



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 I 1284 Corporate Center Drive, Eagan, MN

Building Amenities

- > 85,600 SF industrial building
- > 16' 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 Lease

Oakview Business Center I

Property Address:

1284 Corporate Center Drive | Eagan, MN

Currently Available:

Suite 175:

- 4,105 SF Total
- 2,589 SF Office
- 1,516 SF Warehouse
- One (1) dock door

Suite 400:

- 13,130 SF Total
- 3,500 SF Office
- 9,630 SF Warehouse
- Two (2) dock doors

Suite 100: - Available 8/1/2024

- 12,319 SF Total
- 2,526 SF Office
- 9,793 SF Warehouse
- Two (2) dock doors
- One (1) drive-in

Building Square Feet:

85,600 square feet total

Year Built:

1985

Clear Height:

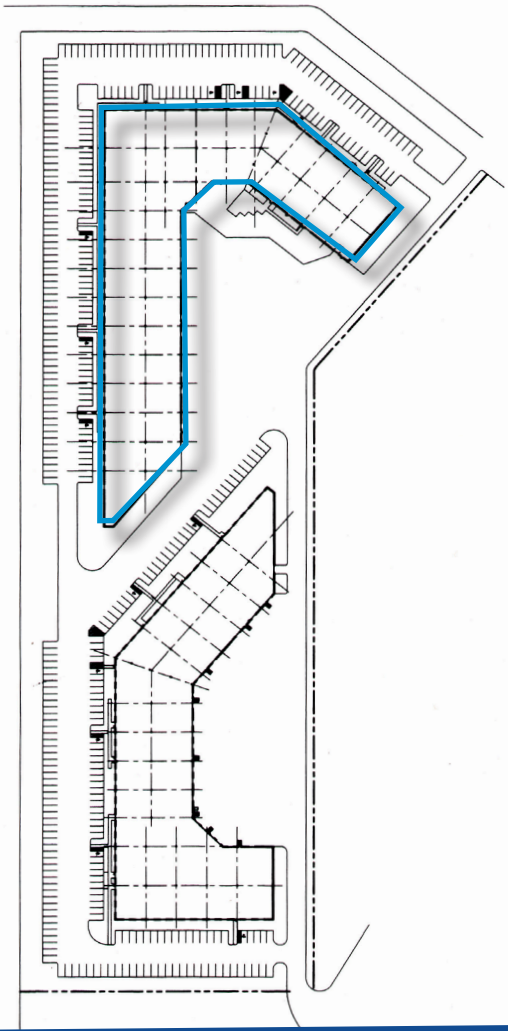
16'

Lease Rates:

Negotiable

2024 Est CAM & RE Tax:

\$2.20 PSF CAM
\$1.64 PSF Tax
\$3.84 PSF Total



Contact:

