



BLUE WATER II

2775 Blue Water Road
Eagan, MN 55121

OFFERING MEMORANDUM

BLUE WATER II

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EAGAN, MN 55121

EXCLUSIVELY PRESENTED BY:



MORGAN KAVANAUGH

Broker

Mobile: 952-767-1276

morgan@walleyebrokerage.com

License #: 40738083

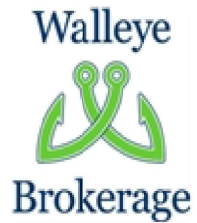


**CHRISTOPHER
JOHNSTON**

Direct: 952-767-1276

chris@walleyebrokerage.com

License #: 40747442



**WALLEYE BROKERAGE,
LLC**

7300 Metro Boulevard, Suite 300
Edina, MN 55439

Office: 952-767-1276

www.walleyebrokerage.com

Built By: www.crebuilder.com



INVESTMENT SUMMARY

Walleye Brokerage, LLC is pleased to present the opportunity to purchase an exclusive portfolio investment opportunity, Blue Water I and Blue Water II. The properties are ideally located adjacent to Interstate 35 and 494 in Eagan's premier business district. Quick access to downtown Minneapolis and St. Paul, MSP International Airport, Mall of America and much more.

Blue Water II consists of a 29,940 Square Foot, 100% occupied, single tenant office building. Built in 2007, the property is a two story building with underground parking and 92 additional parking spaces surrounding the building. The building also contains a reception/lobby area, private offices, bull-pen office space, conference rooms, breakroom, vending area, training room, restrooms, and utility room. Blue Water I is a short drive away at 2905 Lexington Avenue S. and is 95% occupied by a mix of local and national tenants.



PROPERTY SUMMARY

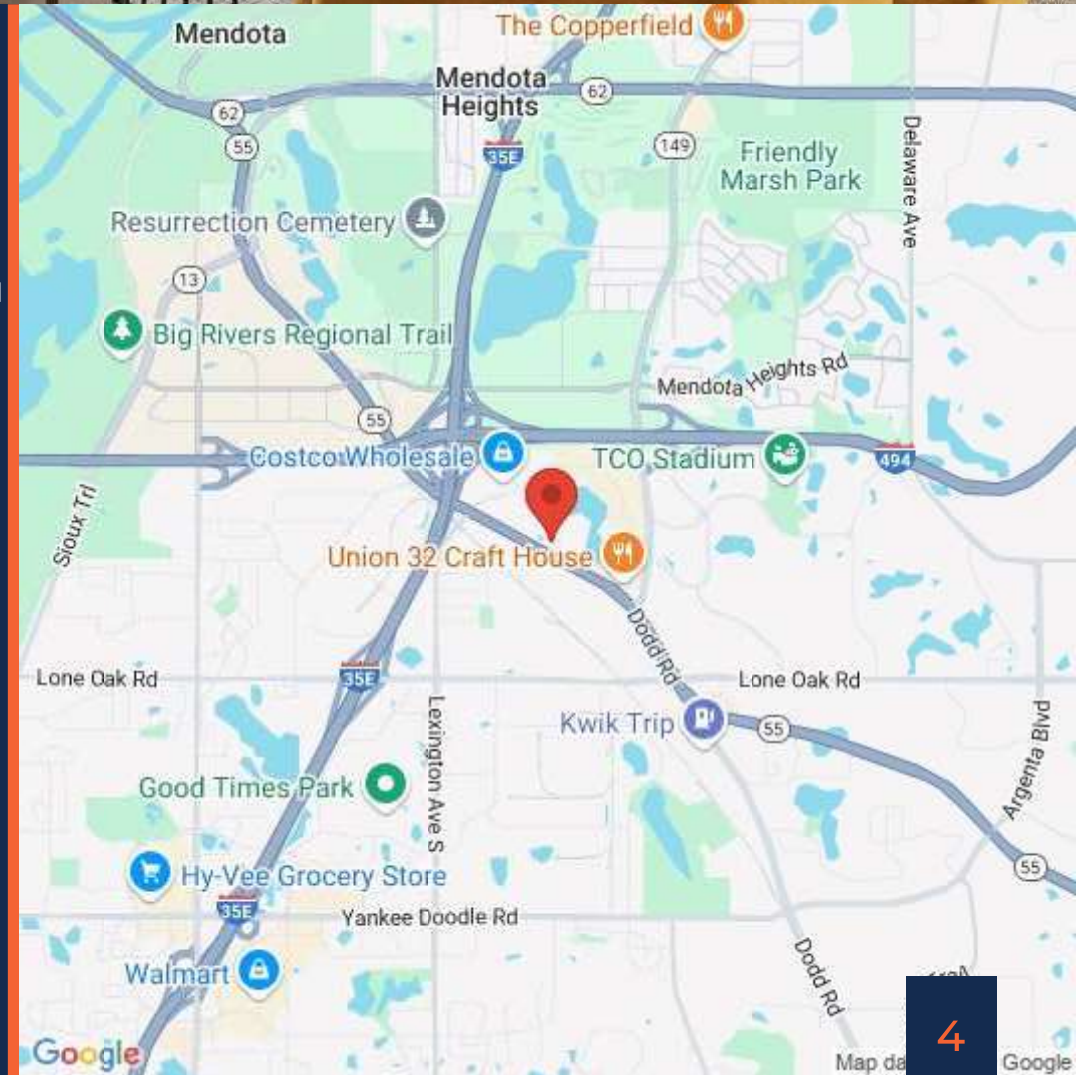
Offering Price	\$15,500,000.00
Building SqFt	29,940 SqFt
Year Built	2007
Lot Size (SF)	73,616.00 SqFt
Parcel ID	10-71375-01-030
Zoning Type	Commercial
County	Dakota
Frontage	321.00 Ft
Coordinates	44.856203,-93.136944





