

# EAGANDALE BUSINESS CAMPUS I

MINNEAPOLIS - ST. PAUL

1301 Corporate Center Drive  
Eagan, MN



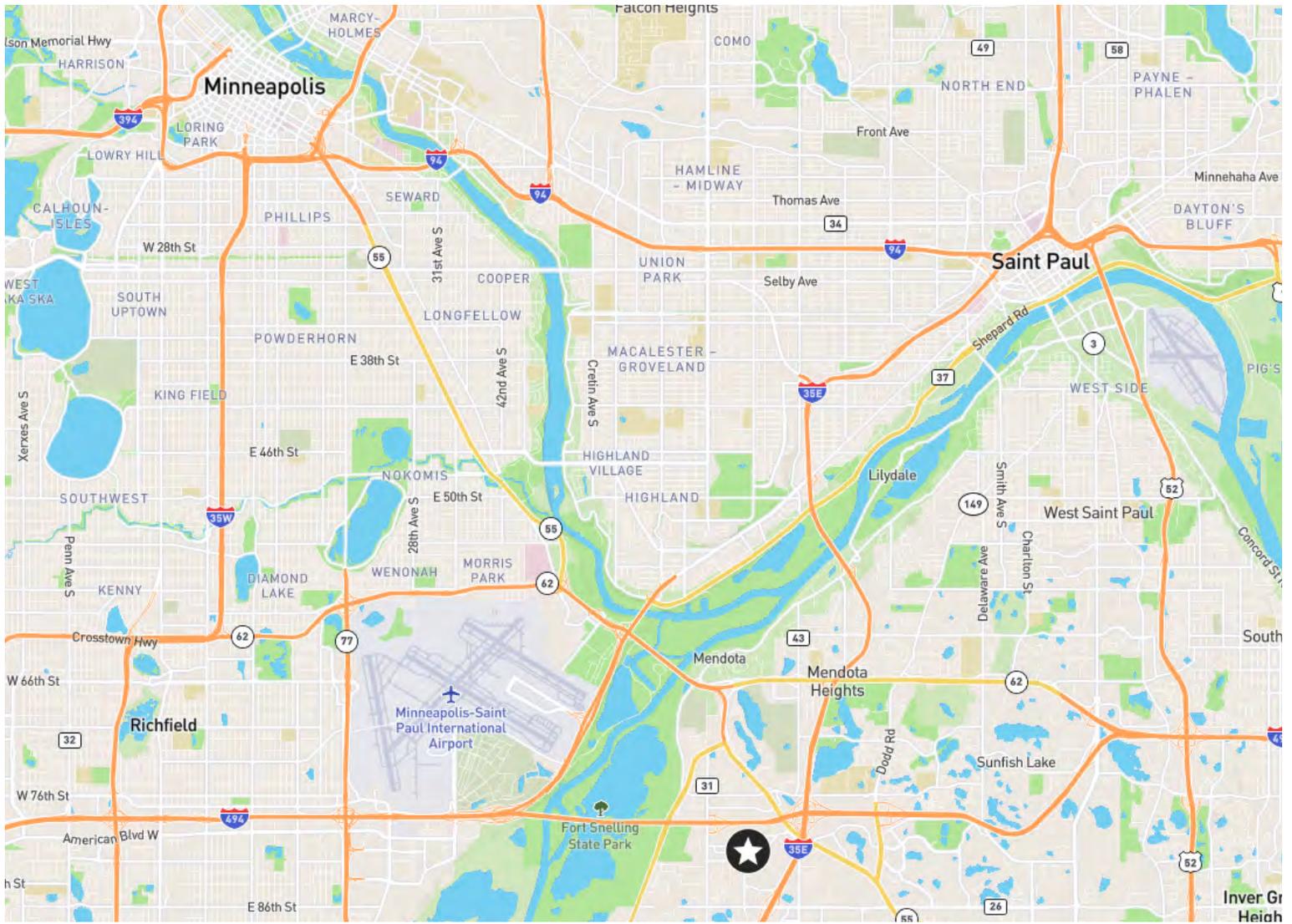
FOR LEASE

