

# 1275 Corporate Center Drive

Eagan, MN

FOR LEASE



**13,632 SF AVAILABLE**



For more information, please contact:

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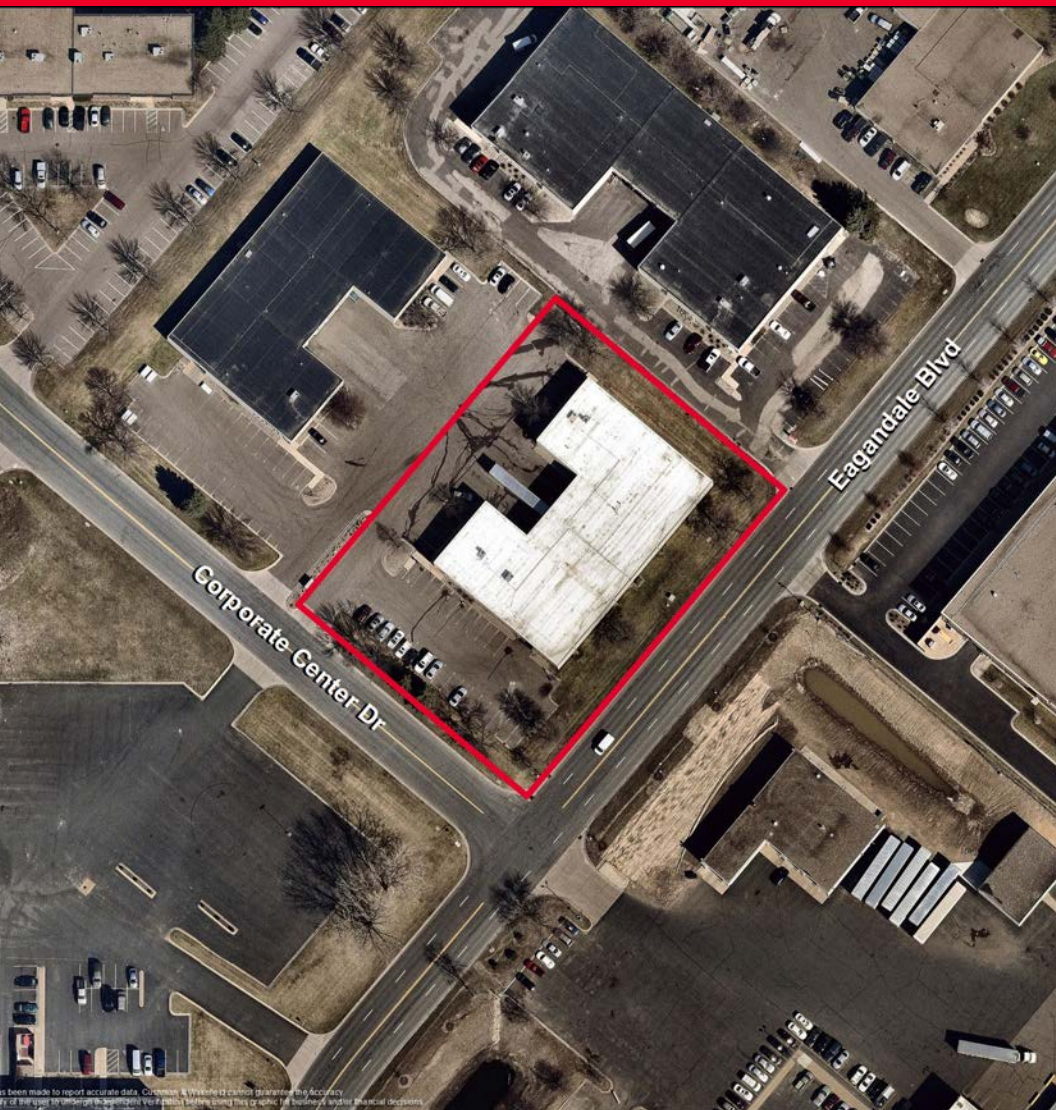
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## Property Highlights

- 13,632 square feet Available in Eagan
- New roof and exterior paint in 2017
- Great access to major thoroughfares and Minneapolis/St. Paul International Airport
- Available for occupancy December 1, 2017

### BUILDING FEATURES

Building Size	19,675 sf
Available Space	2,300 sf - Office 11,332 sf - Warehouse 13,632 sf - Total
Parcel Size	1.56 acres
PID #	10.22500.03.141
Year Built	1980
Clear Height	18'
Loading	2 Docks 1 Drive-in (12' x 14')
Lease Rates	\$8.50 psf Office \$4.50 psf Warehouse
2019 Estimated Tax/CAM	\$1.91 psf Tax \$1.00 psf CAM \$2.91 psf Total

