

FOR LEASE

Owned and Operated by



Eagandale Business Campus I

1301 Corporate Center Drive, Eagan, MN

2,192 - 14,036 SF



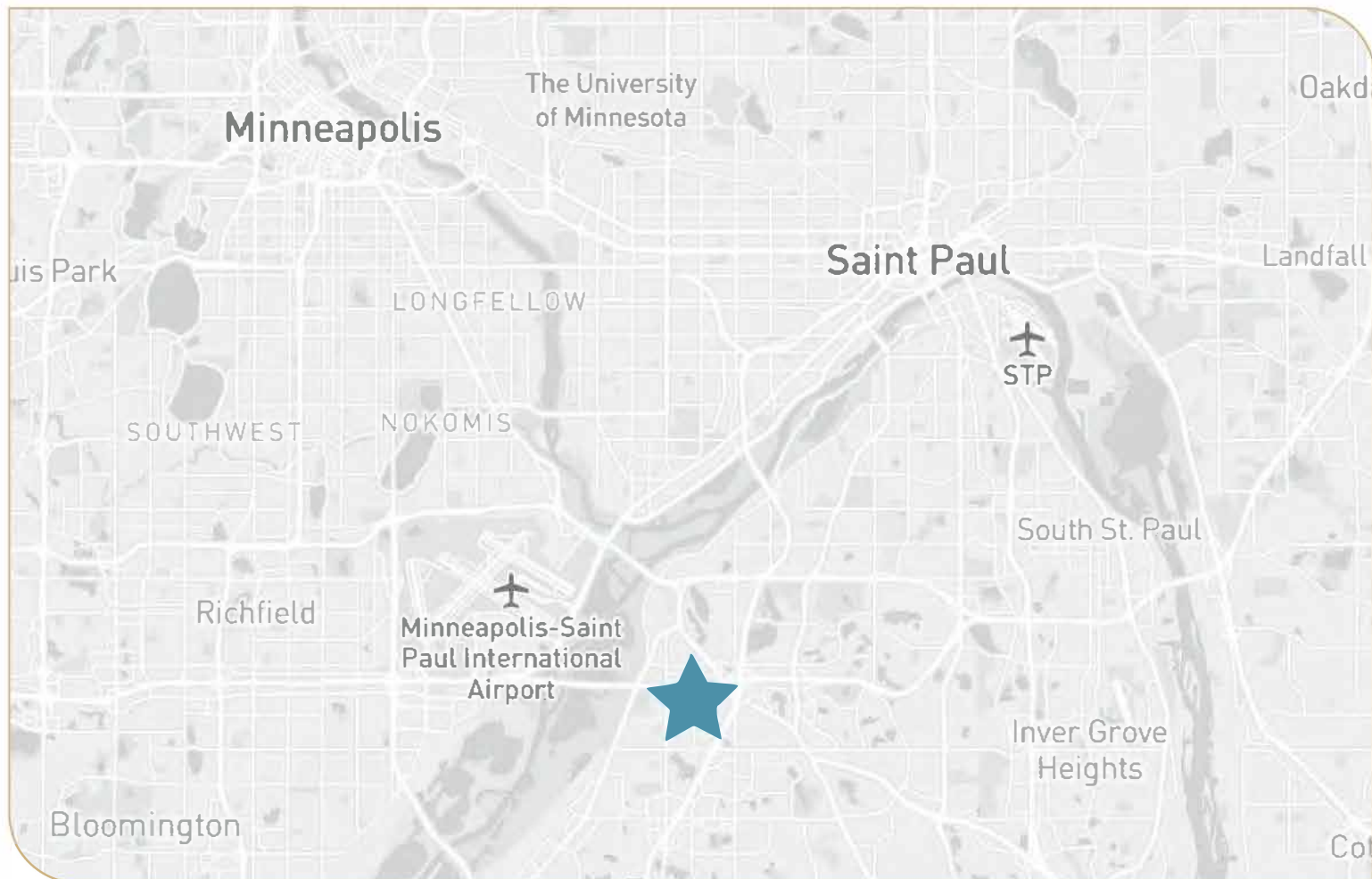
**LEASING INFO
& CONTACT**

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CBRE

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



Features

Freeway Access: I-35E and I-494

Total Building : 61,778 SF

Lot Size: 4.67 acres

Year Built: 1984

Construction: Brick/Block

Parking:1.4/1,000

Clear Height: 14'

Power: 208 volt, 3-phase

Drive-in loading available

Rental Rates: Negotiable

2025 Tax/Cam: \$4.57 PSF

Suite 117

Total: 5,237 SF

Office: 1,375 SF

Warehouse: 3,862 SF

Loading: 4 drive-in doors

Suite 165

Total: 2,192 SF

Office: 2,192 SF

*Landlord will demo office space

Suite 165 - 175

Total: 14,036 SF

Office: 11,166 SF

Warehouse: 2,870 SF

Loading: 1 dock, 1 drive-in

Suite 170

Total: 5,544 SF

Office:5,544 SF

Suite 175

Total: 6,300 SF

Office: 3,430 SF

Warehouse: 2,870 SF

Loading: 1 dock, 1 drive-in