877-11,844 SF



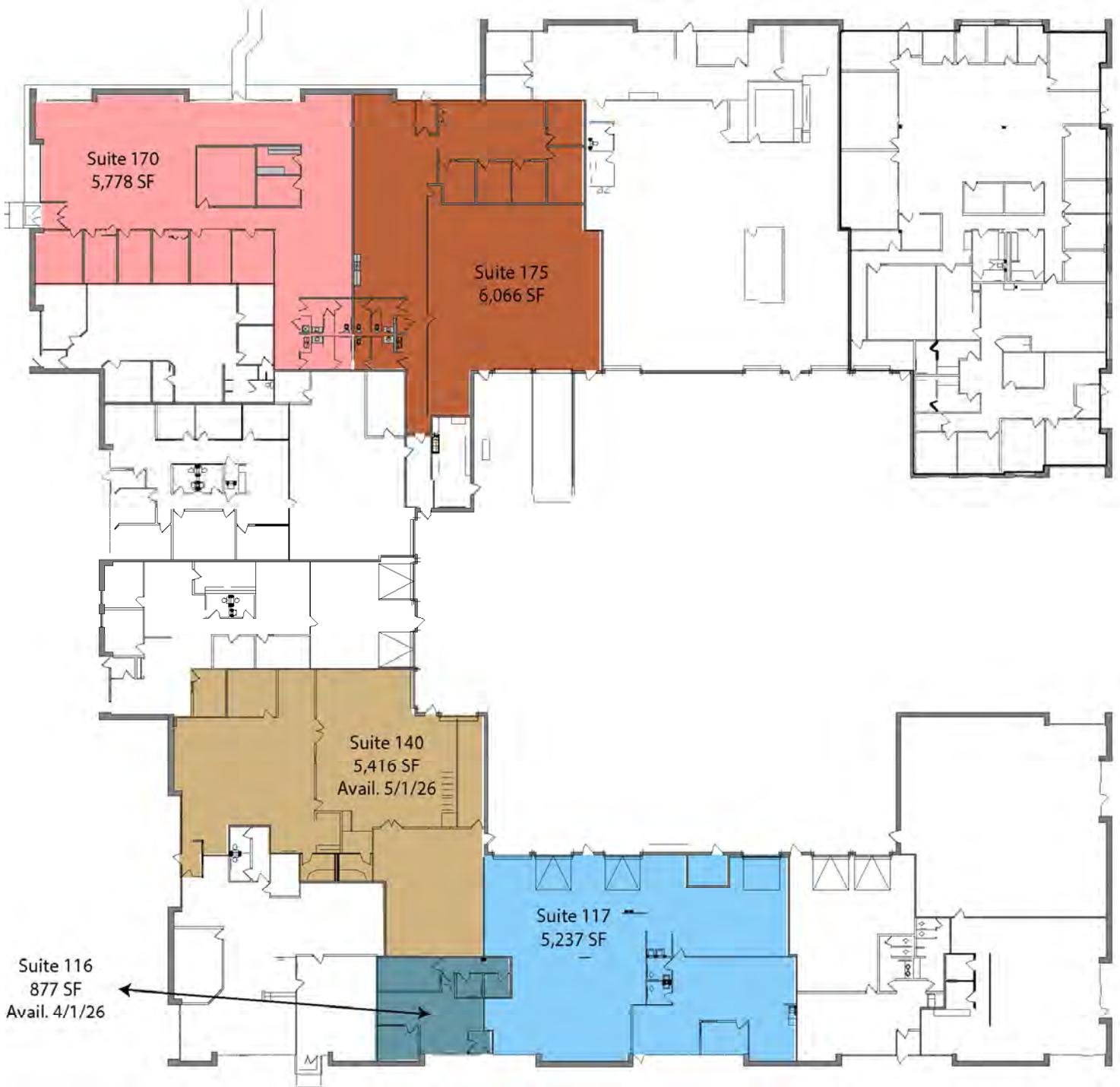
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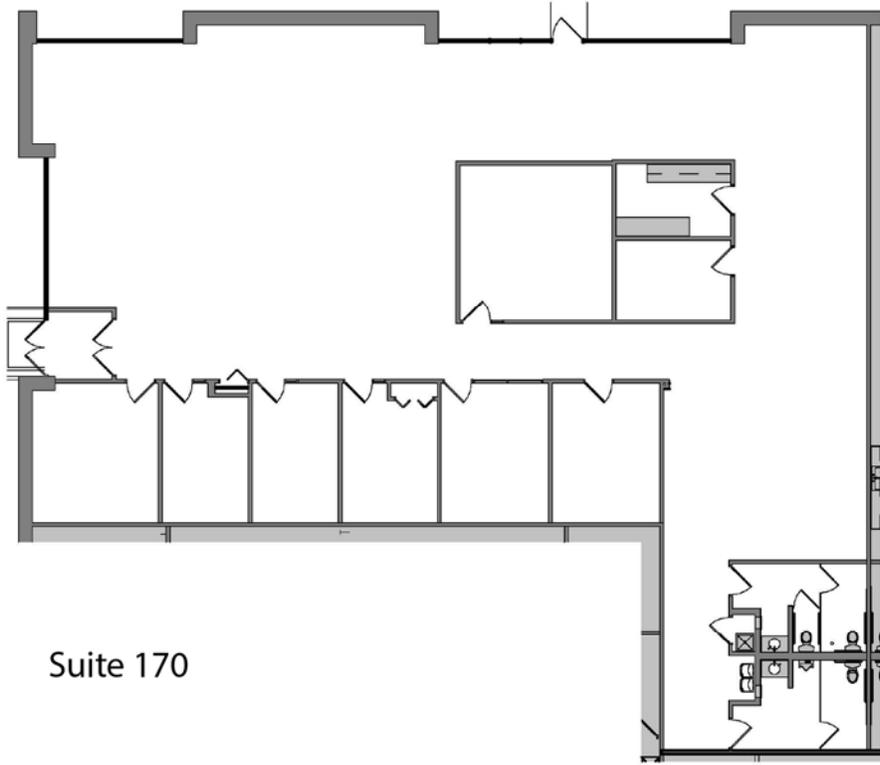
## FEATURES

