

WATERS

BUSINESS CENTER

WATERS V
2955 LONE OAK DRIVE
EAGAN, MN



19,645 SF
AVAILABLE FOR LEASE



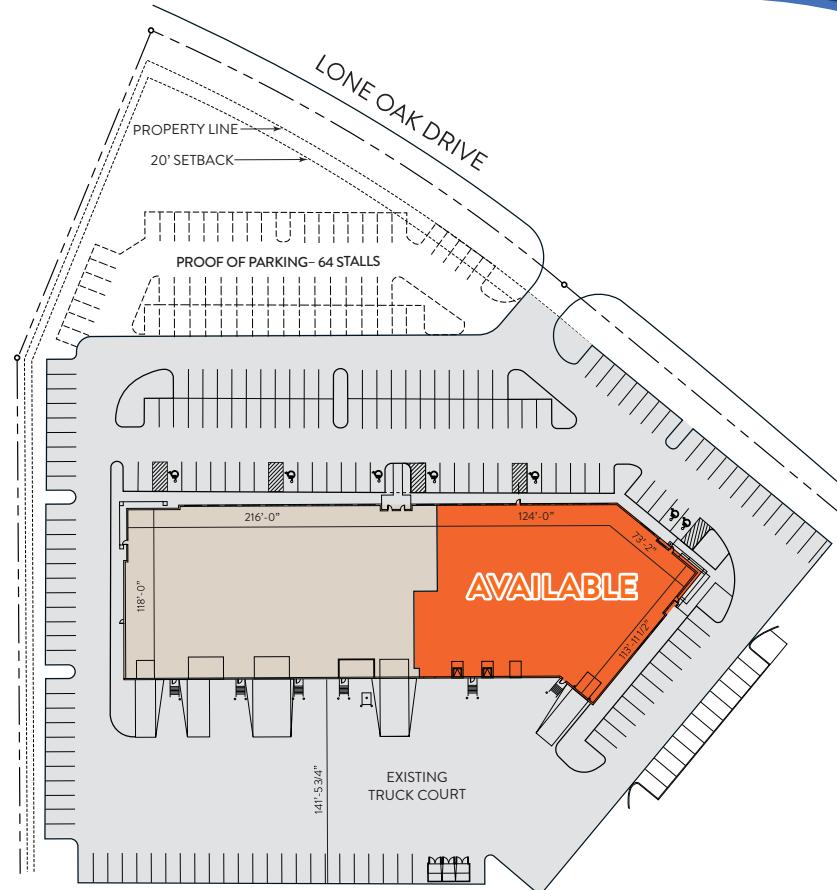
Eric Batiza, SIOR
+1 612 217 5123
eric.batiza@jll.com

Dan Larew, CCIM
+1 612 217 6726
dan.larew@jll.com

Connor Ott
+1 612 217 6741
connor.ott@jll.com

Waters Business Center V

A 44,252 SF office-showroom building located in a six-building business park in Eagan, MN. Featuring close proximity to I-494, I-35E, Highway 149, and Hwy 55, as well as Minneapolis-St. Paul International Airport.



PROPERTY INFORMATION



Clear Height
19'



