

WATERS

BUSINESS CENTER

WATERS V
2955 LONE OAK DRIVE
EAGAN, MN



19,645 SF

AVAILABLE FOR LEASE



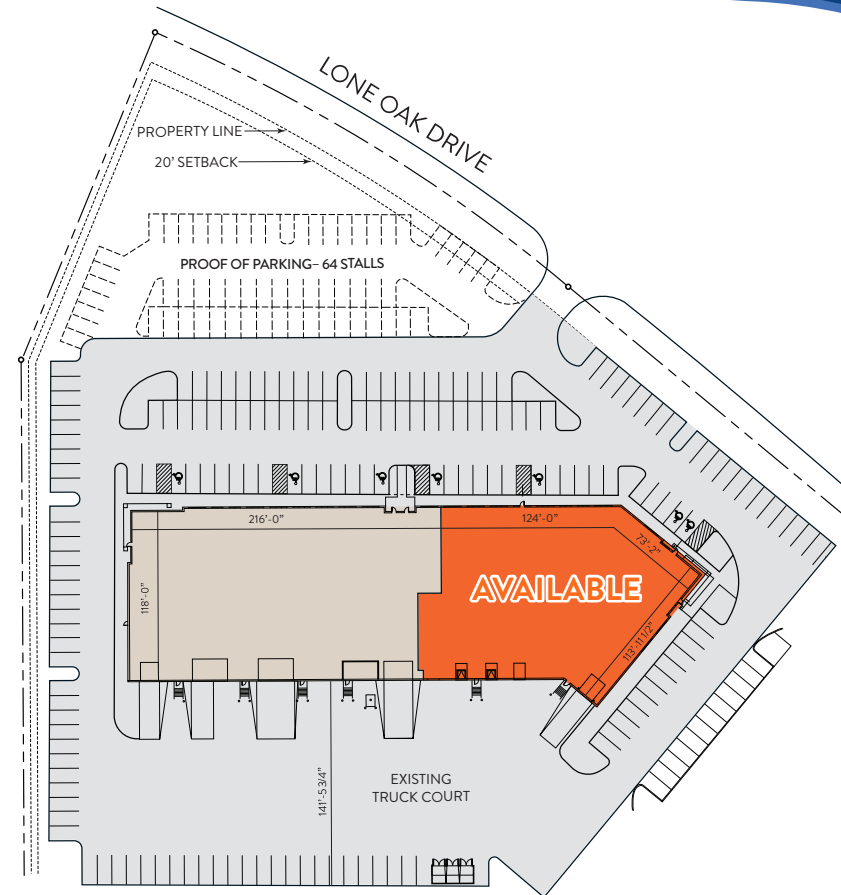
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Waters Business Center V

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



Waters Business Center features extensive access to green space with future planned walking paths throughout the business park.

[illegible]

The Neighborhood

The map illustrates the surrounding area of Eagan Town Centre. Key features include:

- Highways:** Interstate 35E (I-35E) and Interstate 494 (I-494).
- Roads:** Pilot Knob Road, Lexington Avenue South, Dodd Road, Yankee Doodle Road, and Lone Oak Road.
- Landmarks:** Minneapolis-Saint Paul International Airport (top left), Central Park Commons (bottom left), and Eagan Town Centre (bottom center).
- Businesses and Services:**
 - Top Center:** Costco, Caribou Coffee.
 - Center Right:** Waters Business Center, Viking Lakes, Omni Hotels & Resorts.
 - Center Left:** Holiday Inn.
 - Bottom Center:** A large cluster of businesses including KFC, Diner, Applebee's, Kohls, Perkins, and others.
 - Bottom Left:** ZUPAS, HyVee, PIADA, Best Western Hotels & Resorts.
 - Bottom Center:** Sonesta, Sierra, Lunds & Byerlys, Houlihan's, Wild Wings.

The Neighborhood

A map of the Eagan area in Minnesota, highlighting the neighborhood around the Eagan Town Centre. The map features several major highways: Interstate 35E running north-south and Interstate 494 running east-west. Key roads include Pilot Knob Road, Lexington Avenue South, Dodd Road, Yankee Doodle Road, and Lone Oak Road. The Minneapolis-Saint Paul International Airport is located to the northwest. Various businesses and landmarks are marked with logos and names, including: Costco, Caribou Coffee, Sonesta, Hyatt, PIADA, ZUPAS, Central Park Commons, BW Best Western, Eagan Town Centre, Waters Business Center, Viking Lakes, Omni Hotels & Resorts, Holiday Inn, Sierra, Sams, Houlihan's, KFC, Diner, Applebee's, Kohls, Cultures, Perkins, Jamba, and Wild Wings. The map also shows several lakes and water bodies.