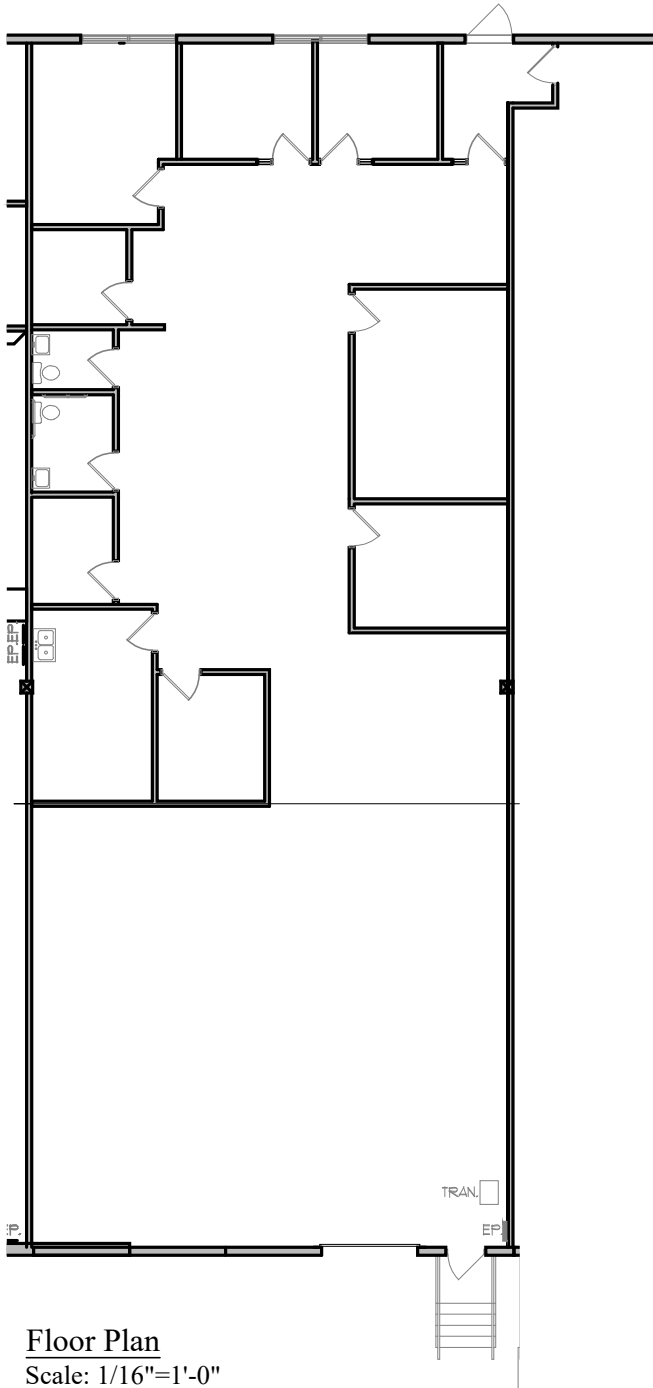
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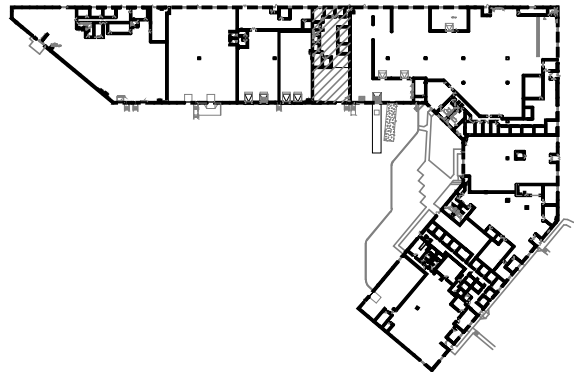


Floor Plan

Scale: 1/16"=1'-0"

Office = 2,589 Sq. Ft.
