



BLUE WATER II

2775 Blue Water Road
Eagan, MN 55121

OFFERING MEMORANDUM

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EAGAN, MN 55121

EXCLUSIVELY PRESENTED BY:



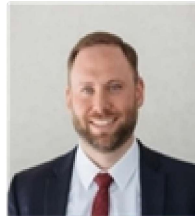
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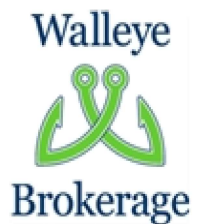


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**WALLEYE BROKERAGE,
LLC**

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INVESTMENT SUMMARY

Walleye Brokerage, LLC is pleased to present the opportunity to purchase an exclusive investment opportunity, Blue Water II. The property is 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.



PROPERTY SUMMARY

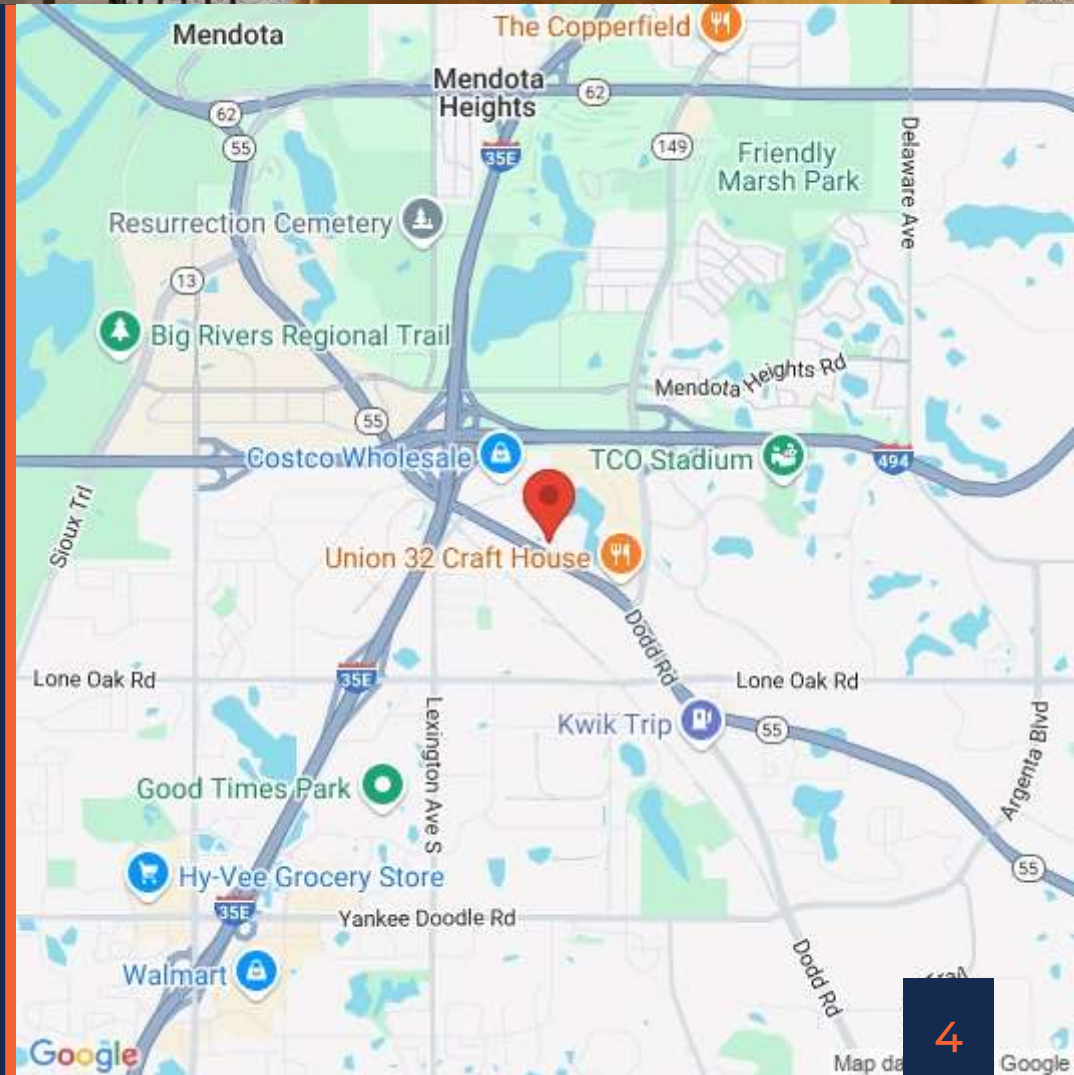
Offering Price	\$4,600,000.00
Building SqFt	29,940 SqFt
Year Built	2007
Lot Size (SF)	73,616.00 SqFt
Parcel ID	10-71375-01-030
Zoning Type	Commercial
County	Dakota
Frontage	321.00 Ft
Coordinates	44.856203,-93.136944





