

**FOR LEASE**

Owned and Operated by  **LINK**

# ARMSTRONG BUSINESS CENTER II

980 Lone Oak Rd, Eagan, MN 55121

**29,247 SF**



**LEASING INFO  
& CONTACT**

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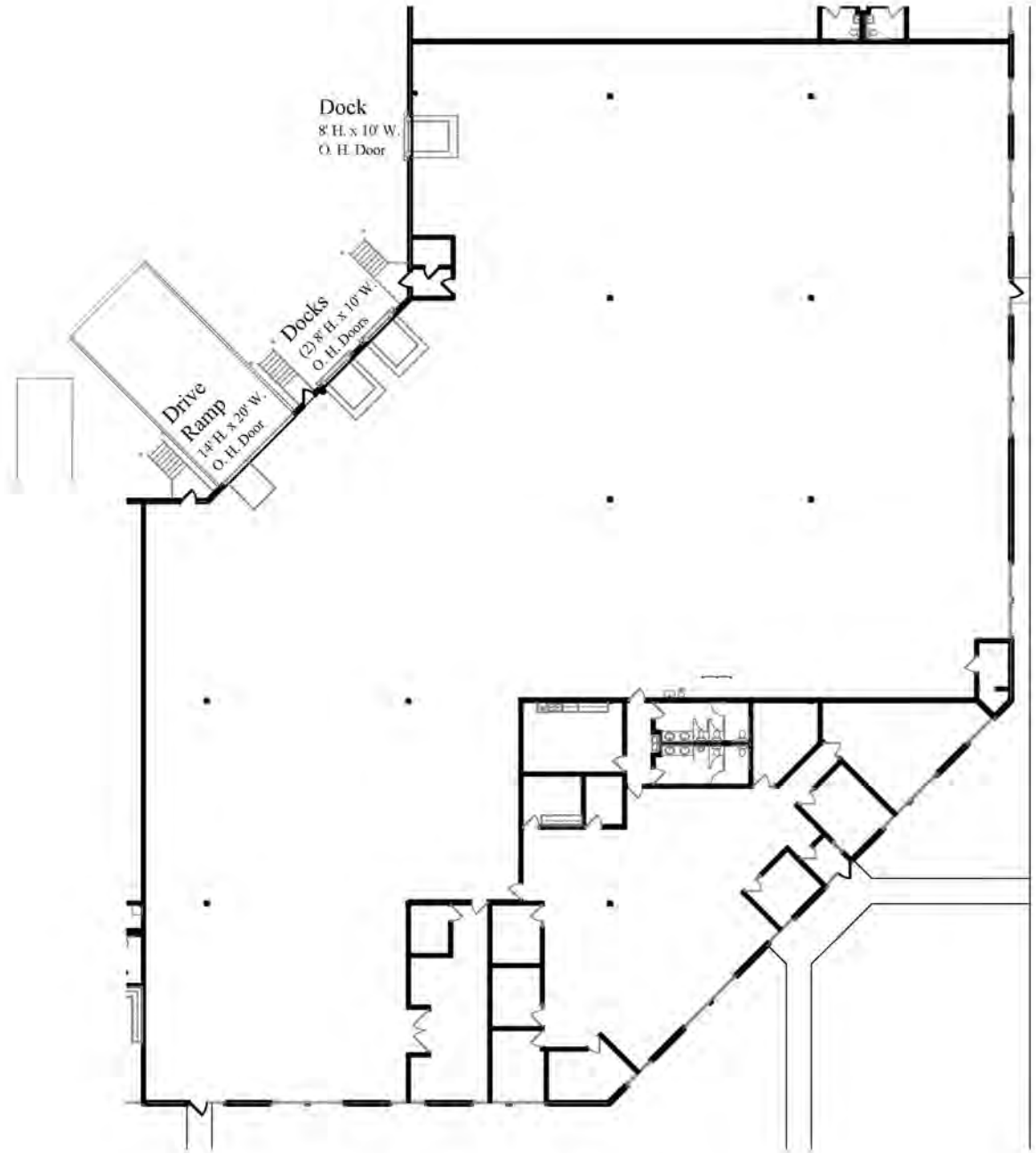


PROPERTY OVERVIEW

Property Size	154,950 SF
Year Built	1991
Clear Height	20'
Availability	Suite 145: 29,247 Total SF 5,466 SF Office 23,781 SF Warehouse

Dock & Drive-Ins	3 Docks   1 Drive-In (14' x20')
Lease Rates	Negotiable
Parking	275 Spaces (1.63/1,000 SF)
CAM & Tax (2024)	\$1.71 PSF CAM \$1.64 PSF Tax \$3.35 PSF Total

FLOOR PLAN



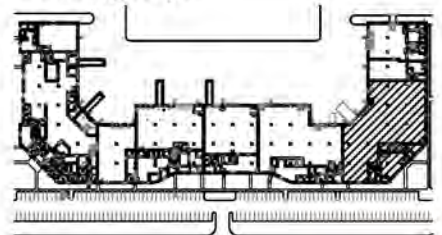
Floor Plan

Scale: 1/32" = 1'-0"

Square Footage:

- Office = 5,466 s.f.
- Whse. = 23,781 s.f.
- Total = 29,247 s.f.

Building Key:



1600 Ulrica Avenue So.  
Suite 300  
St Louis Park, MN 55416

**Suite 145**  
29,247 sq. ft.

Armstrong Business Campus II  
980 Lone Oak Road  
Eagan, MN 55121

Leasing Contacts:  
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