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 - Bottom Center:** Sonesta, SIERRA, KFC, Diner, Applebee's, Kohls, Cultures, Perkins, Jimmy John's.
 - Bottom Right:** Lunds & Byerlys, Houlihan's, Wild Wings.

[illegible]

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 - Center:** Holiday Inn, Sonesta, Sierra, Sams Club.
 - Bottom Center:** A large cluster of businesses including KFC, Diner, Applebee's, Kohls, Perkins, and others.
 - Bottom Left:** Best Western Hotels & Resorts.
 - Left Side:** ZUPAS, HyVee, PIADA.

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The Neighborhood

The map illustrates the Eagan neighborhood, highlighting its strategic location relative to major transportation routes and commercial hubs. Key features include:

- Transportation:** Interstates 35E and 494, along with local roads like Pilot Knob Road, Lexington Avenue South, Dodd Road, Yankee Doodle Road, and Lone Oak Road.
- Landmarks:** Minneapolis-Saint Paul International Airport, Eagan Town Centre, Central Park Commons, and Waters Business Center.
- Hotels:** Holiday Inn, Sonesta, Best Western, and Omni Hotels & Resorts.
- Retail & Dining:** Costco, Caribou Coffee, ZUPAS, HyVee, PIADA, KFC, Diner, Kohls, and various other businesses.

[illegible]

The Neighborhood

This map illustrates the surrounding area of Eagan Town Centre. Key features include:

- Highways:** Interstate 35E (I-35E) and Interstate 494 (I-494) are shown as major thoroughfares.
- Roads:** Pilot Knob Road, Lexington Avenue South, Dodd Road, and Yankee Doodle Road are labeled.
- Landmarks:** The Minneapolis-Saint Paul International Airport is located to the northwest.
- Businesses and Retailers:** Several clusters of businesses are highlighted with orange boxes:
 - Top Center:** Costco, Caribou Coffee, and other local businesses.
 - Left Side:** ZUPAS, HyVee, and PIADA.
 - Bottom Center:** A large cluster including KFC, Diner, Applebee's, Kohls, and others.
 - Right Side:** Waters Business Center and Viking Lakes.
- Hotels:** Holiday Inn, Sonesta, and Best Western are marked.
- Parks:** Central Park Commons is located near the bottom left.

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 - Right Side:** Waters Business Center and Viking Lakes.
- Hotels:** Holiday Inn, Sonesta, and Best Western are marked.
- Parks:** Central Park Commons is located near the bottom left.

The Neighborhood

The map illustrates the Eagan neighborhood, highlighting its strategic location near the Minneapolis-Saint Paul International Airport and major transportation routes. Key features include:

- Transportation:** Interstates 35E and 494, and local roads like Pilot Knob Road, Lexington Avenue South, Dodd Road, Yankee Doodle Road, and Lone Oak Road.
- Landmarks:** Minneapolis-Saint Paul International Airport, Eagan Town Centre, Central Park Commons, and Waters Business Center.
- Hotels:** Holiday Inn, Sonesta, Best Western, and Omni Hotels & Resorts.
- Retail & Dining:** Costco, Caribou Coffee, ZUPAS, HyVee, PIADA, KFC, Diner, Kohls, and various other businesses.

The Neighborhood

A map of the Eagan area in Minnesota, highlighting major roads and key locations. The map features Interstate 35E running vertically and Interstate 494 running horizontally. Other roads shown include Pilot Knob Road, Lexington Avenue South, Dodd Road, Yankee Doodle Road, and Lone Oak Road. Key landmarks include the Minneapolis-Saint Paul International Airport to the northwest, Central Park Commons to the southwest, and Eagan Town Centre to the south. Several business centers are marked with orange boxes: Waters Business Center (near Dodd Road and Lone Oak Road), a cluster including ZUPAS, HyVee, and PIADA (near Central Park Commons), and a large cluster including KFC, Diner, Kohls, and others (near Eagan Town Centre). Hotels such as Holiday Inn, Sonesta, and Best Western are also indicated. The map is overlaid with a blue wavy graphic in the top right corner.