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

Rental Car

Van

SUV

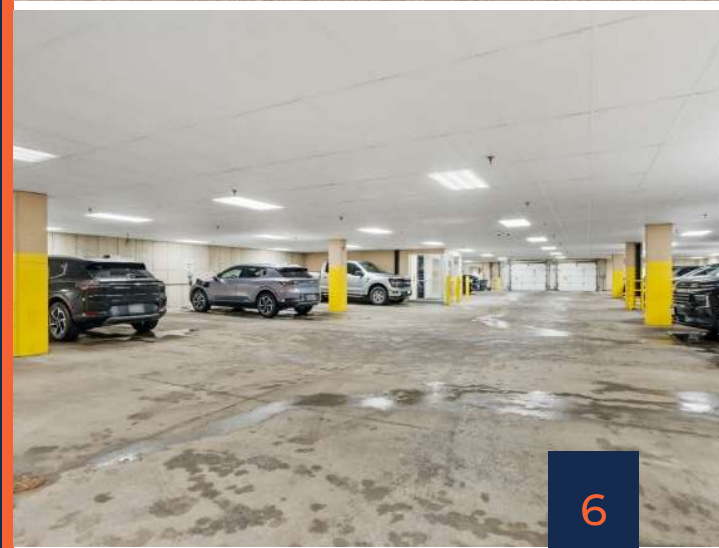
Truck

Handicapped
Parking

Handicapped

LOCATION HIGHLIGHTS

- 100% occupied by single tenant.
- Recently renovated.
- Underground parking area featuring 23 spaces and 92 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	EXPENSE REIMBURSEMENTS	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	
	Total Occupied	20000	\$376,400.00					
	TOTAL	20000	\$376,400.00		\$0.00			

OVERVIEW & ASSUMPTIONS

PRICING SUMMARY

Pricing	\$4,600,000.00
Price PSF	\$230.00
In Place NOI	\$376,400.00
In Place Cap Rate	8.18%
Year 1 NOI	\$376,400.00
Year 1 Cap Rate	8.18%

