

# 1275 Corporate Center Drive

Eagan, MN

FOR LEASE



13,632 SF AVAILABLE



For more information, please contact:

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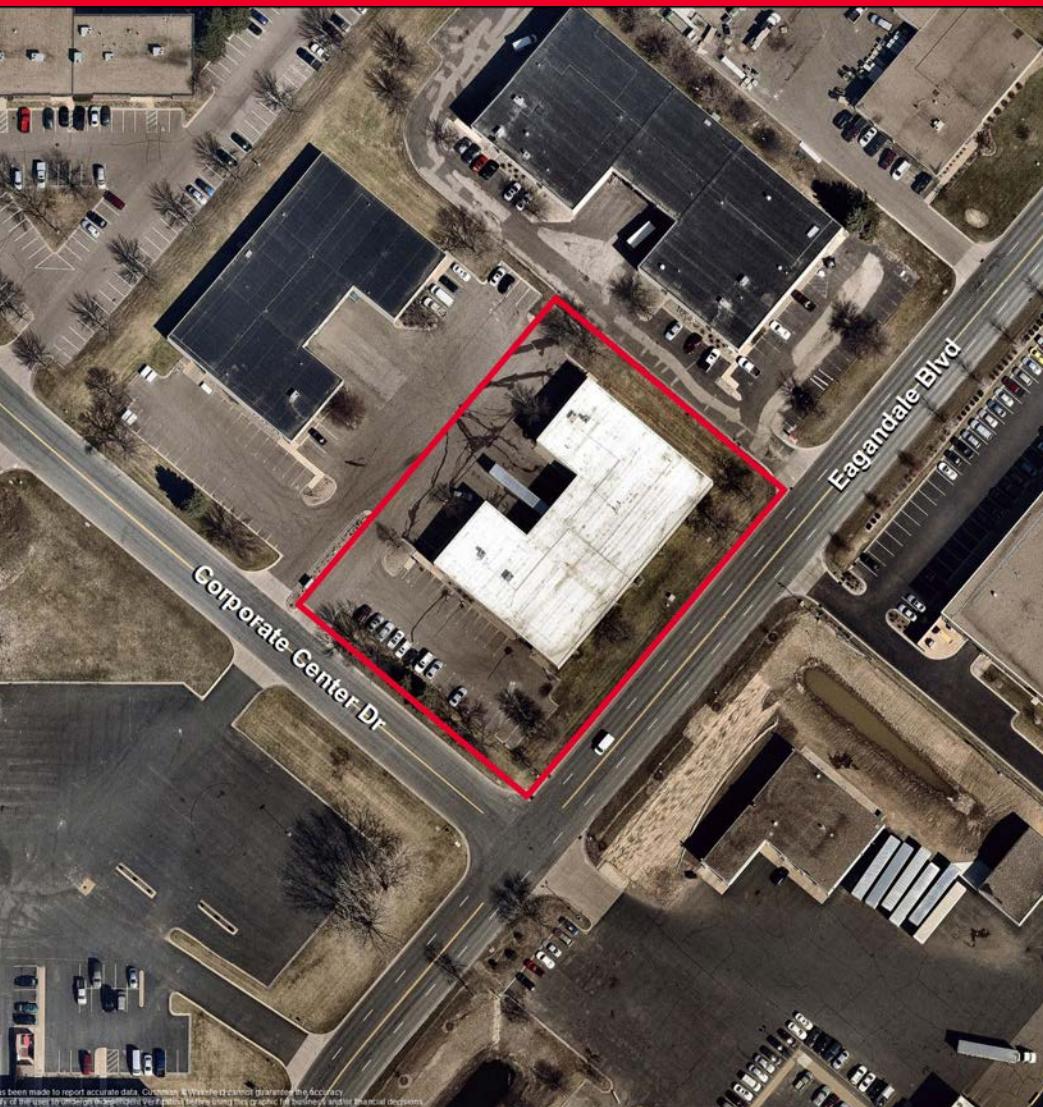
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## Property Highlights