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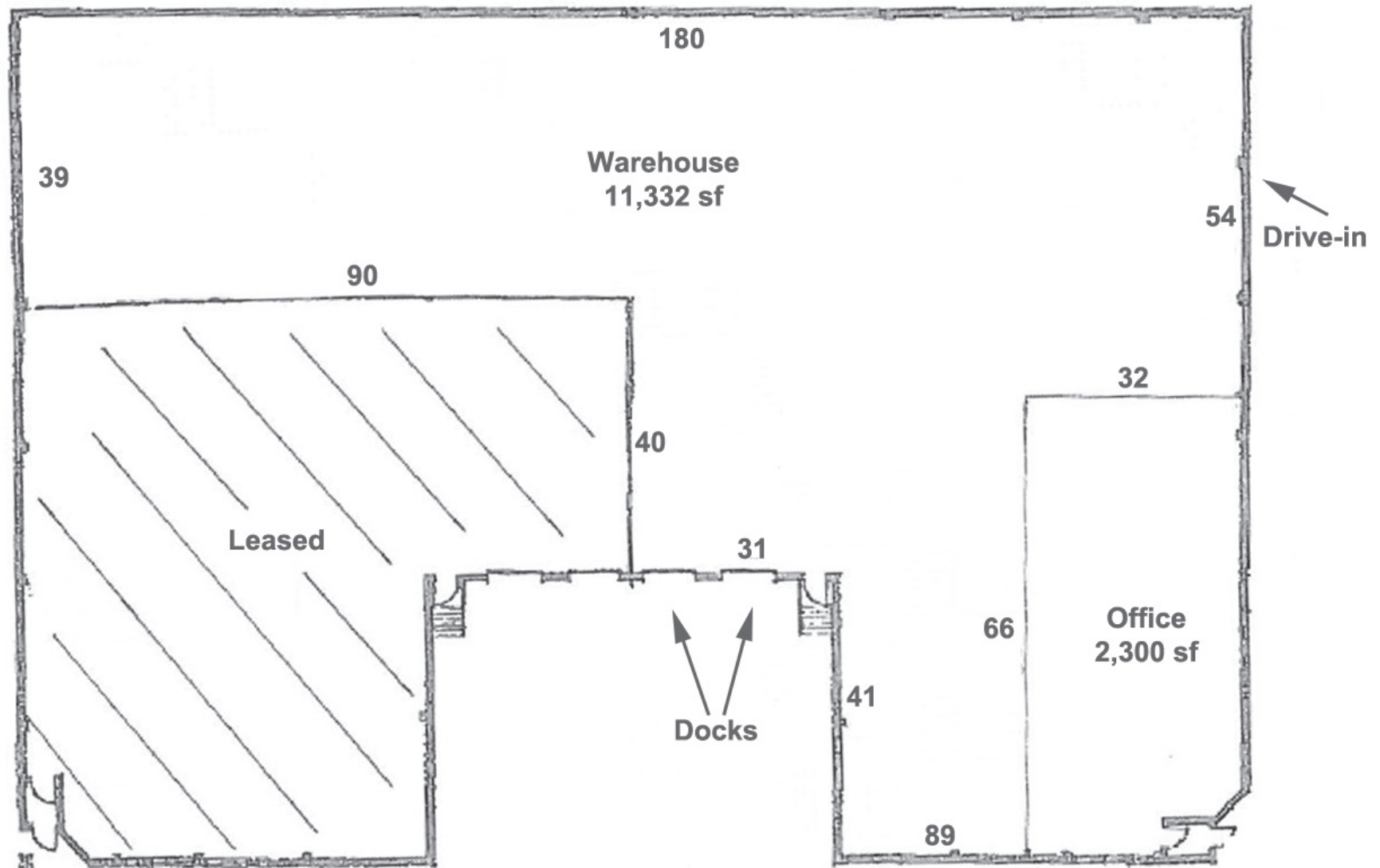
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**Central Commons Eagan**

