

OFFICE/TECH/FLEX: FOR SALE OR LEASE

BOULDER LAKES BUSINESS PARK III
3000 AMES CROSSING ROAD
EAGAN, MINNESOTA 55121



SITE INFORMATION

- Professional office campus setting
- Attractive brick exterior and ribbon glass windows
- Private/direct entrances
- Dock and drive-in loading
- Building signage available
- Ample on site parking
- Excellent location in the desirable corporate hub of Eagan and up-and-coming retail
- Area corporate brands include Prime Therapeutics, Ecolab, Twin Cities Orthopedic and the new MN Vikings training facility
- Easy access to Interstates 35E and 494
- 8 miles from the Mpls/St. Paul International Airport
- METRO Transit stops nearby

CONTACT US

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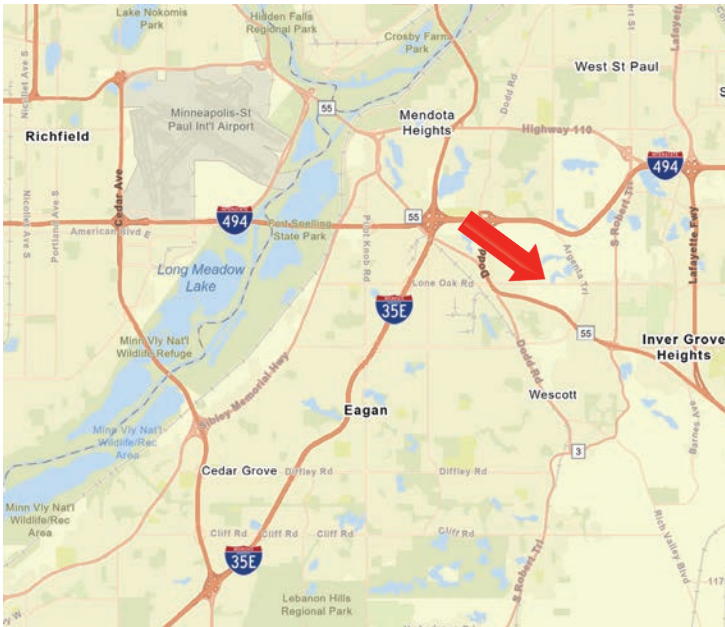
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BUILDING SIZE

116,549 sf

AVAILABLE FOR LEASE

Suite 110: 8,206 sf
Suite 730: 13,045 sf
Total: 21,251 sf

DIVISIBLE

Divisible to less

YEAR BUILT

2008

CLEAR HEIGHT

10' to 12' office

19' warehouse

LOADING

BTS dock and drive-in loading

SPRINKLERS

Fully sprinklered:

Standard wet system throughout

FM200 Preaction in data center

PARKING

507 parking stalls, 4.35/1,000 sf parking ratio

LAND

11.95 acres (520,542 square feet)