Freeway Access	I-35E and I-494, HWY 55	Power	208 Volt, 3-Phase
Total Building	61,778 SF	Loading	Docks & Drive-ins Available
Available SF	877 - 11,844	Clear Height	14'
Lot Size	4.67 Acres	Parking	3.24/1,000
Year Built	1984	2026 Tax / CAM	\$4.14 PSF
Construction	Brick / Block	Rates	Negotiable

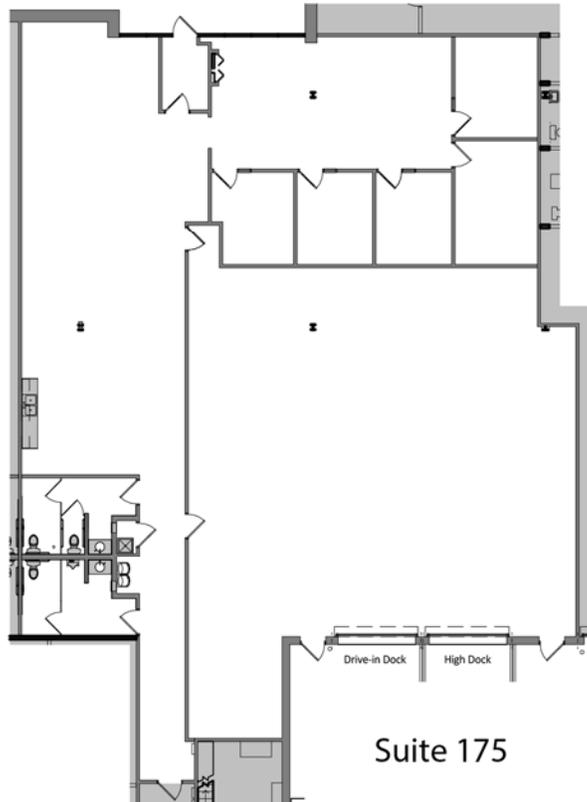


- Suite 170:  
 Total: 5,778 SF  
 Office: 5,778 SF  
 1 set double doors
- Suite 175:  
 Total: 6,066 SF  
 Office: 3,196 SF  
 Warehouse 2,870 SF  
 1 drive-in, 1 dock
- Suite 170 + 175  
 Total: 11,844 SF  
 Office: 8,974 SF  
 Warehouse: 2,870 SF  
 1 drive-in, 1 dock
- Suite 140: (Available 5/1/26)  
 Total: 5,416 SF  
 Office: 2,039 SF  
 Warehouse: 3,377 SF  
 2 drive-ins
- Suite 117:  
 Total: 5,237  
 Office: 1,375  
 Warehouse: 3,862  
 4 drive-in doors
- Suite 116: (Available 4/1/26)  
 Office: 877  
 Total: 877