INVESTMENT HIGHLIGHTS

- Strong tenant with global brand recognition, over \$38B in annual revenue and S & P rating of A-.
- Stable income stream with built-in rent escalations of 2.5% annually and two additional five year option terms.
- High-quality construction with modern finishes and functional layout.
- Adjacent to biking and walking trails.
- Favorable tax assessment and equitable valuation.





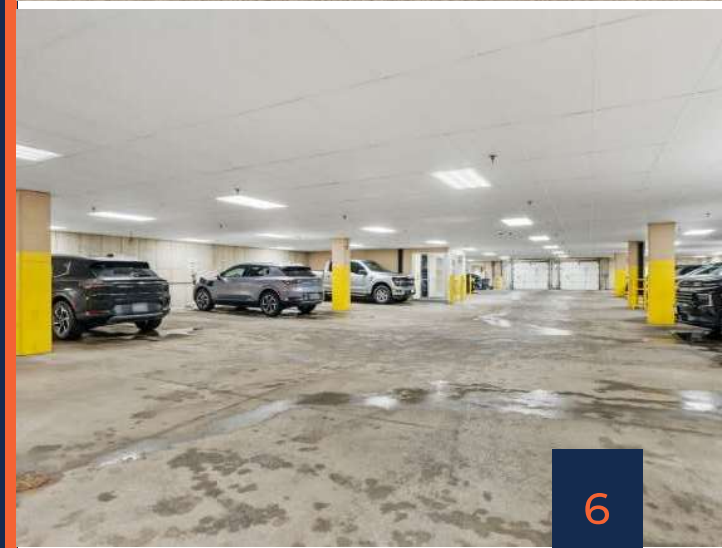
2775

Enterprise Mobility



LOCATION HIGHLIGHTS

- 100% occupied by single tenant.
- Recently renovated.
- Underground parking area featuring 23 spaces and 115 exterior parking spaces for ratio of 5.52.
- Direct visibility from State Highway 55 with 321 feet of road frontage.
- Minutes from Interstate 35 and 494 and a short distance to the Minneapolis-St. Paul Airport and Minnesota Viking Headquarters.



RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO	NOTES
Blue Water II	Enterprise Rent-A-Car	20,000	\$376,400.00	\$18.82		06/05/2006	5/31/2033	
Blue Water I	Elyon, LLC dba Union Fitness	6,178	\$39,786.32	\$6.44		01/01/2019	12/31/2027	
Blue Water I	Caliber Holding Corporation	22,991	\$173,352.14	\$7.54		07/01/2016	09/30/2031	
Blue Water I	Enterprise Rent-A-Car	15,644	\$425,829.68	\$27.22		03/07/2014	11/30/2029	
	Total Occupied	64813	\$1,015,368.14					
	TOTAL	64813	\$1,015,368.14		\$0.00			

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$15,500,000.00
Price PSF	\$239.15
In Place NOI	\$1,015,368.14
In Place Cap Rate	6.55%
Year 1 NOI	\$1,015,368.14
Year 1 Cap Rate	6.55%
Year 1 Leveraged Cash / Cash Return	6.55%

GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	06/18/2025
Market Rent/SF	\$0.00

EXIT



TENANT PROFILES



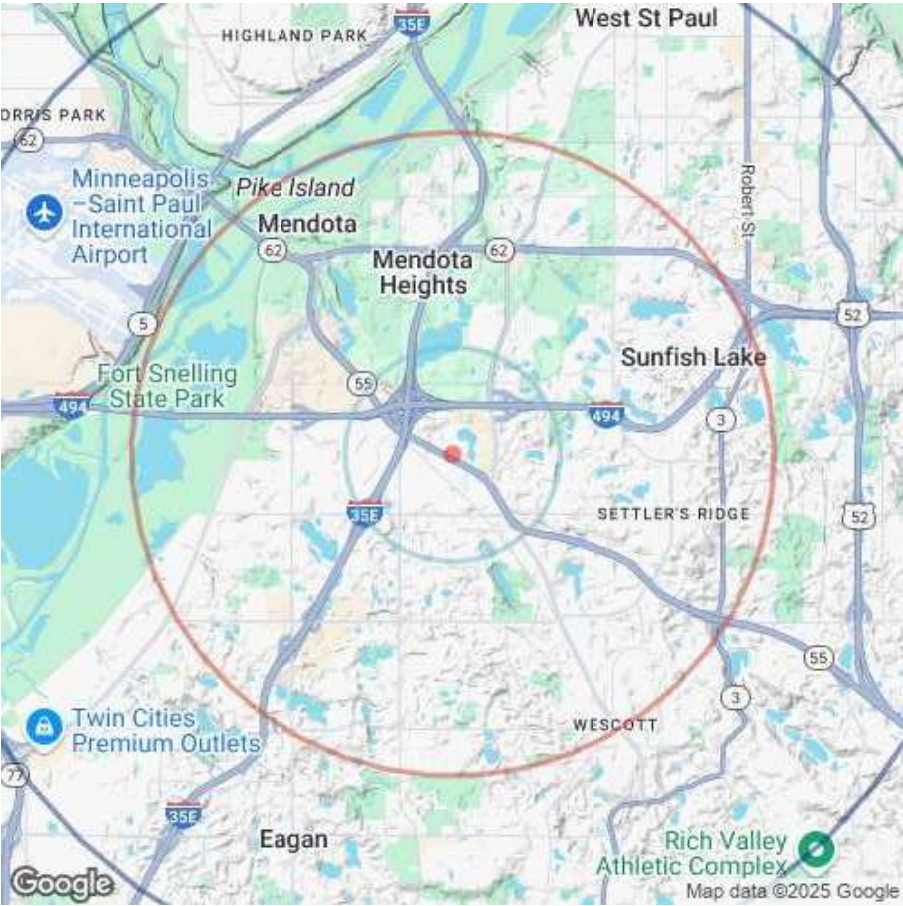
Enterprise Rent-A-Car

Enterprise Rent-A-Car, owns nearly 1.85 million cars and trucks and is the largest car rental service provider in the world measured by revenue and fleet. The corporation generated over \$38 billion in global revenue in their 2024 fiscal year and has been granted a long-term credit rating of A- by Standard & Poor's.