PURCHASE PRICE

Negotiable

NET LEASE RATE

Office: \$14.00 per sf

Warehouse: \$7.00 per sf

2025 ESTIMATED CAM/TAX

CAM: \$2.44 per sf

RE Tax: \$2.65 per sf

Total: \$5.09 per sf

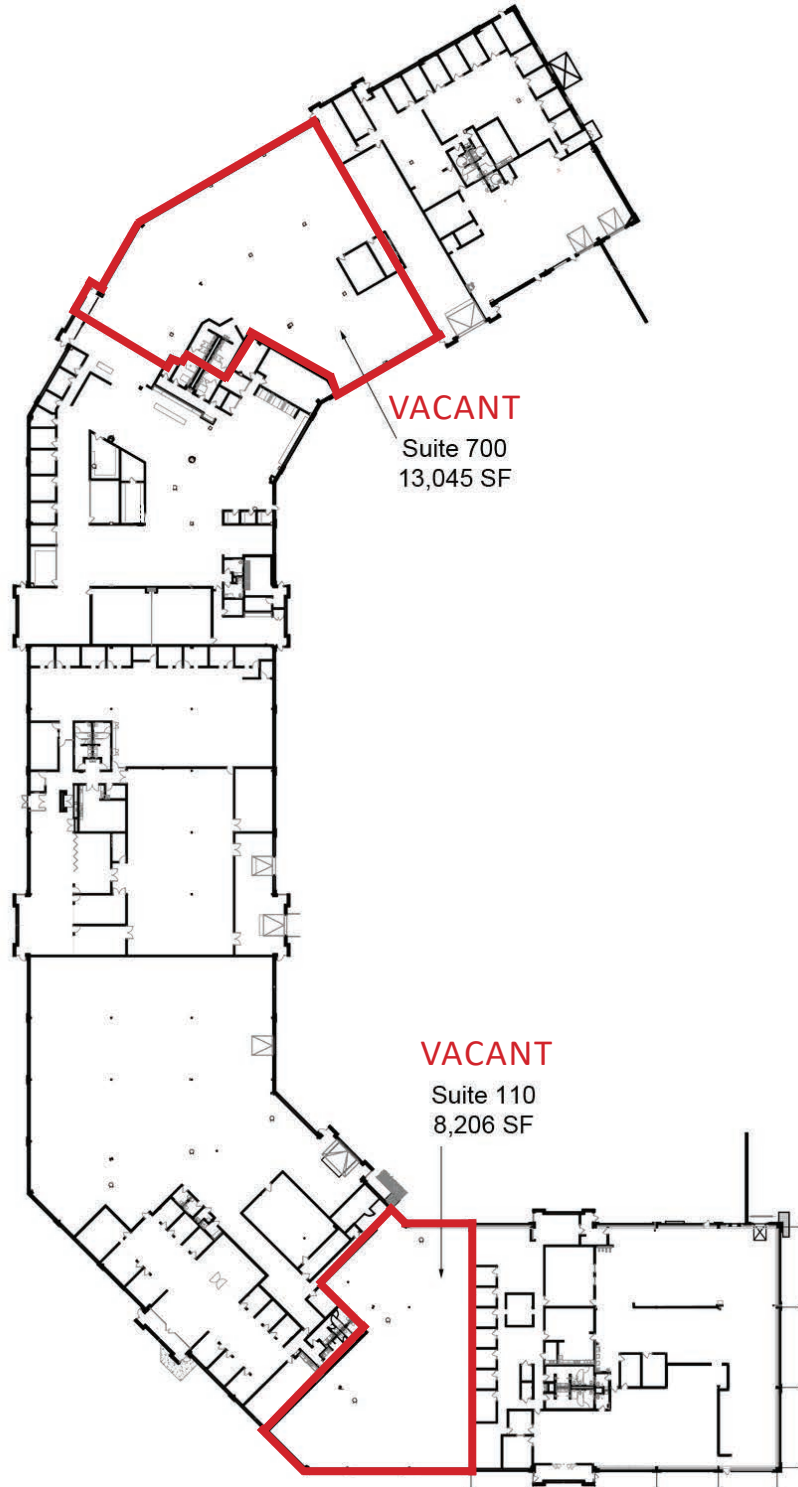