**Marshall's** **HuVee**

**HOBBY LOBBY** **HomeGoods**

**The Tile Shop** **Total Wine**

**SIERRA TRADING POST** **DSW** **PUNCH**

**Twin Cities Premium Outlets**

**GAP OUTLET** **Finish Line** **Starbucks** **Under Armour**

**carter's** **babies and kids** **OLD NAVY**

**J.CREW FACTORY** **G.H. BASS & CO.** **Bass**

**dressbarn** **COACH** **Justice**

**Promenade Shopping Center**

**BARNES & NOBLE** **BED BATH & BEYOND** **Panera BREAD**

**OfficeMax** **OLD NAVY** **SOLOS**

**TJ-maxx** **Michaels** **L&B**

**PETSMART** **PIZZA HUT** **PAPA JOHN'S**

**Eagan Town Center**

**Cub Foods** **KOHL'S** **Perkins**

**Applebee's** **noodles & company** **Pepperoni**

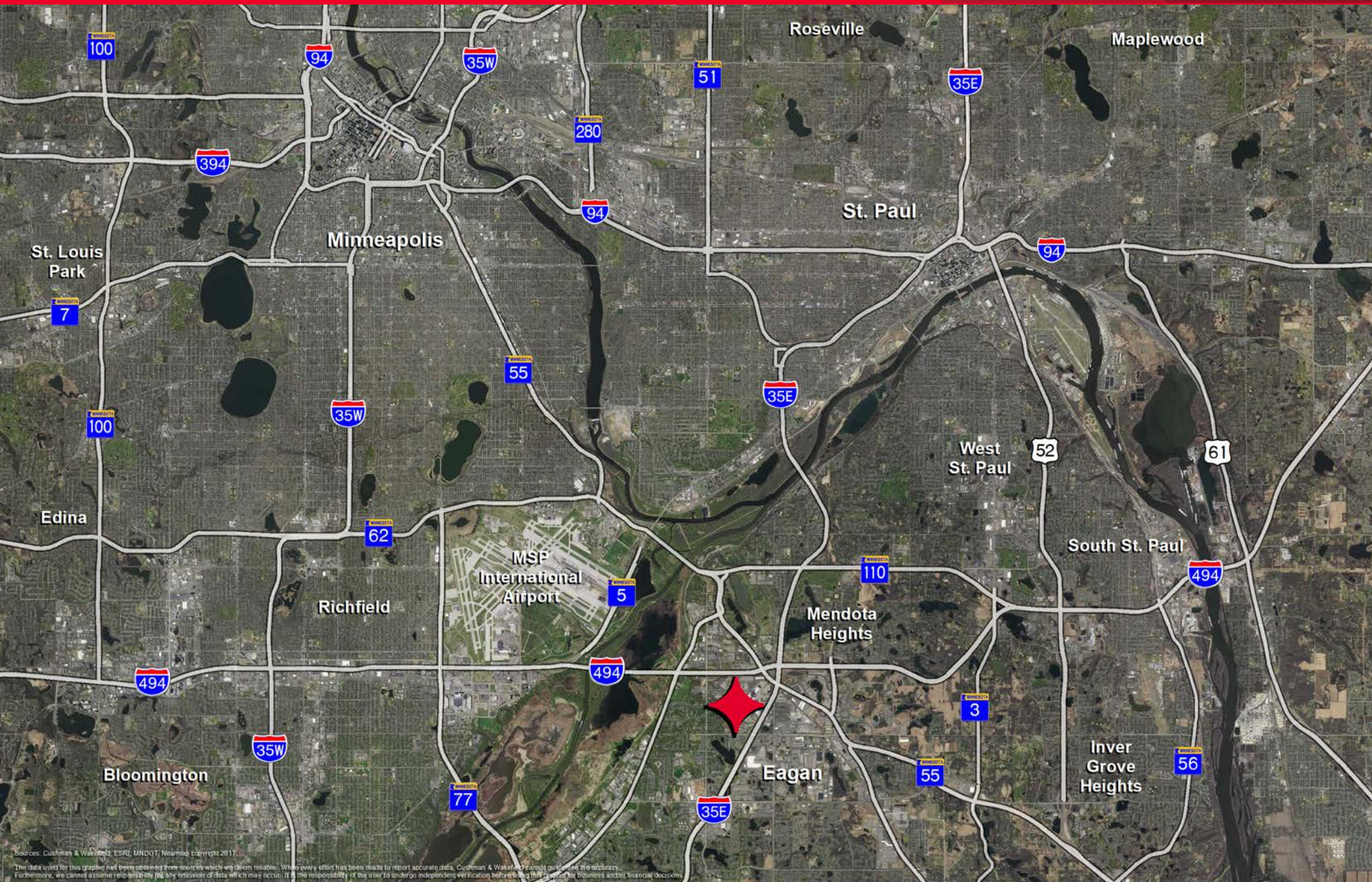
**Walmart** **McDonald's** **TACO BELL**



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