

FOR SALE/LEASE

NORTHWOOD BUSINESS PARK I

44,511 SF OFFICE/FLEX BLDG



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FORTE
REAL ESTATE PARTNERS

SPACE FEATURES

3285 Northwood Circle | Eagan, MN 55121

Building Information

Building Size	44,511 SF
Parking	4.98/1,000
Year Built	2001
Power	1200 amps, 277/480 volt, 3-Phase

Details

Space Available	36,559 SF (for lease) <i>divisible to 8,564 SF</i>
Lease Rate	\$12.75/SF
Sale Price	Negotiable
2023 Est. Tax/Cam	\$6.52/SF Includes utilities
Clear Height	16'
Loading	1 drive-in door



- Full single-story building with glass on three sides
- Abundant parking
- Data Center/IT Room
- Extensive landscaping and ponding
- Many nearby amenities: Within walking distance to Eagan Promenade Mall & Restaurants & nearby Central Park Commons
- 200 KW back-up generator/fiber connectivity

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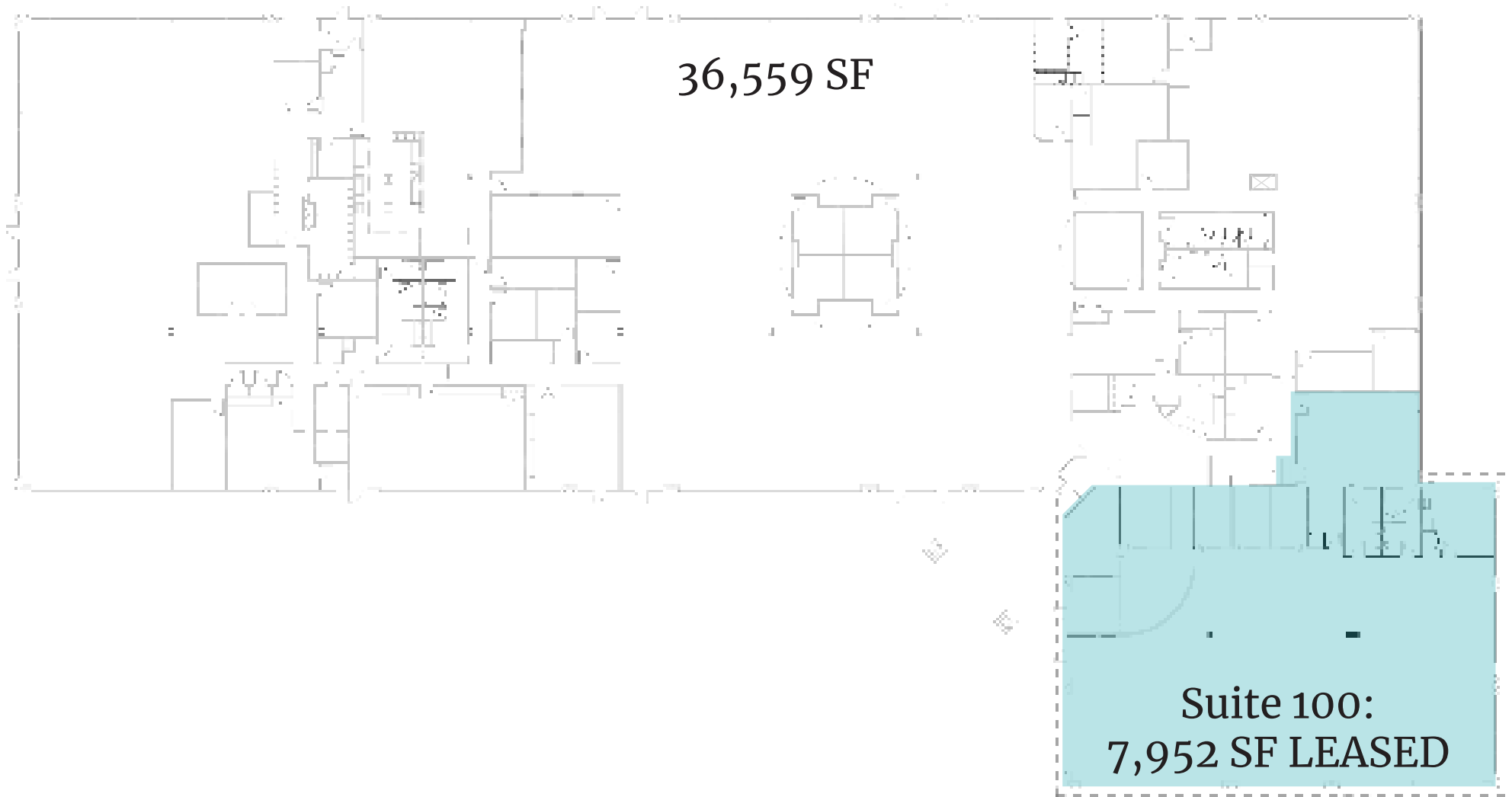
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FLOOR PLAN