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

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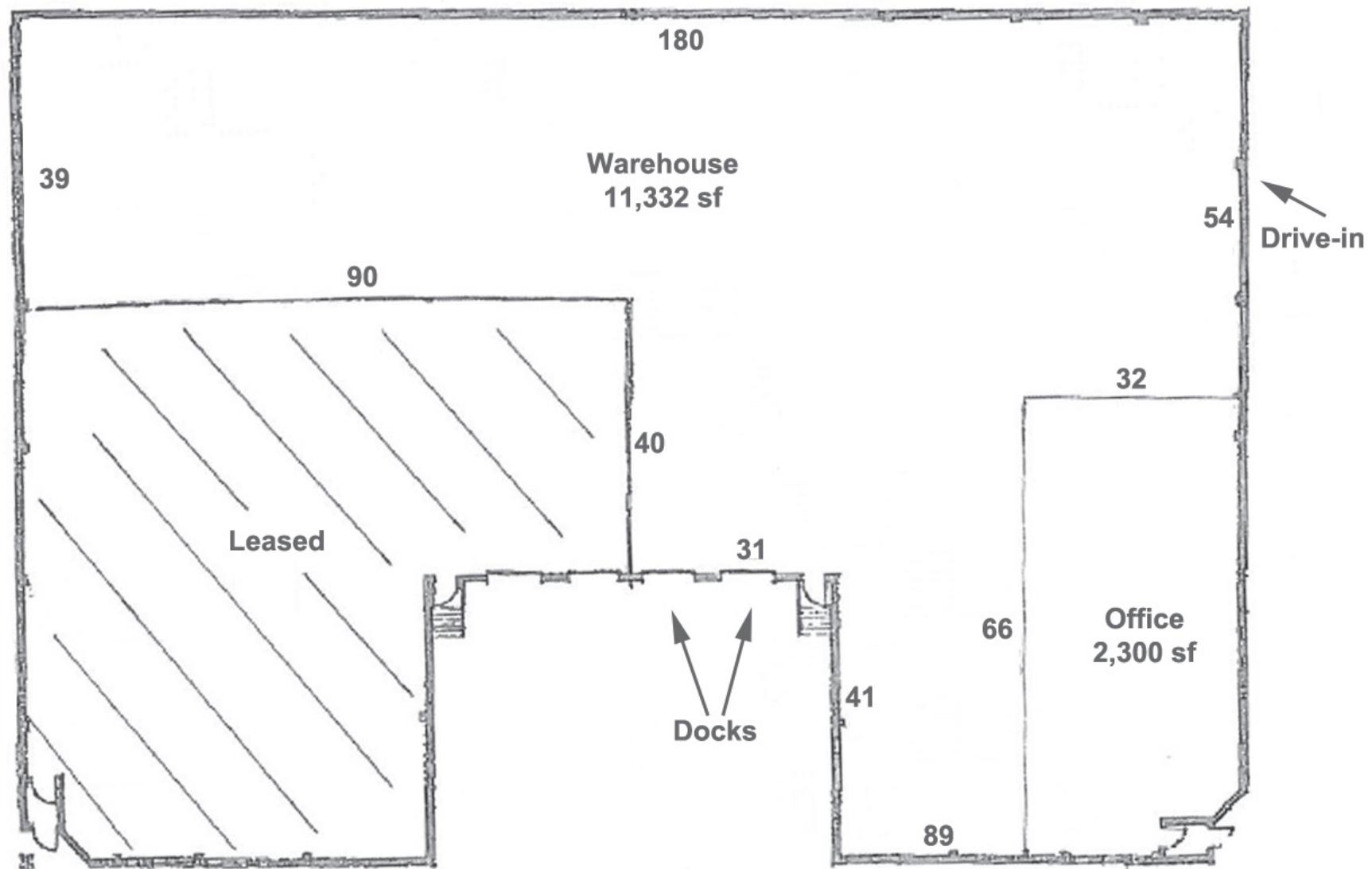