GENERAL INFORMATION

Analysis Period	1
Analysis Start Date	06/18/2025





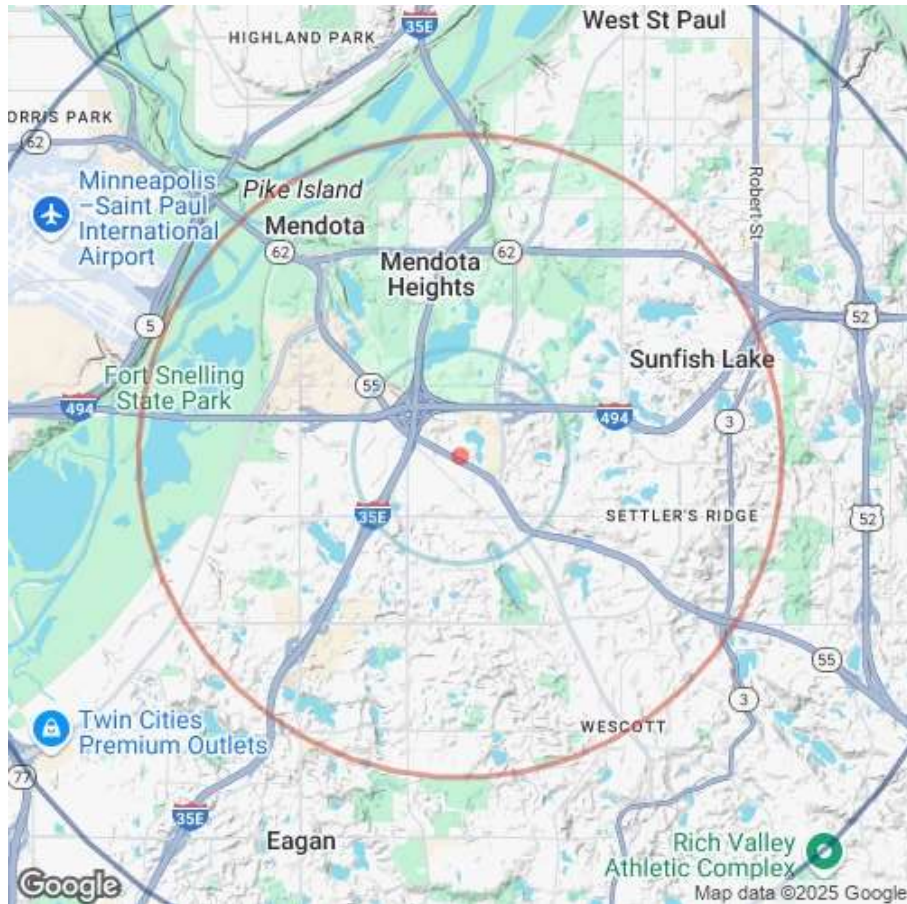
Enterprise Rent-A-Car

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

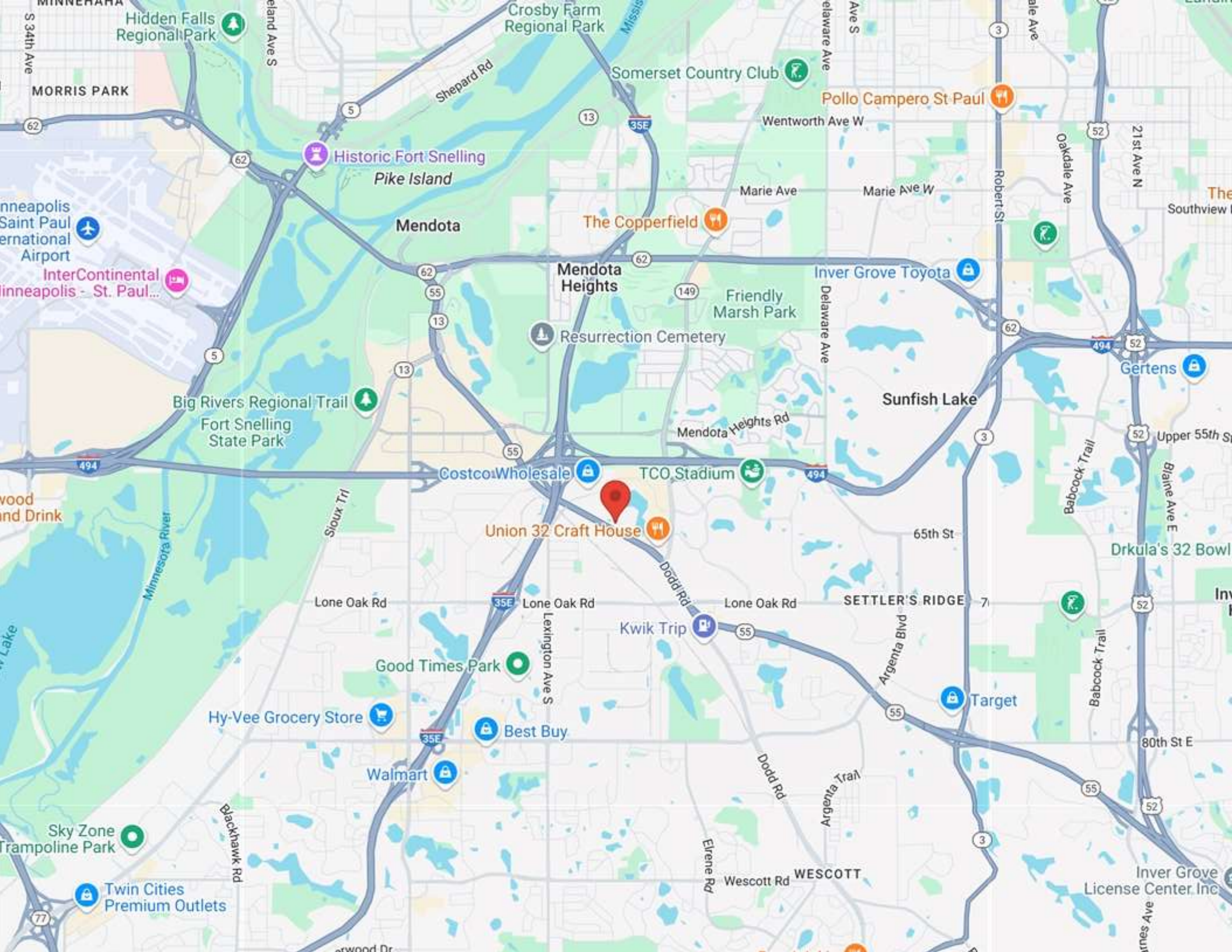
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	997	33,019	135,981
2010 Population	892	33,065	139,570
2025 Population	1,865	39,719	154,798
2030 Population	2,438	41,659	158,323
2025-2030 Growth Rate	5.5 %	0.96 %	0.45 %
2025 Daytime Population	10,186	65,421	178,527