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%



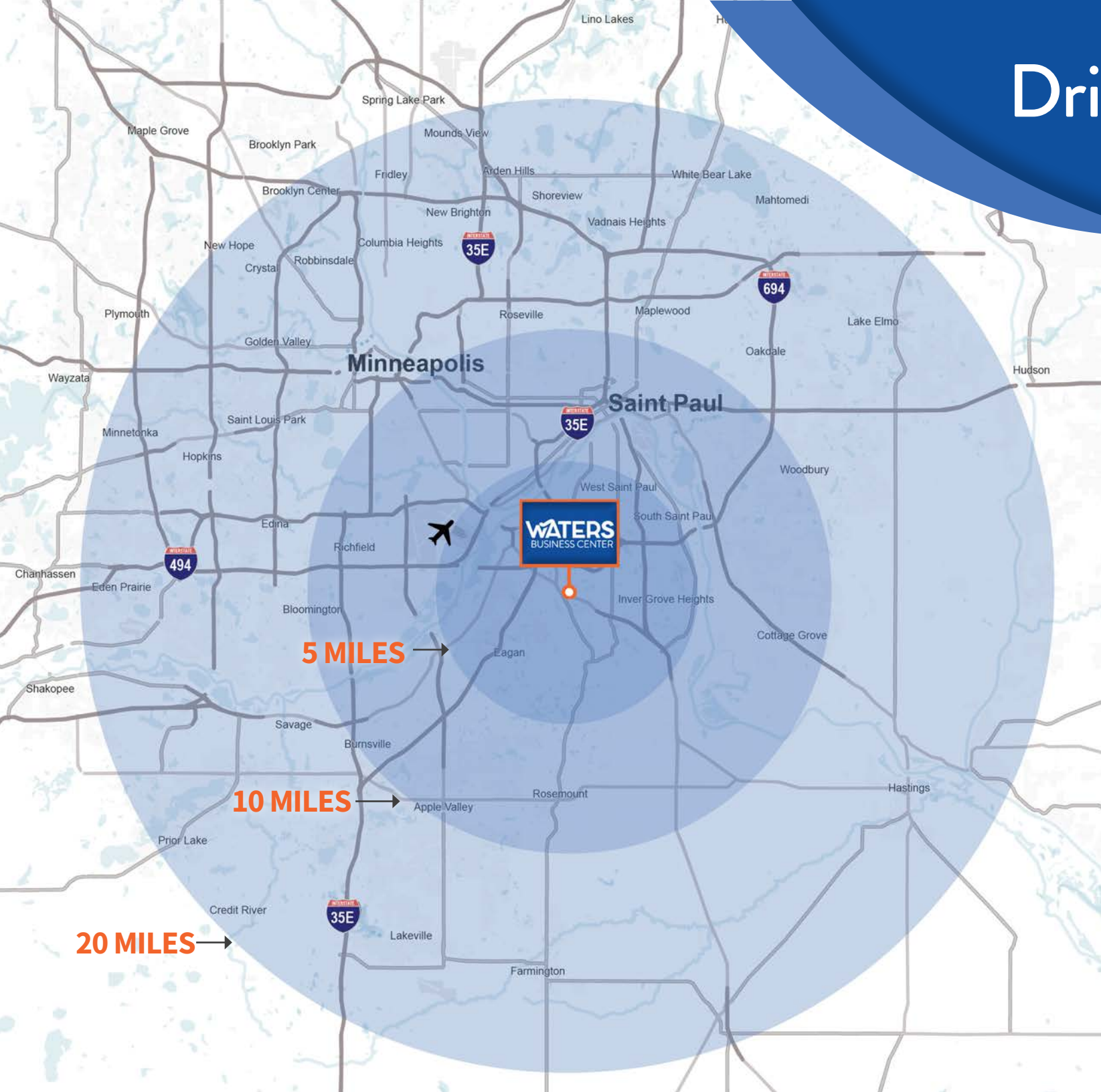
BACHELOR'S DEGREE

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



4

MINUTES
to I-494/I-35E

15

MINUTES
to Downtown St. Paul, MN

10

MINUTES
to Minneapolis–St. Paul
International Airport

20

MINUTES
to Downtown Minneapolis, MN

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