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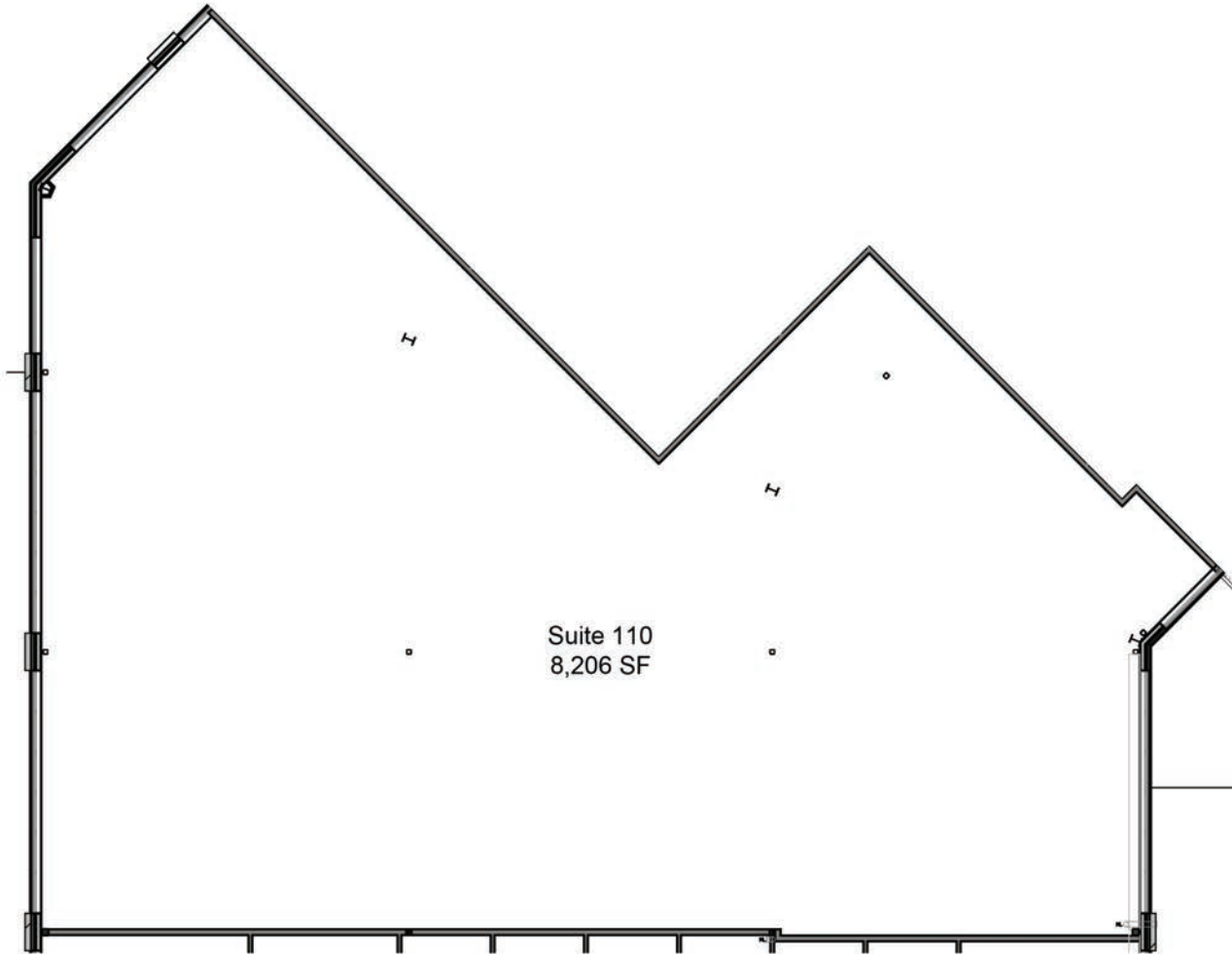
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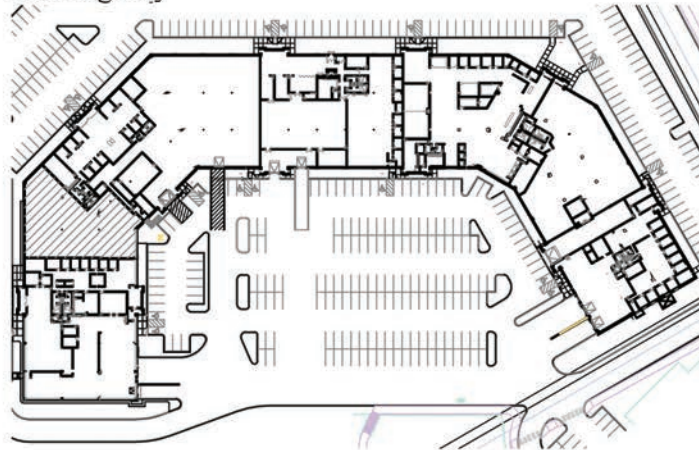