Available
April 1, 2023



Building Size
44,252 SF



Parking
3.81/1,000 SF



Year Built
2004



Power
250 amp,
600/277 volt,
3-Phase



Loading
3 dock doors
1 drive-in door



Available Space
Suite 180:
19,645 SF Total
5,375 SF Office
14,270 SF Warehouse



Asking Rate
Negotiable



2023 Tax & CAM
\$4.70 / SF

Floor Plan

SUITE 180

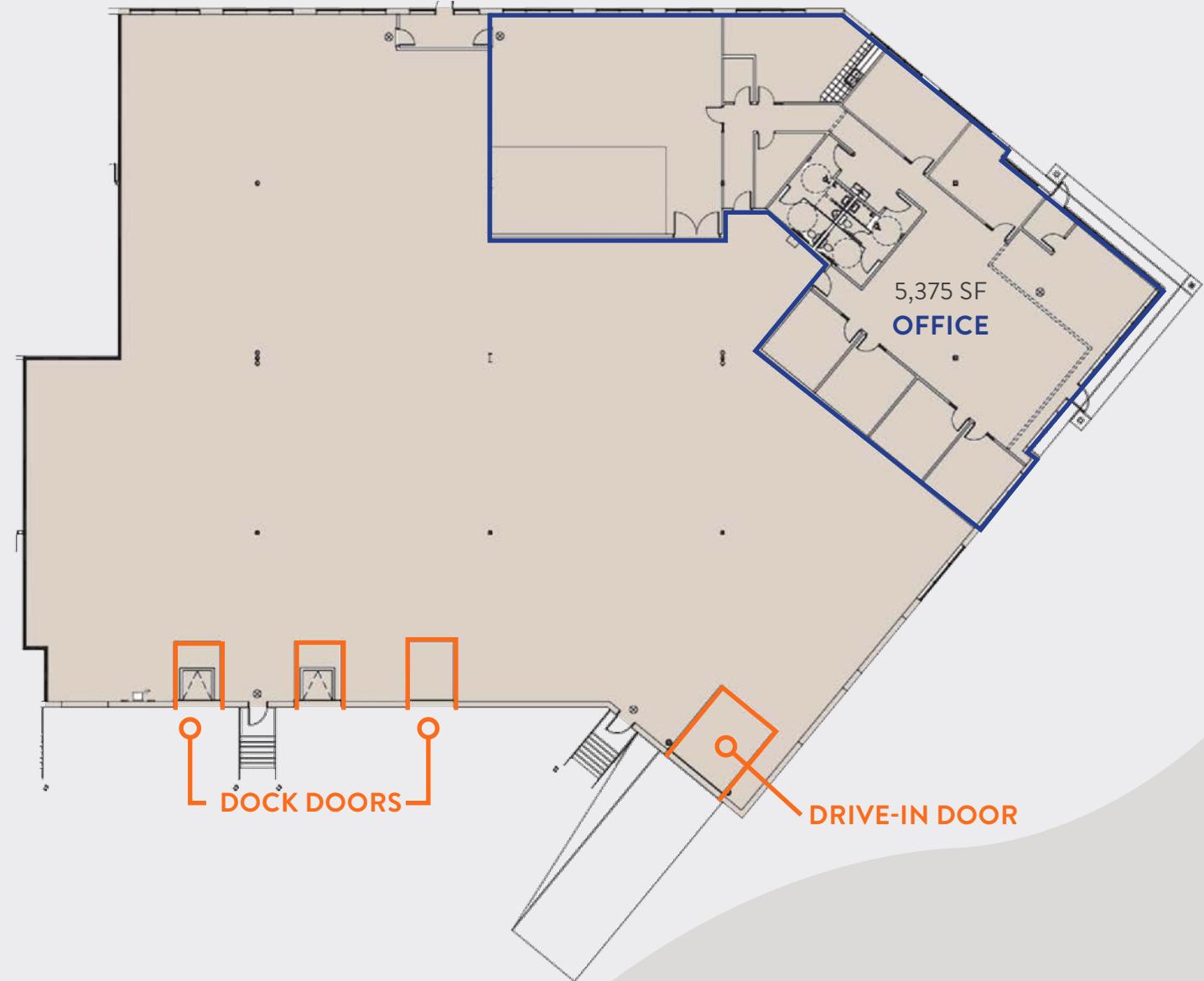


5,375 SF
OFFICE



14,270 SF
WAREHOUSE

19,645 SF
TOTAL



Premier Business Park



The Neighborhood



Prime Location

DEMOGRAPHICS

Within a 10 mile range



TOTAL POPULATION
905,709



TOTAL LABOR FORCE
473,153



AVERAGE
HOUSEHOLD INCOME
\$81,749



MEDIAN AGE
36.8



HIGH SCHOOL GRADUATE/
GED CERTIFICATE
92.7%

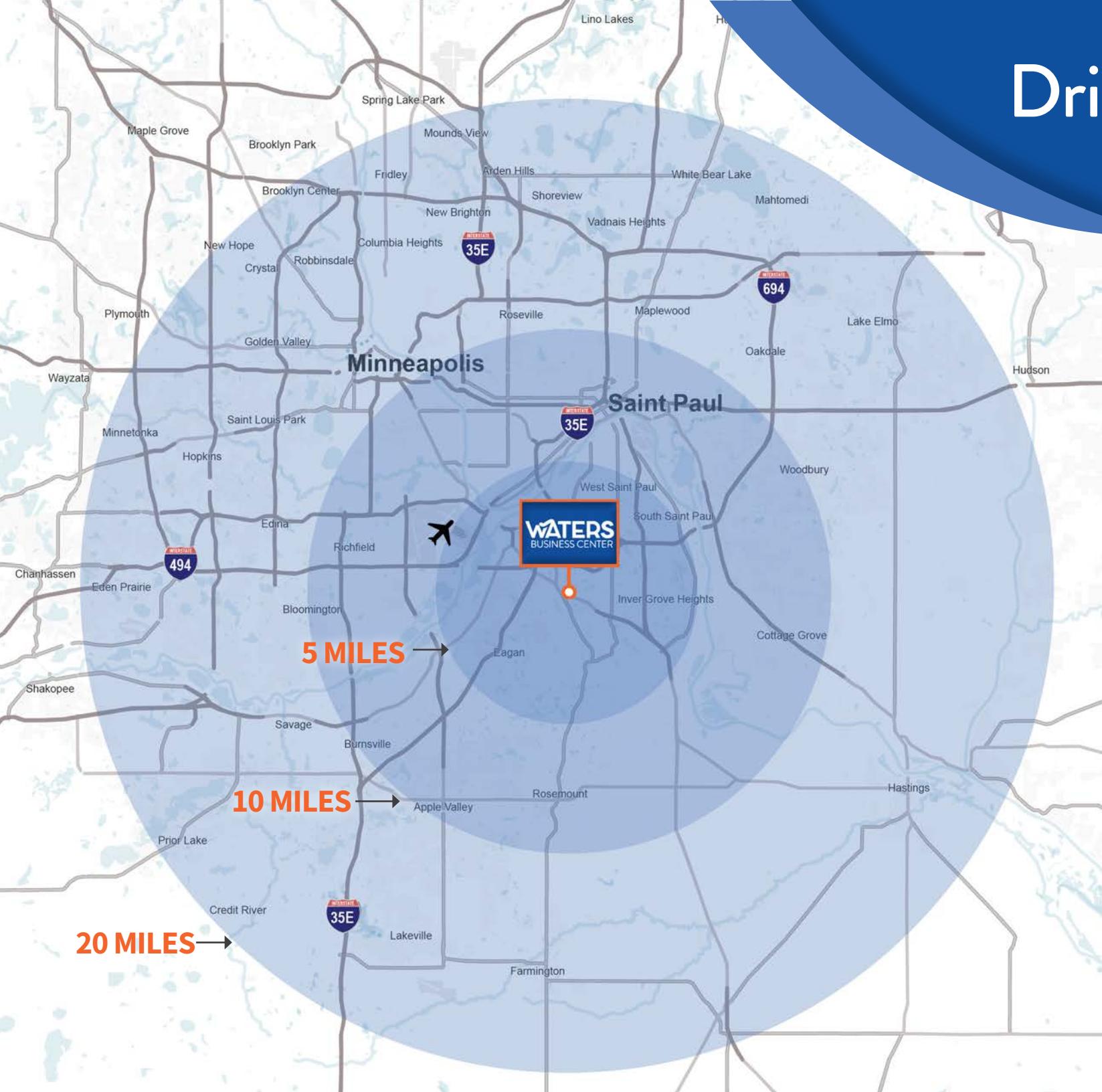


BACHELOR'S DEGREE
47.1%



Strategically located within 2 miles of the I-494/I-35 interchange, Waters Business Center provides access to the metro's south and east arteries.

Drive Times



WATERS BUSINESS CENTER

WATERS V
2955 LONE OAK DRIVE
EAGAN, MN

Leasing Contacts

Eric Batiza, SIOR
Executive Vice President
+1 612 217 5123
eric.batiza@jll.com

Dan Larew, CCIM
Senior Vice President
+1 612 217 6726
dan.larew@jll.com

Connor Ott
Vice President
+1 612 217 6741
connor.ott@jll.com

Locally Owned by

HYDE
DEVELOPMENT

 **Mortenson**



Jones Lang LaSalle Americas, Inc., a licensed real estate broker in 48 states | DISCLAIMER Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2022. Jones Lang LaSalle IP, Inc. All rights reserved.