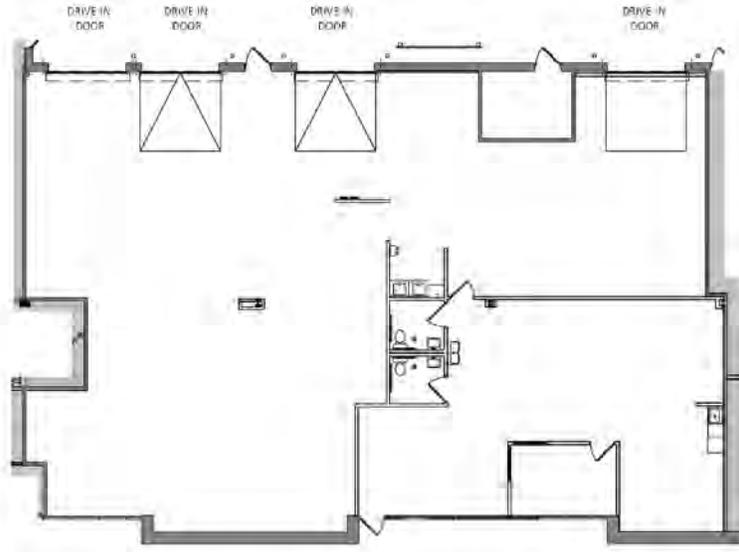


Suite 170

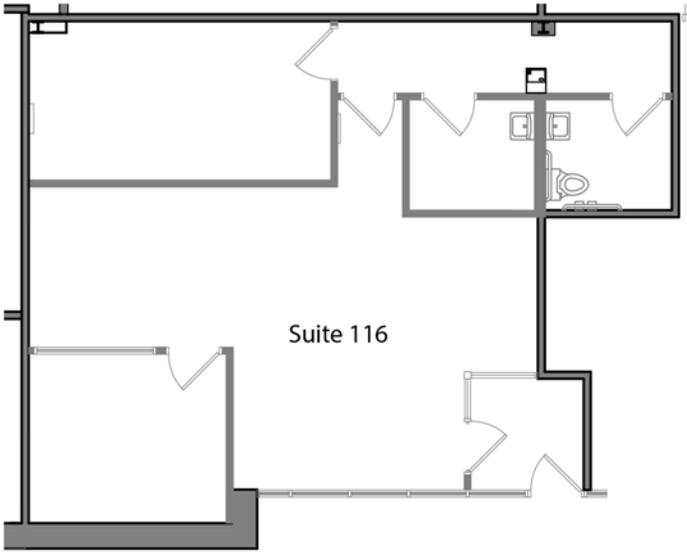


Suite 175

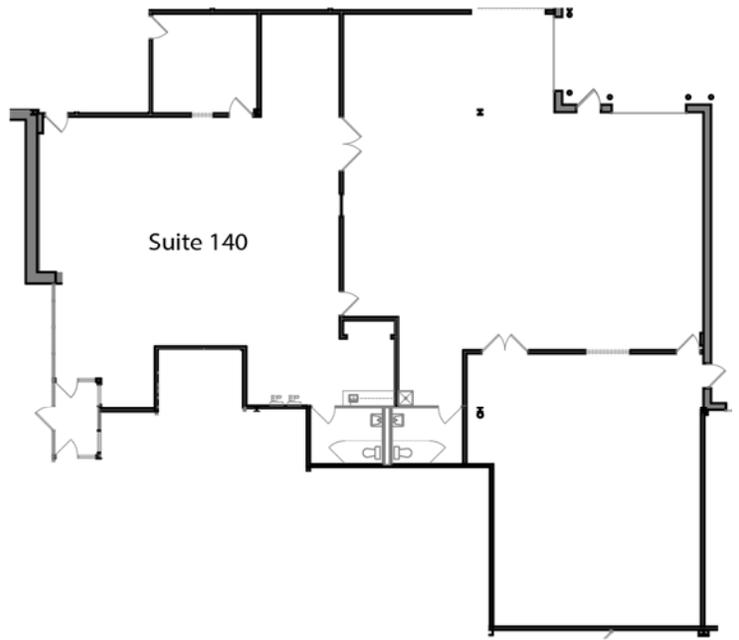
**Floor Plans**  
Suites 116, 117, 140



Suite 117



Suite 116



Suite 140

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