



Owned by  
**ARDEN** | LOGISTICS  
PARKS



# Office/Industrial Space for Lease

## Evan Molde

Associate Vice President  
+1 952 897 7776  
evan.molde@colliers.com

1600 Utica Avenue S Ste 300  
St. Louis Park, MN 55416  
P: +1 952 897 7700  
colliers.com

## Oakview Business Center II 1325 Eagandale Court, Eagan, MN

### Building Amenities

- > 71,828 SF industrial building
- > 17' clear height
- > Fully sprinklered
- > Custom designed spaces
- > Convenient access to I-494, I-35E, Hwy 55 & Hwy 52
- > Close proximity to area shopping & dining
- > Ample tenant & visitor parking
- > Five minutes from MSP International Airport

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# For Sublease

## Oakview Business Center II

### Property Address:

1325 Eagandale Court | Eagan, MN

### Currently Available:

Suite 100:

6,140 SF Total

3,737 SF Office

2,403 SF Warehouse

• One (1) Dock

• One (1) Drive-in

### Year Built:

1985

### Clear Height:

17'

### Lease Rates:

Negotiable

### Sublease Expiration:

August 31, 2027

### 2026 Est CAM & RE Tax:

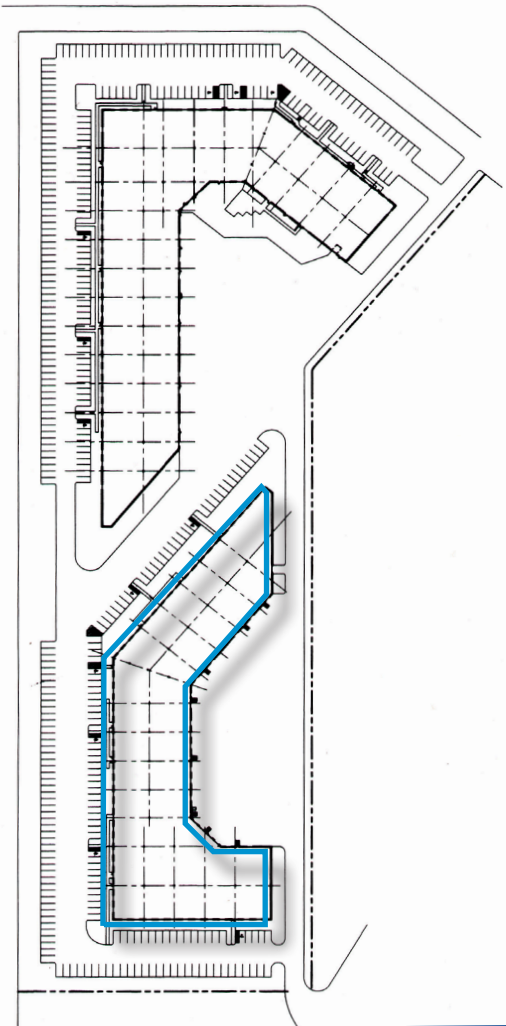
\$2.30 PSF CAM

\$2.02 PSF RE Taxes

\$4.32 PSF Total

### Building Square Feet:

71,828 square feet total



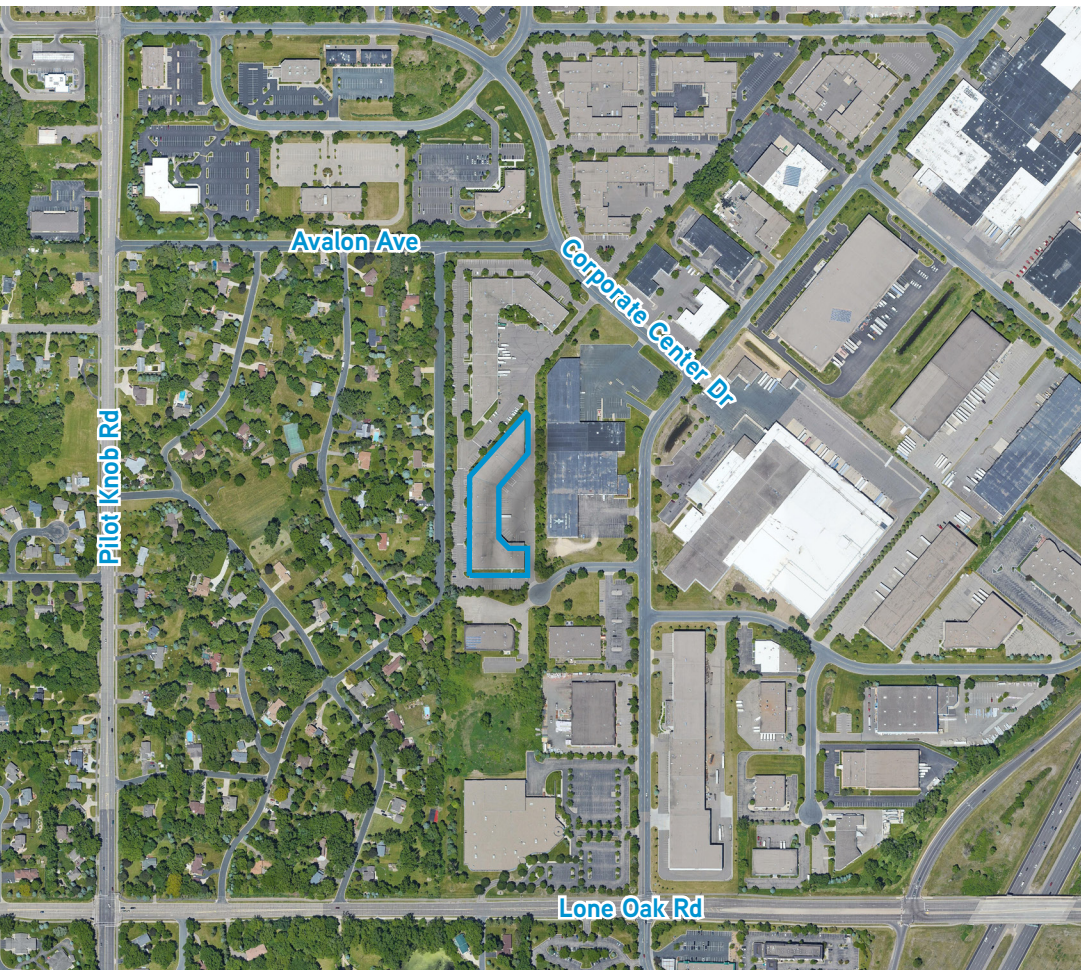
### Contact:

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### Colliers

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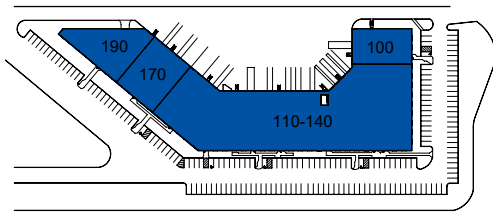
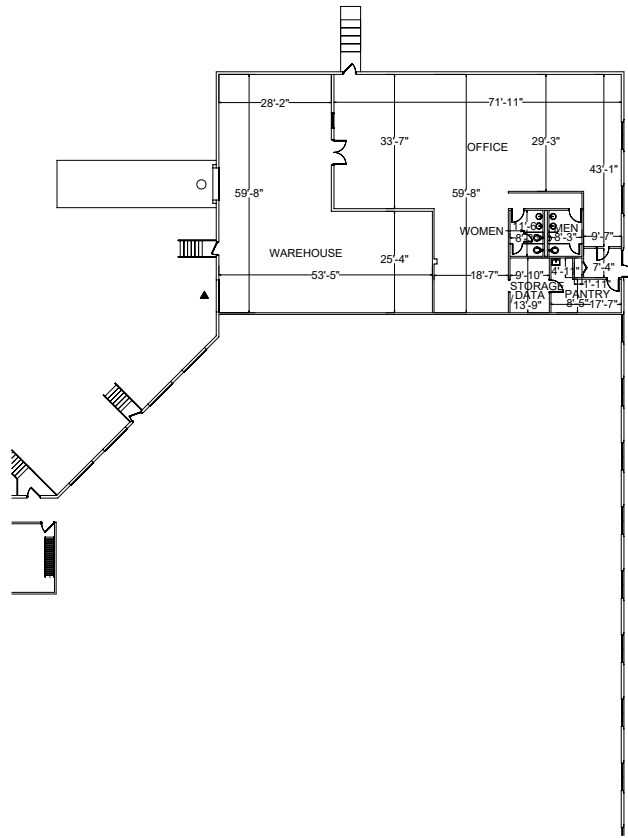
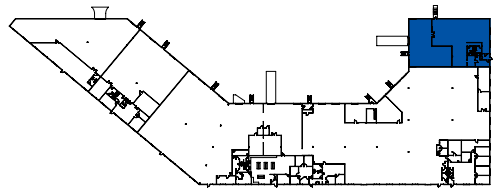
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**SUITE DATA:**

OFFICE AREA	3,737
WAREHOUSE AREA	2,403
<b>TOTAL SUITE AREA</b>	<b>6,140</b>

CLEAR HEIGHT	N/A
○ GRADE LEVEL DOORS	1
▲ DOCK HIGH DOORS	1

**SITE KEY PLAN:****BUILDING KEY PLAN:**

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Oakview Business Center II  
1325 Eagandale Court  
Eagan, MN 55121

Bldg. 1325  
STE 100

[www.ardenlogisticsparks.com](http://www.ardenlogisticsparks.com)

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