

EAGANDALE BUSINESS CAMPUS III

MINNEAPOLIS - ST. PAUL

1285 Corporate Center Drive
Eagan, MN



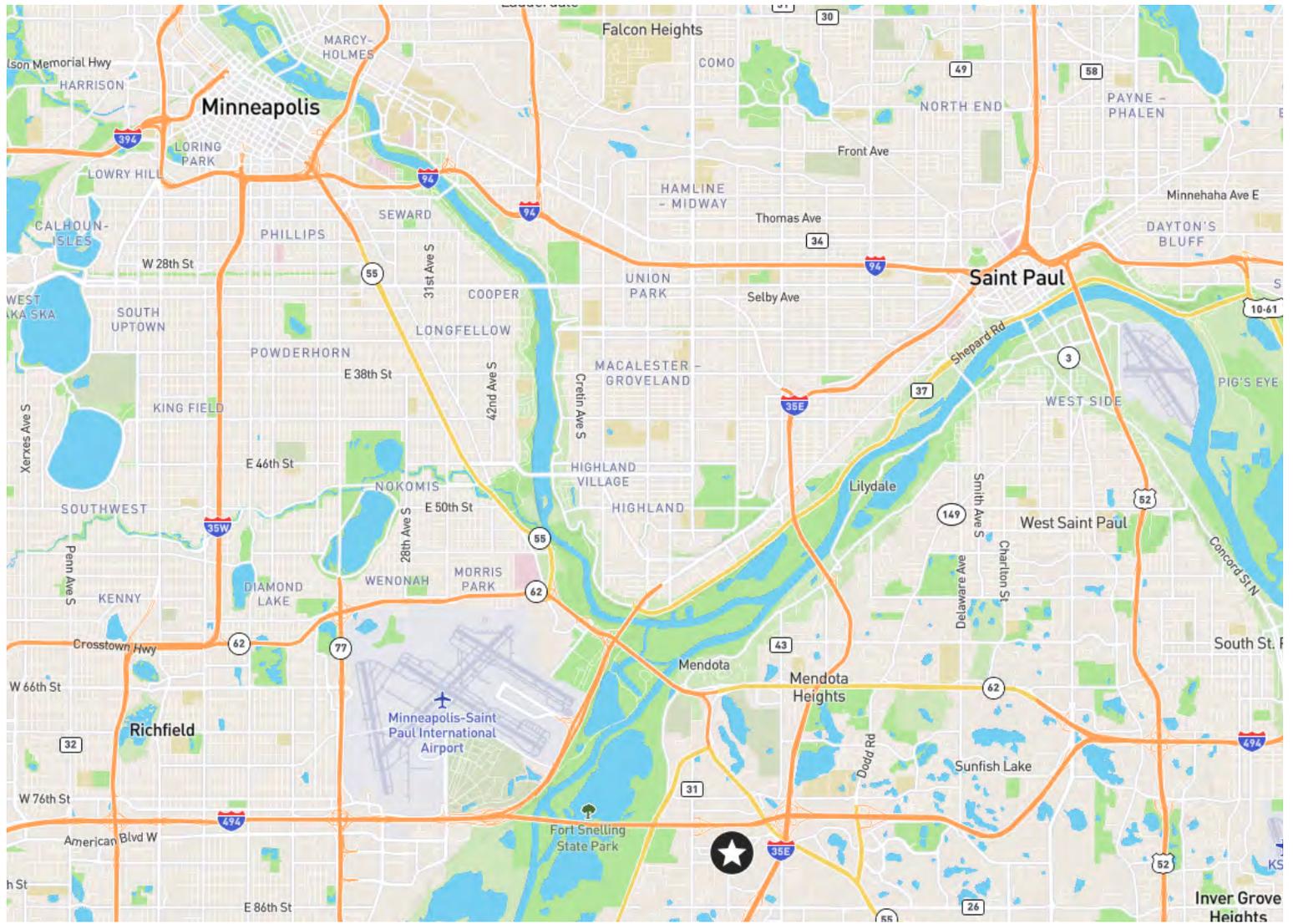
FOR LEASE

4,488 - 9,672 SF



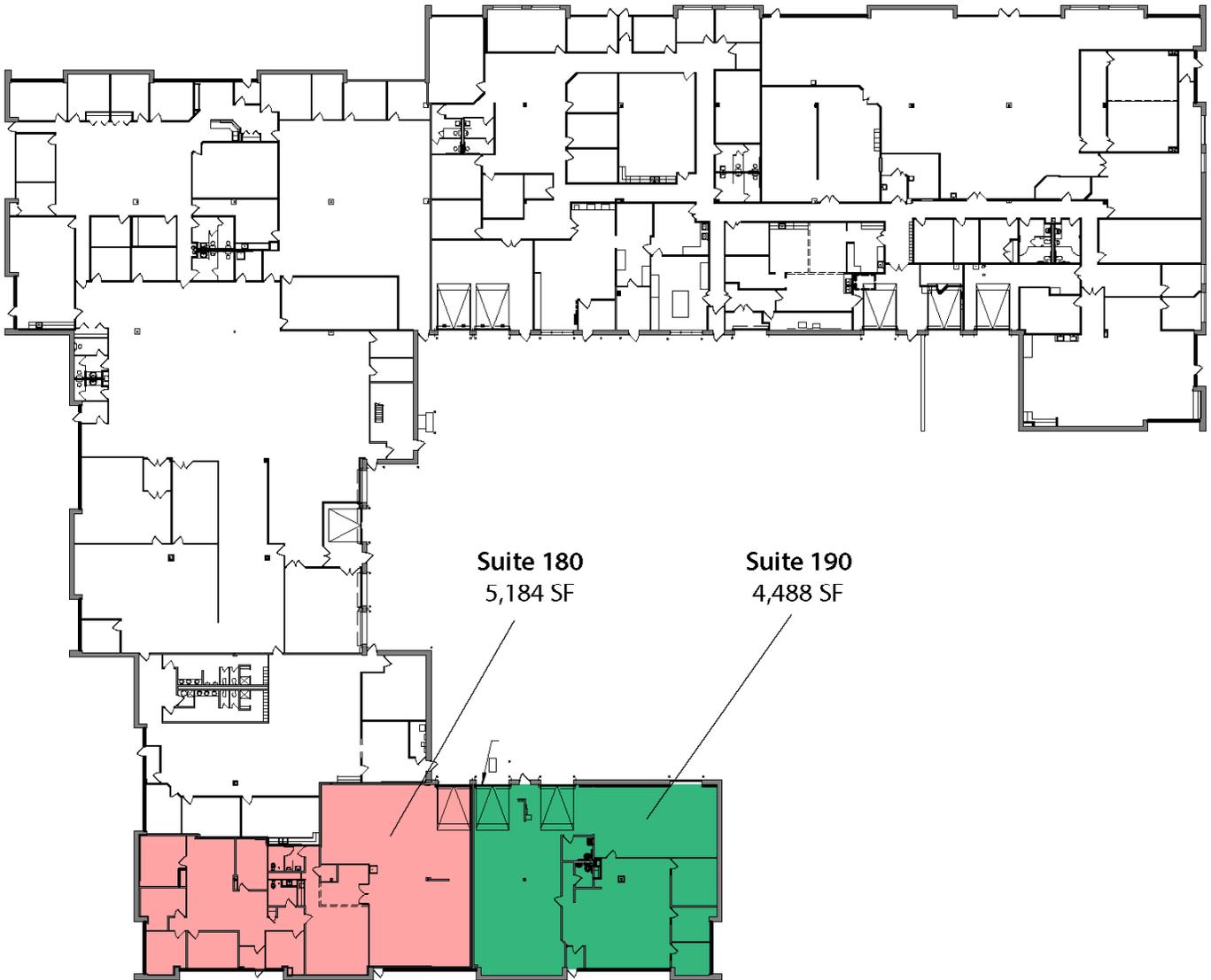
LEASED BY

CBRE



BUILDING

| | | | |
|-----------------|-------------|-----------------|-------------------|
| Total Building: | 59,170 SF | Parking: | 4.58/1,000 |
| Lot Size: | 4.96 Acres | Clear Height: | 14' |
| Year Built: | 1985 | Power: | 480 Volt, 3 Phase |
| Construction: | Brick/Block | 2026 Tax / CAM: | \$4.54 |
| | | Rental Rates: | Negotiable |



Suite 180
5,184 SF

Suite 190
4,488 SF

Suite 180

- ➔ Total: 5,184 SF
- Office: 2,915 SF
- Warehouse: 2,269 SF
- Loading: 1 Drive-in Door