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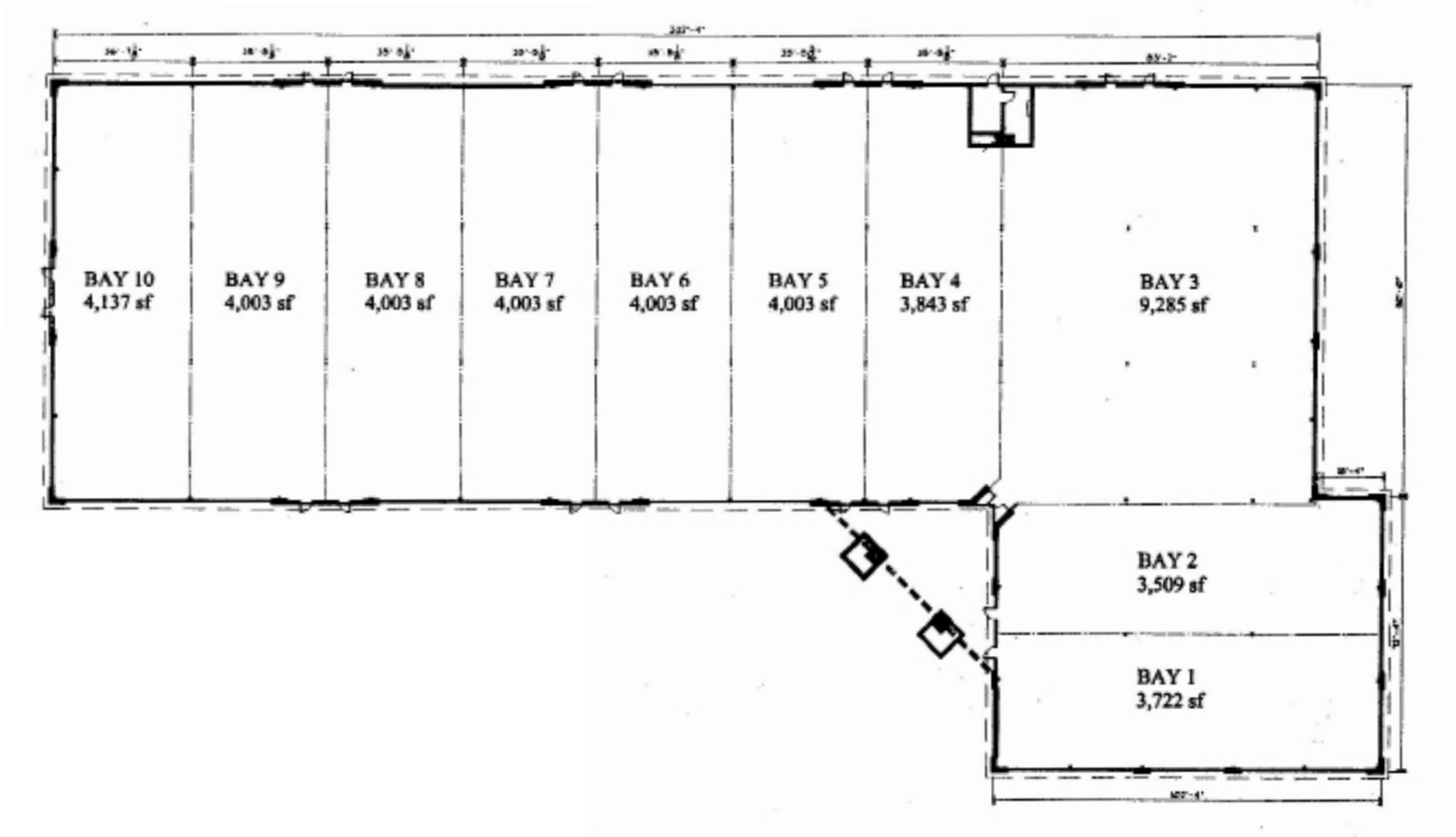