 Whse. = 1,516 Sq. Ft.
 Total = 4,105 Sq. Ft.

Building Key:



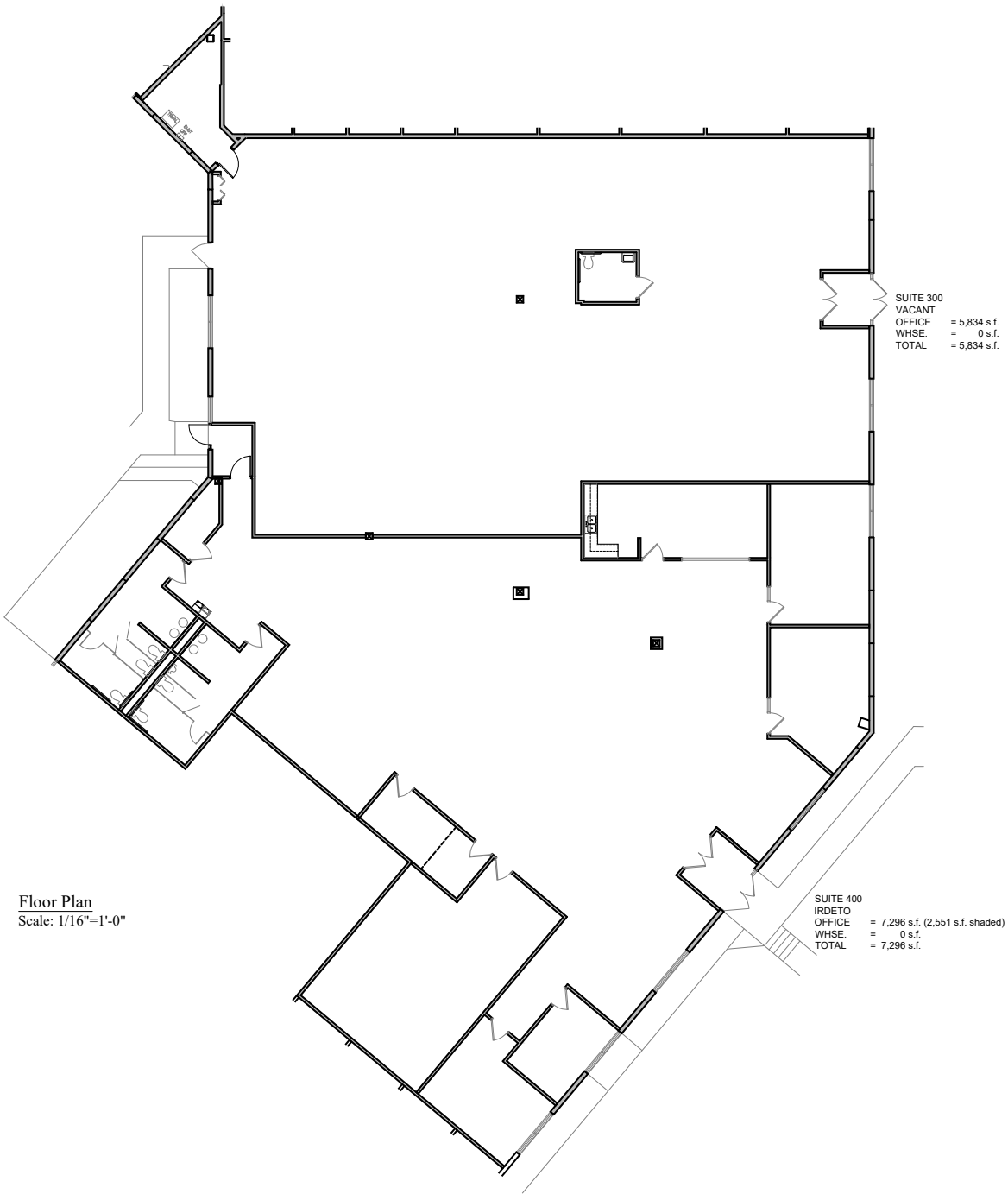
4350 Baker Road, Suite 400
 Minnetonka, MN 55343
 952.897.7874 Fax: 952.897.7740