Suite 190

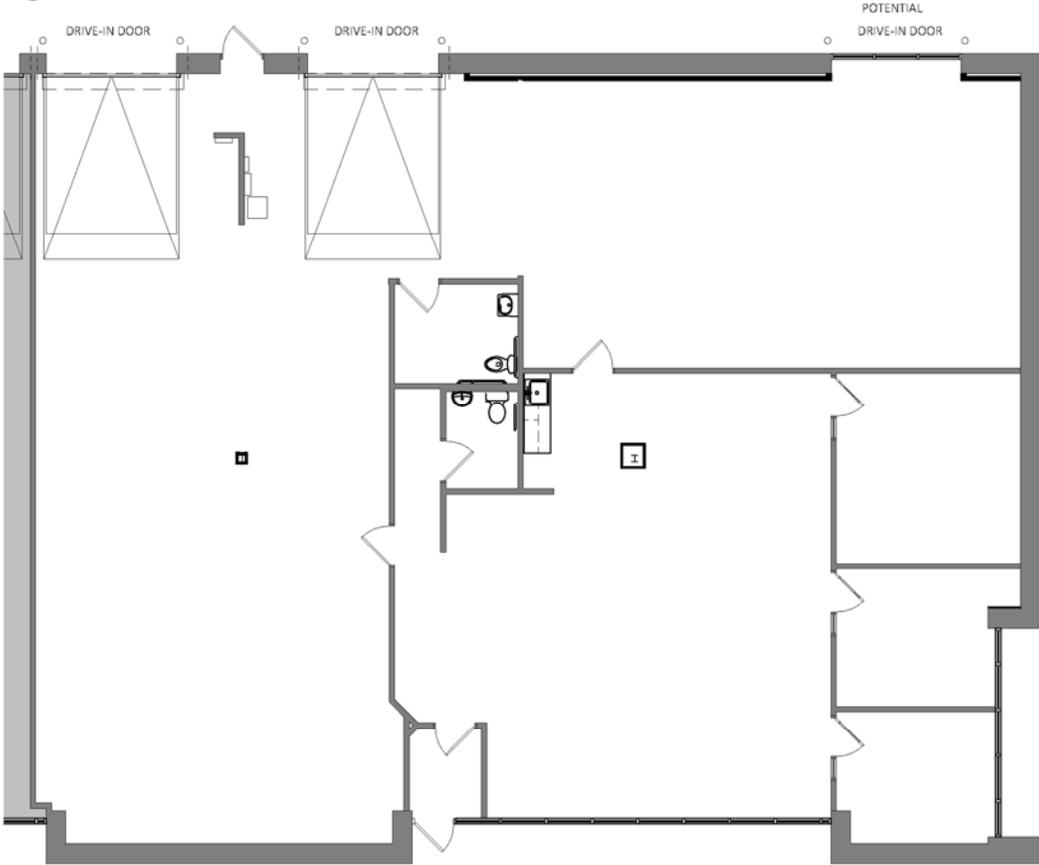
- ➔ Total: 4,488 SF
- Office: 1,797 SF
- Warehouse: 2,691 SF
- Loading: 2 Drive-in Doors

Suites 180 & 190

- ➔ Total: 9,672 SF
- Office: 4,712 SF
- Warehouse: 4,960 SF
- Loading: 3 Drive-in Doors