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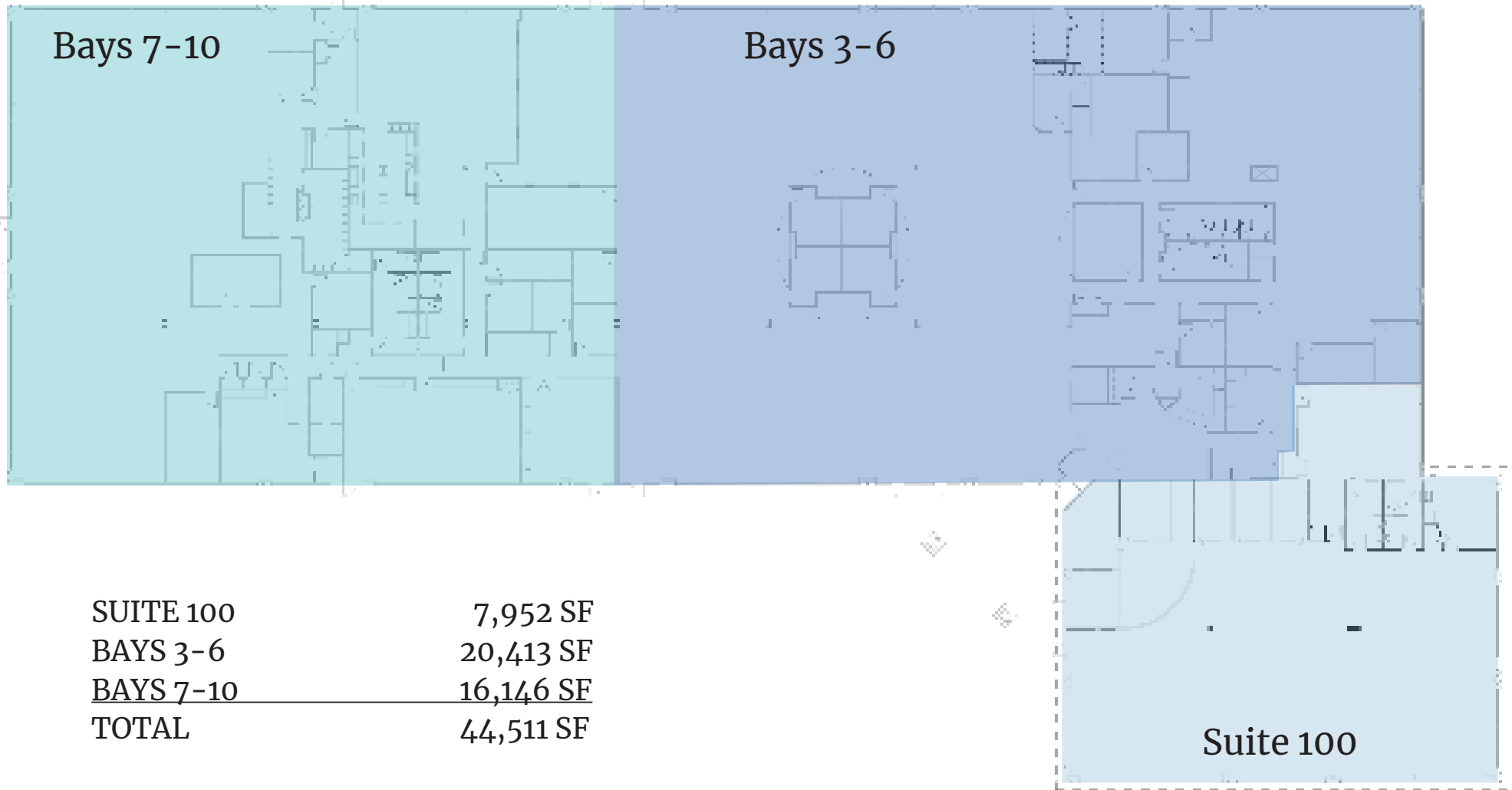
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SUITE 100	7,952 SF
BAYS 3-6	20,413 SF
<u>BAYS 7-10</u>	<u>16,146 SF</u>
TOTAL	44,511 SF