DEMOGRAPHICS

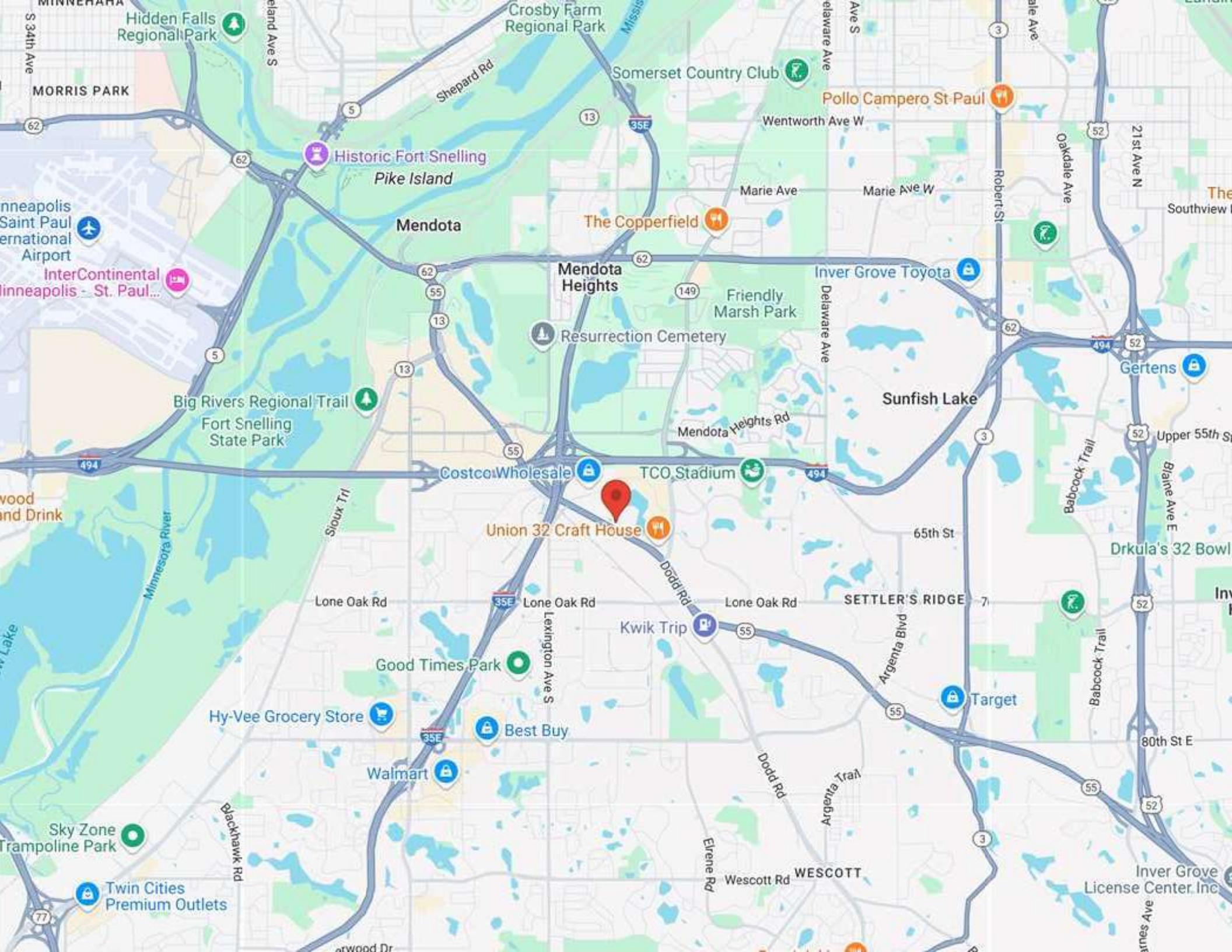
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	997	33,023	135,980
2010 Population	892	33,065	139,570
2024 Population	1,634	39,222	153,703
2029 Population	1,853	40,051	155,561
2024-2029 Growth Rate	2.55 %	0.42 %	0.24 %
2024 Daytime Population	10,327	68,262	180,392