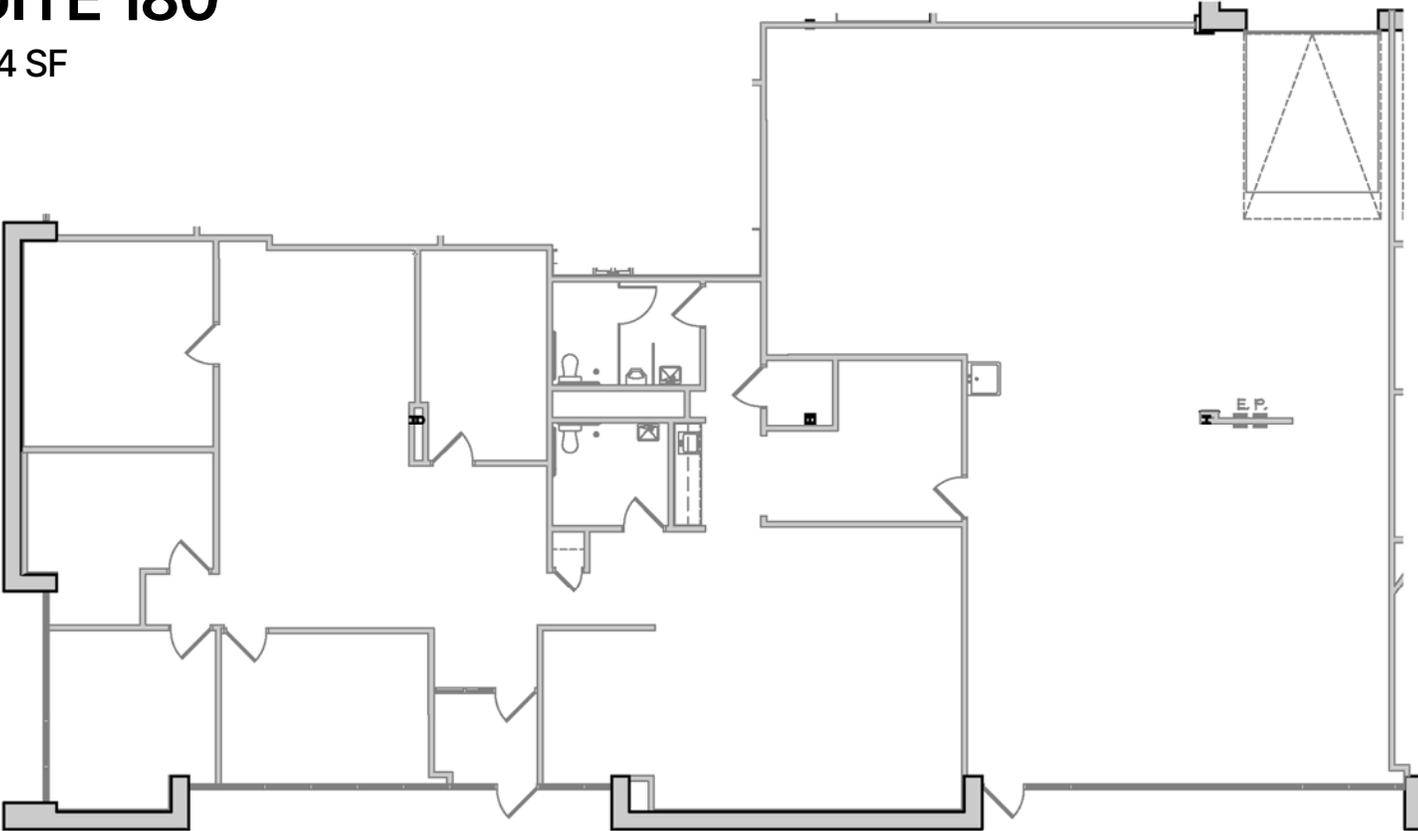
SUITE 190

4,488 SF



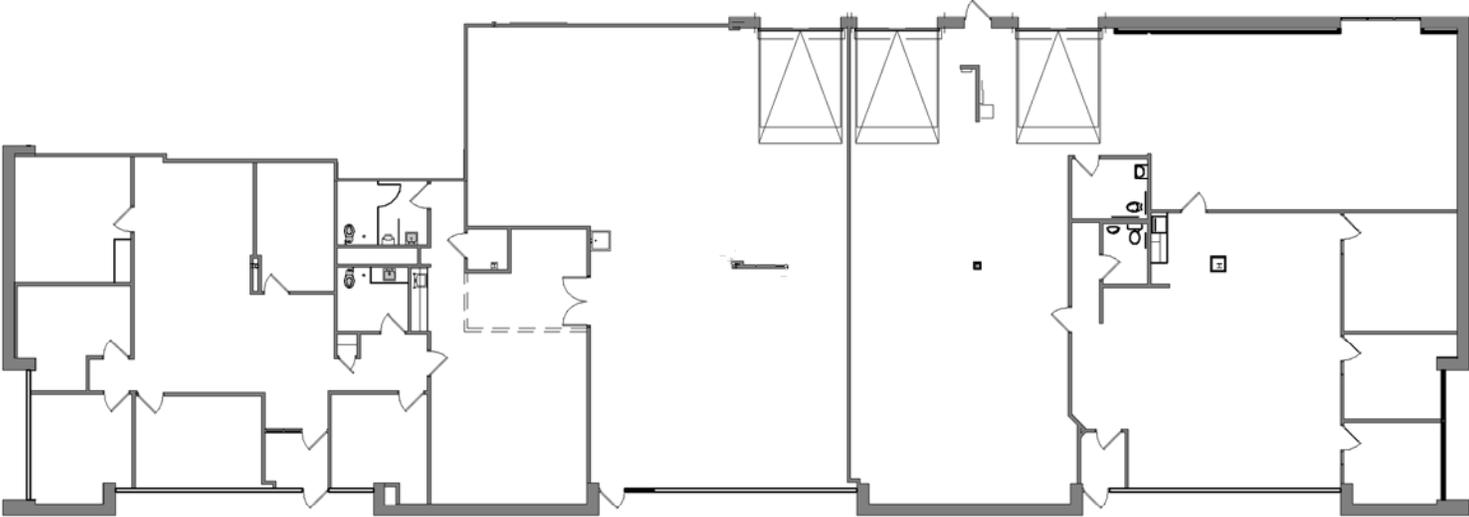
SUITE 180

5,184 SF



SUITES 180 & 190

9,672 SF





Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

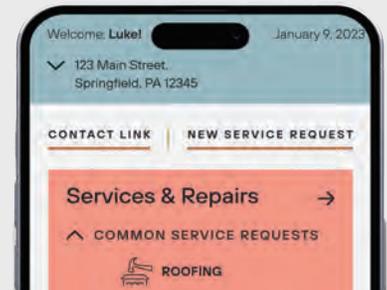


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million Square Foot Portfolio

Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



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