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AERIAL VIEW

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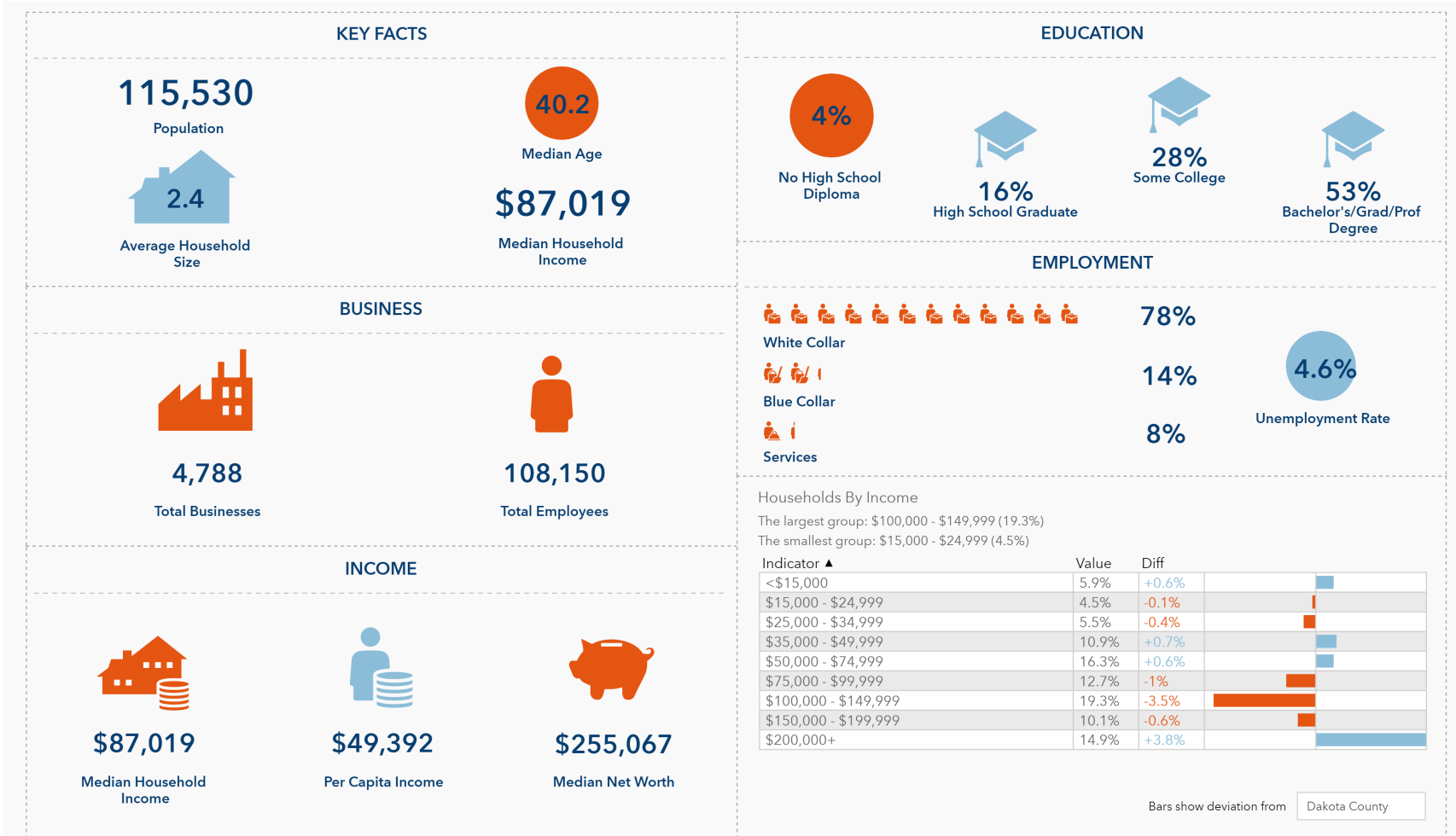
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DEMOGRAPHICS

3285 Northwood Circle | Eagan, MN 55121



Data reported within 5 mile radius

Datasource: ESRI

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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