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	18	745	3,837
\$15000-24999	16	517	3,325
\$25000-34999	37	777	3,677
\$35000-49999	30	1,352	5,830
\$50000-74999	49	2,153	9,968
\$75000-99999	106	2,219	9,041
\$100000-149999	118	2,922	11,833
\$150000-199999	96	1,976	7,532
\$200000 or greater	191	3,716	10,488
Median HH Income	\$ 127,039	\$ 105,082	\$ 90,373
Average HH Income	\$ 173,928	\$ 149,088	\$ 126,816



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	397	12,782	54,758
2010 Total Households	388	13,655	58,338
2024 Total Households	661	16,377	65,533
2029 Total Households	744	16,798	66,923
2024 Average Household Size	2.47	2.38	2.31
2024 Owner Occupied Housing	456	9,923	40,147
2029 Owner Occupied Housing	467	10,054	40,784
2024 Renter Occupied Housing	205	6,454	25,386
2029 Renter Occupied Housing	277	6,744	26,139
2024 Vacant Housing	30	678	2,907
2024 Total Housing	691	17,055	68,440





CITY OF EAGAN

COUNTY DAKOTA

AREA

CITY 33.5 SQ MI

LAND 31.2 SQ MI

WATER 2.3 SQ MI

ELEVATION 958 FT

POPULATION

POPULATION 68,855

ESTIMATE (2022) 67,534

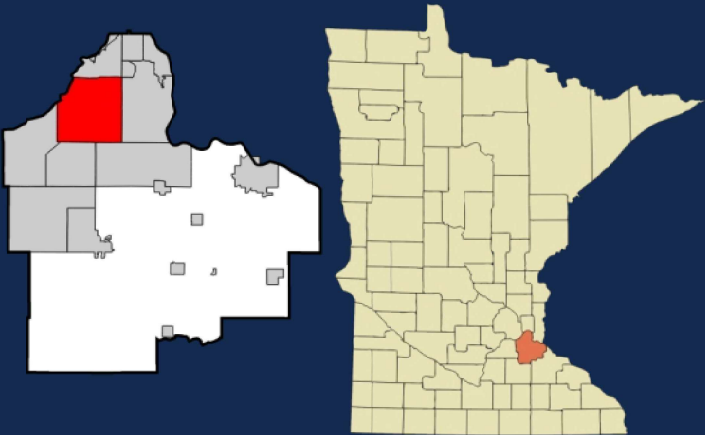
RANK 13

DENSITY 2,208.31 SQ MI



ABOUT EAGAN

Eagan (EE-Gin) is a city in Dakota County, Minnesota, United States. It is south of Saint Paul and lies on the south bank of the Minnesota River, upstream from its confluence with the Mississippi River. Eagan and the other nearby suburbs form the southern section of the Minneapolis–Saint Paul area.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from WALLEYE BROKERAGE, LLC and it should not be made available to any other person or entity without the written consent of WALLEYE BROKERAGE, LLC.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to WALLEYE BROKERAGE, LLC. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. WALLEYE BROKERAGE, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, WALLEYE BROKERAGE, LLC has not verified, and will not verify, any of the information contained herein, nor has WALLEYE BROKERAGE, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE WALLEYE BROKERAGE, LLC ADVISOR FOR MORE DETAILS.

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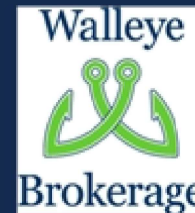


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