Oakview Business Park I

Suite 175
1284 Corporate Center Drive
Eagan, MN 55121



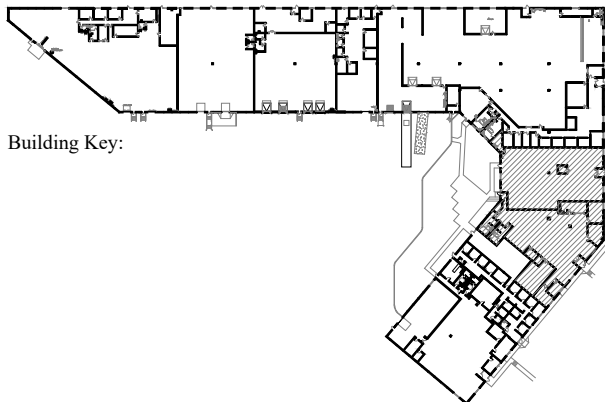
Leasing Contacts:
 Evan Molde: (952) 897-7776
 Bill Ritter: (952) 897-7743



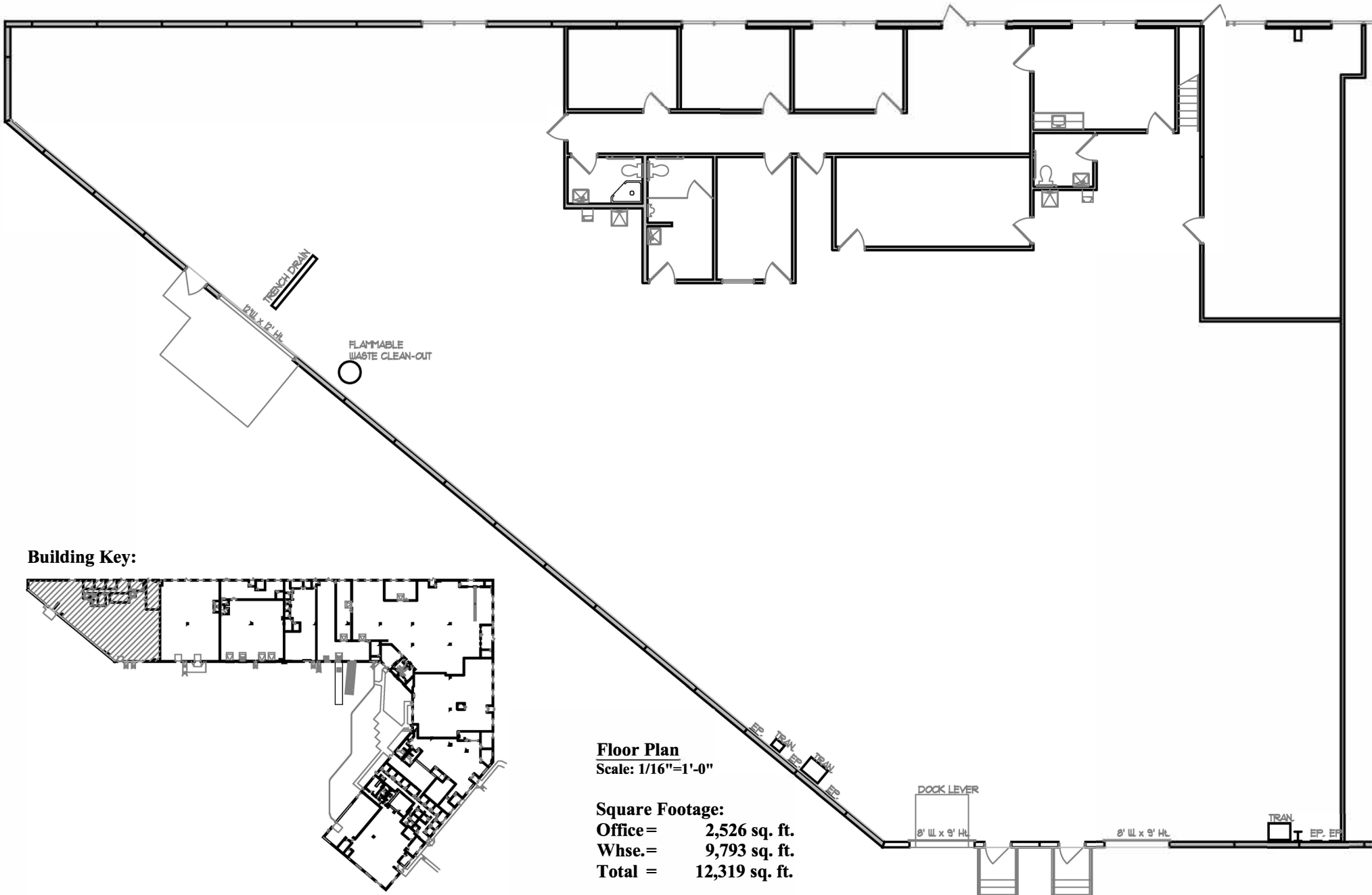
SUITE 300
 VACANT
 OFFICE = 5,834 s.f.
 WHSE. = 0 s.f.
 TOTAL = 5,834 s.f.

SUITE 400
 IRDETO
 OFFICE = 7,296 s.f. (2,551 s.f. shaded)
 WHSE. = 0 s.f.
 TOTAL = 7,296 s.f.

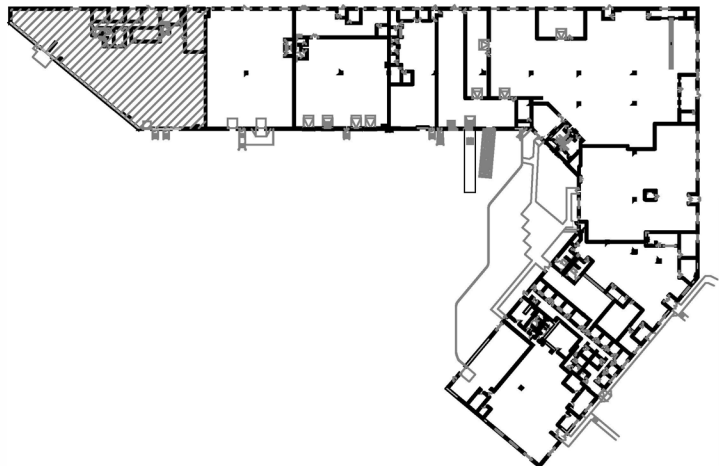
Floor Plan
 Scale: 1/16"=1'-0"



Building Key:



Building Key:



Floor Plan
 Scale: 1/16"=1'-0"

Square Footage:
 Office = 2,526 sq. ft.
 Whse. = 9,793 sq. ft.
 Total = 12,319 sq. ft.

Oakview Business Park I
Suite 100 - 12,319 Sq. Ft.
1284 Corporate Center Drive
Eagan, MN 55121

GENESIS
ARCHITECTURE
 1600 Utica Avenue South
 Suite 300
 St. Louis Park, MN 55416

Colliers
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 Evan Molde: (952) 897-7776