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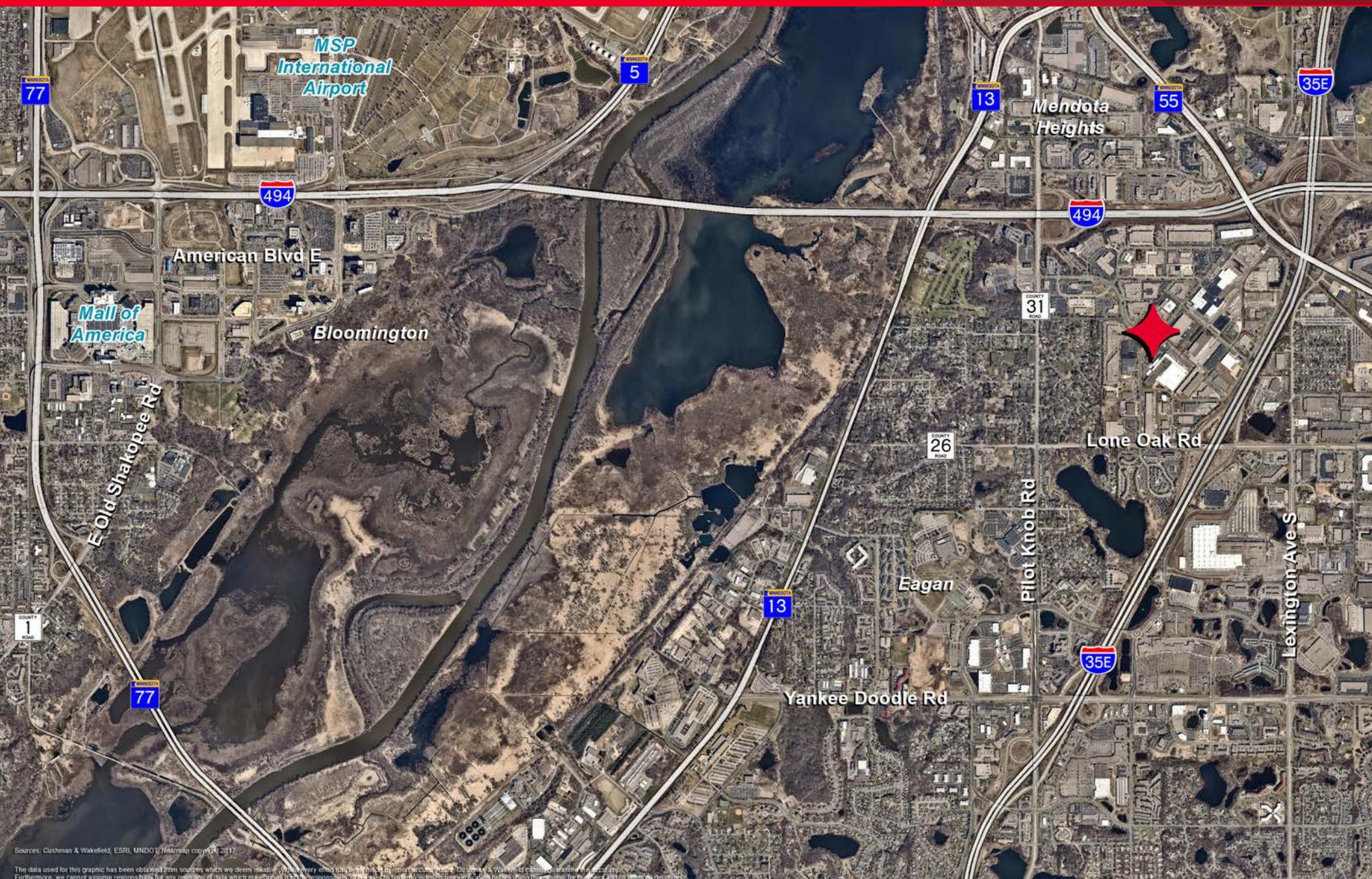


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 CUSHMAN &  
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