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Suite 110
8,206 SF

Building Key



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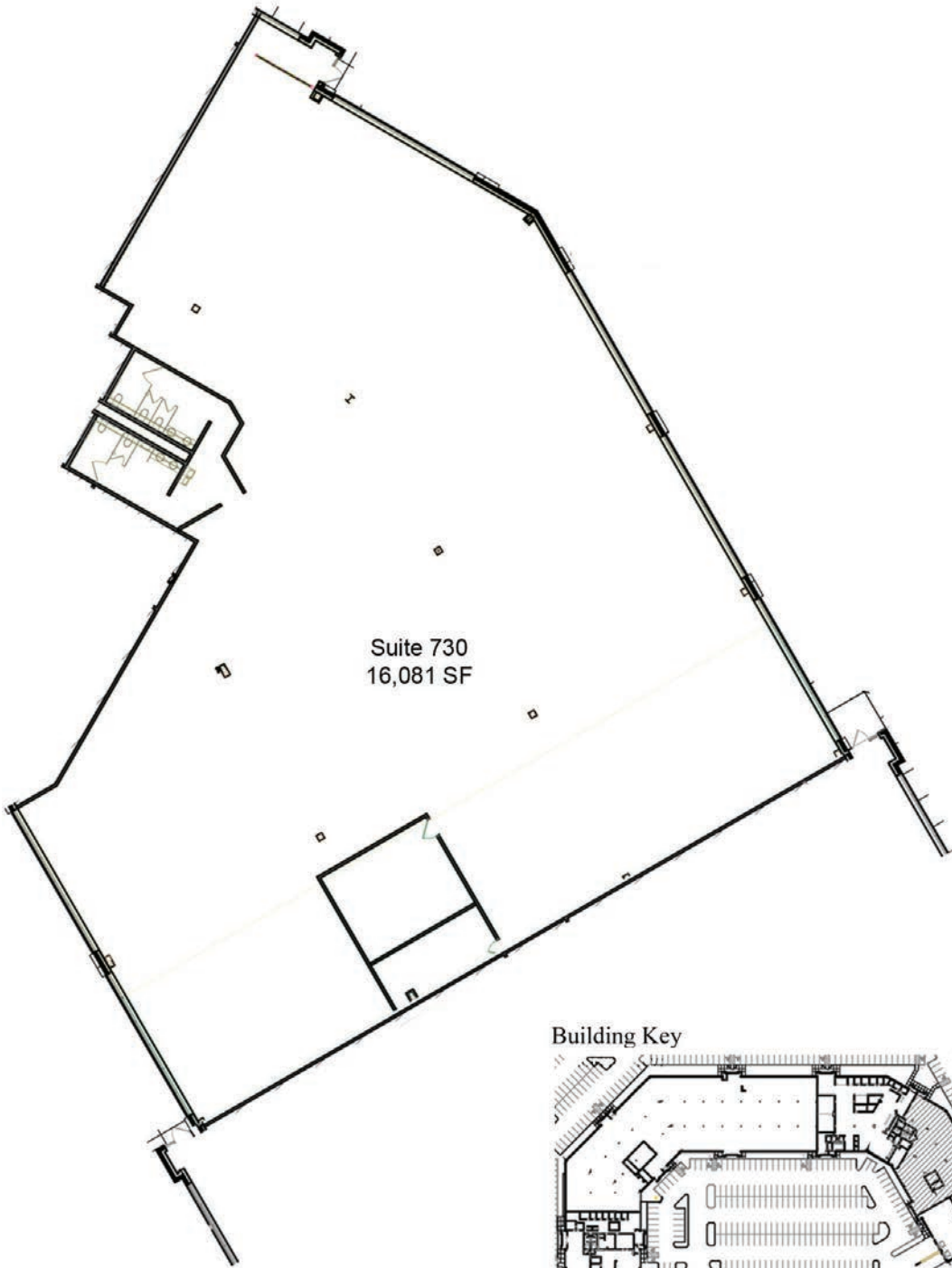
