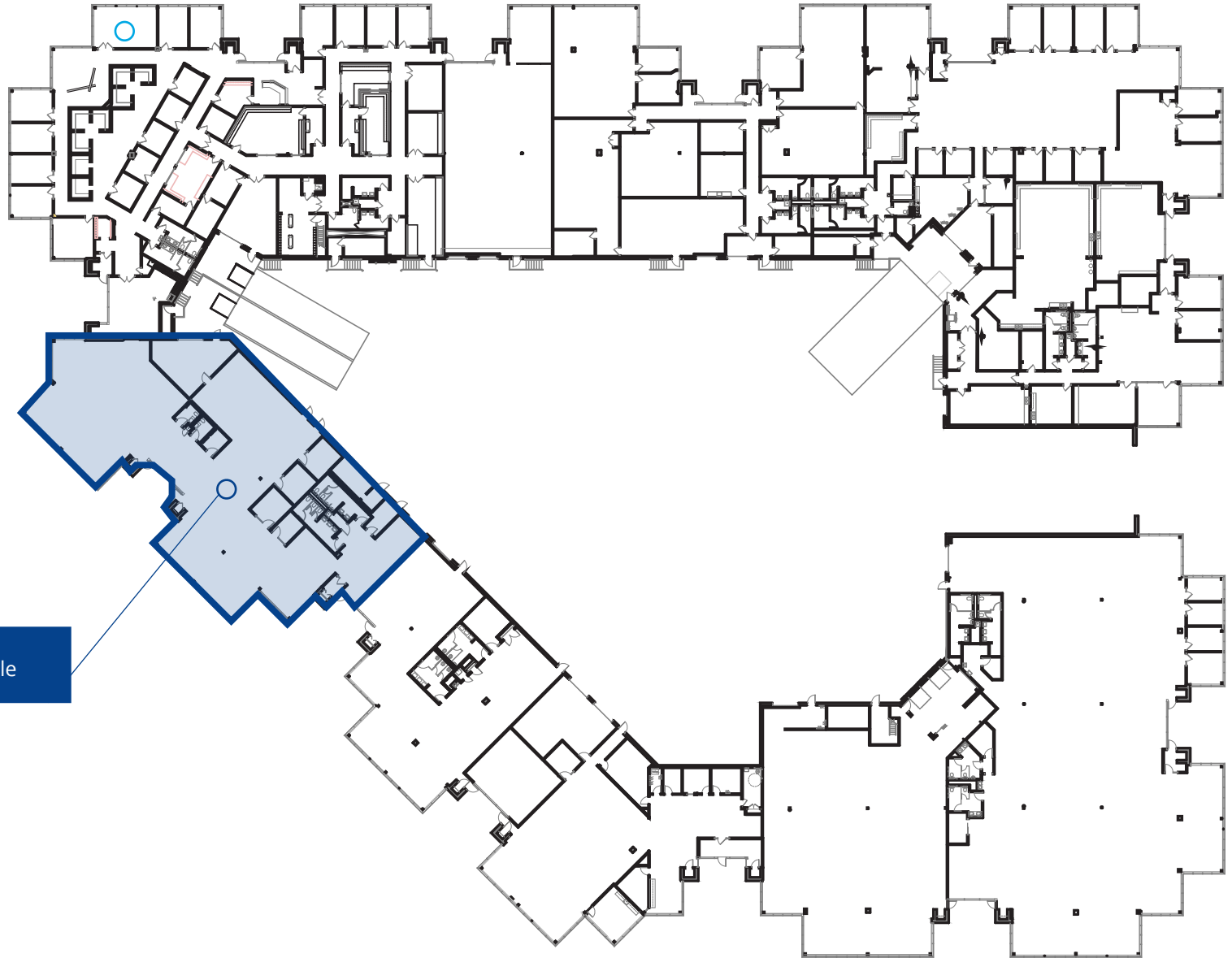
\*Can be demised to 4,500 SF

One (1) Dock door

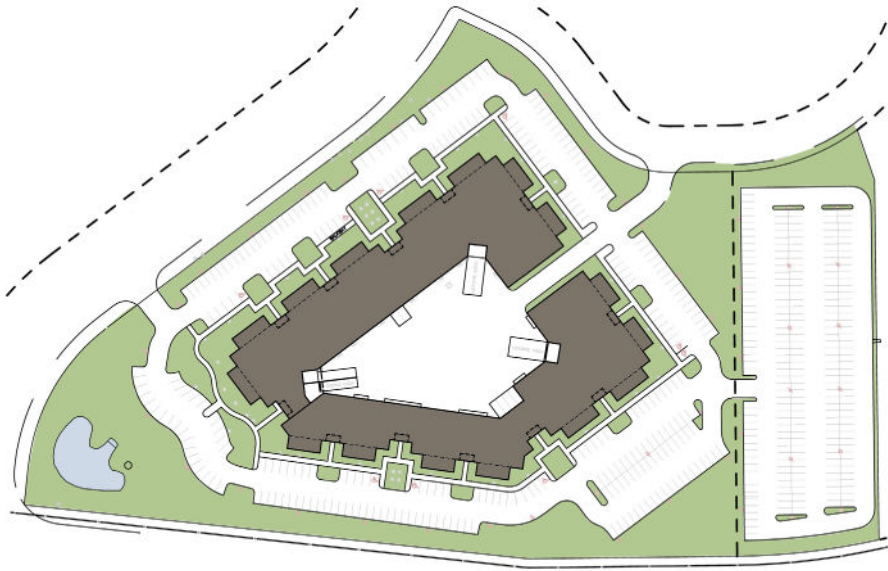
One (1) Drive-in



# Floor Plan - Suite 120



9,420 SF available



**DOWNTOWN MINNEAPOLIS**

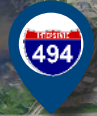
**DOWNTOWN ST. PAUL**

**MINNEAPOLIS-ST. PAUL INTERNATIONAL AIRPORT**

**THE WATERS I**



**TWIN CITIES PREMIUM OUTLETS**  
A BIRSON CENTER



**YANKEE DOODLE RD**



**VIKING LAKES DEVELOPMENT**

**LONE OAK RD**



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