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	15	664	3,546
\$15000-24999	19	476	3,180
\$25000-34999	29	607	3,040
\$35000-49999	40	1,442	5,841
\$50000-74999	62	2,235	10,113
\$75000-99999	126	2,351	9,754
\$100000-149999	134	3,142	12,436
\$150000-199999	111	2,127	8,010
\$200000 or greater	218	3,659	10,606
Median HH Income	\$ 127,490	\$ 106,142	\$ 93,014
Average HH Income	\$ 167,556	\$ 142,996	\$ 124,279



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	397	12,782	54,759
2010 Total Households	388	13,655	58,338
2025 Total Households	754	16,705	66,528
2030 Total Households	970	17,595	68,623
2025 Average Household Size	2.47	2.36	2.29
2025 Owner Occupied Housing	493	10,066	40,396
2030 Owner Occupied Housing	509	10,395	41,319
2025 Renter Occupied Housing	261	6,639	26,132
2030 Renter Occupied Housing	461	7,200	27,305
2025 Vacant Housing	130	809	3,155
2025 Total Housing	884	17,514	69,683





The Copperfield

Inver Grove Toyota

Mendota Heights

Sunfish Lake

Costco Wholesale

TCO Stadium

Union 32 Craft House

Kwik Trip

Good Times Park

Hy-Vee Grocery Store

Best Buy

Walmart

Target

Sky Zone Trampoline Park

Twin Cities Premium Outlets

Historic Fort Snelling

Mendota

Somerset Country Club

Pollo Campero St Paul

Wentworth Ave W

Marie Ave

Marie Ave W

Mendota Heights Rd

Lone Oak Rd

Lone Oak Rd

SETTLER'S RIDGE

Dodd Rd

Argenta Blvd

Dodd Rd

Argenta Trail

Elrene Rd

Wescott Rd

WESCOTT

Oakdale Ave

21st Ave N

Upper 55th St

Blaine Ave E

Drkula's 32 Bowl

80th St E

Inver Grove License Center Inc

Hidden Falls Regional Park

Crosby Farm Regional Park

MORRIS PARK

Minneapolis Saint Paul International Airport

InterContinental Minneapolis - St. Paul...

Big Rivers Regional Trail
Fort Snelling State Park

Friendly Marsh Park

Resurrection Cemetery

The Southview

Wood and Drink

W Lake

Minnesota River

Sioux Trl

Lone Oak Rd

Lexington Ave S

Blackhawk Rd

arwood Dr

arnes Ave

CITY OF EAGAN

COUNTY DAKOTA

AREA

CITY 33.5 SQ MI
LAND 31.2 SQ MI
WATER 2.3 SQ MI
ELEVATION 958 FT

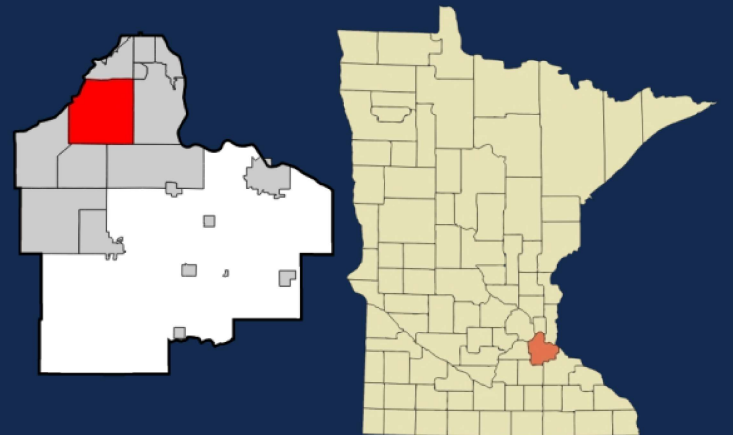
POPULATION

POPULATION 68,855
ESTIMATE (NULL) 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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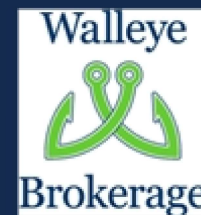


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