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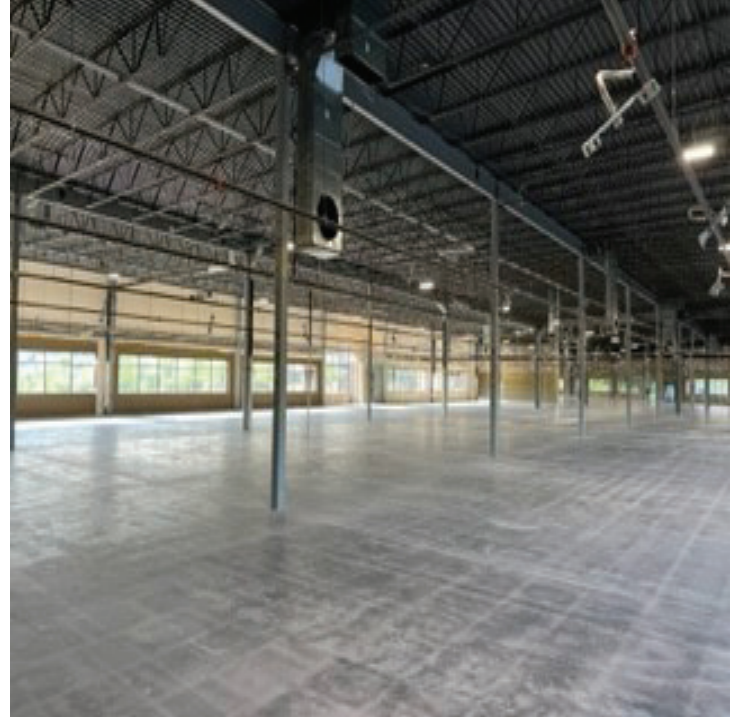
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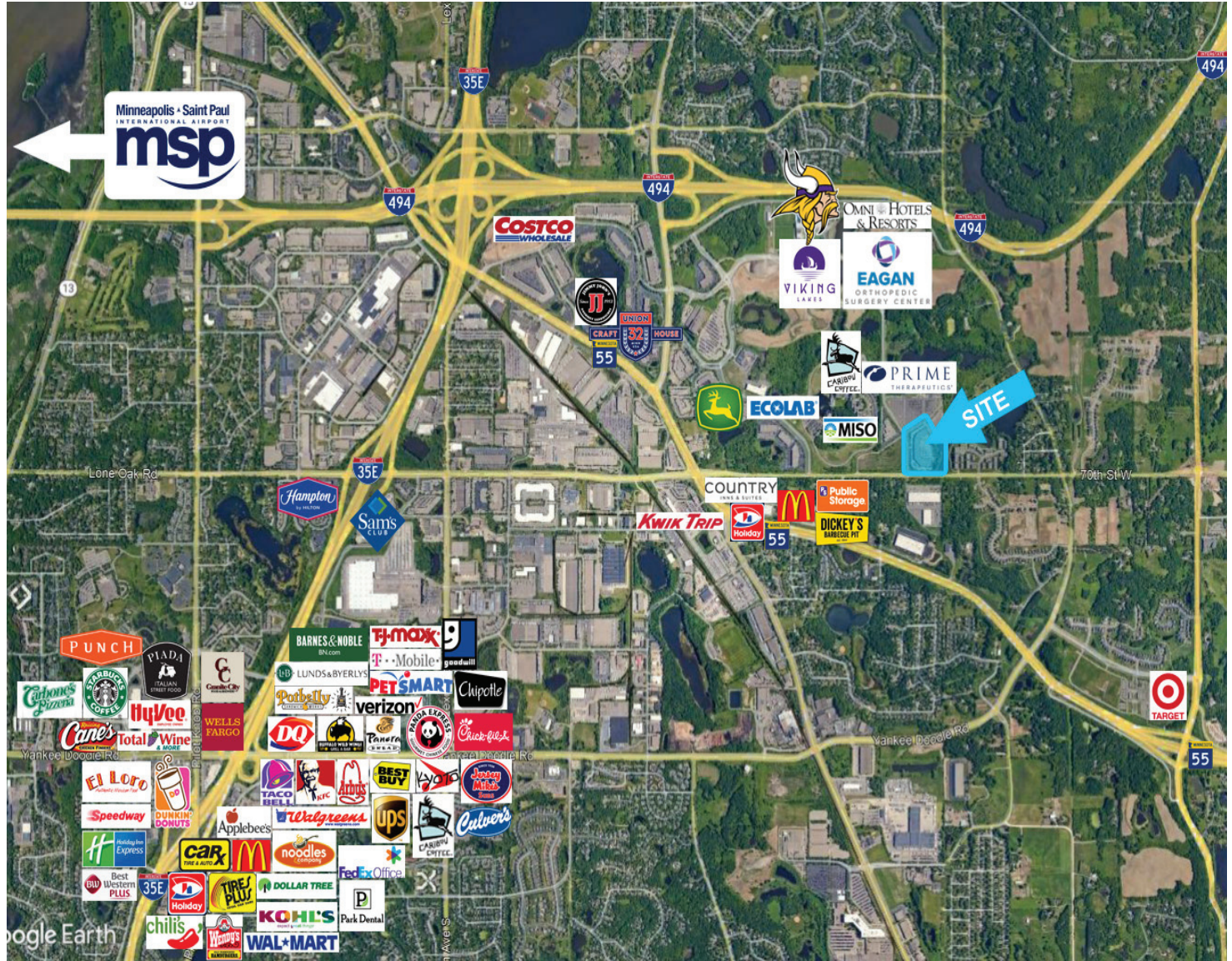
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