

# ARMSTRONG BUSINESS CENTER II

MINNEAPOLIS-ST. PAUL  
SOUTHEAST

980 Lone Oak Road  
Eagan, MN 55121



FOR LEASE

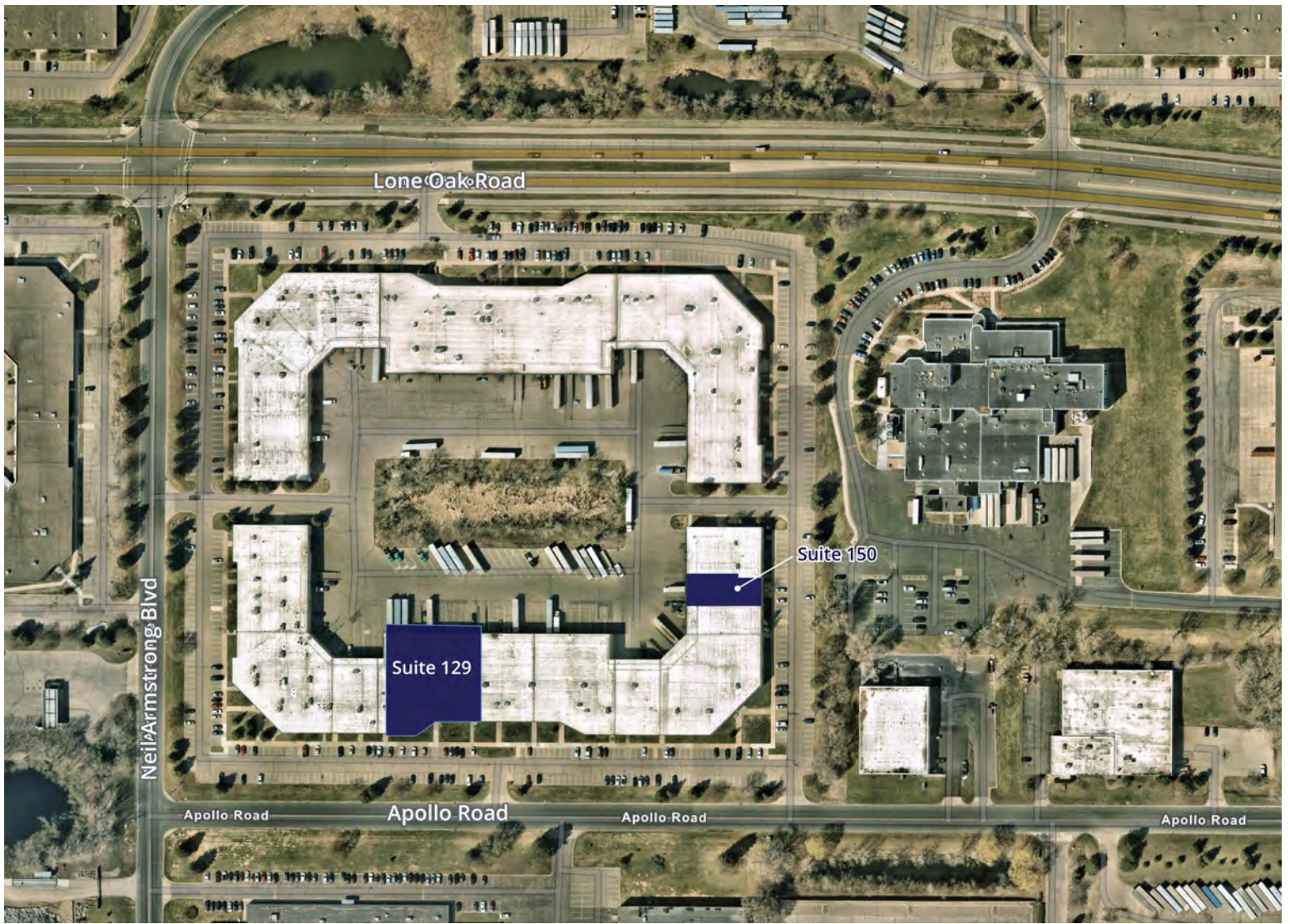
SUITES 129 & 150

±20,416 SF



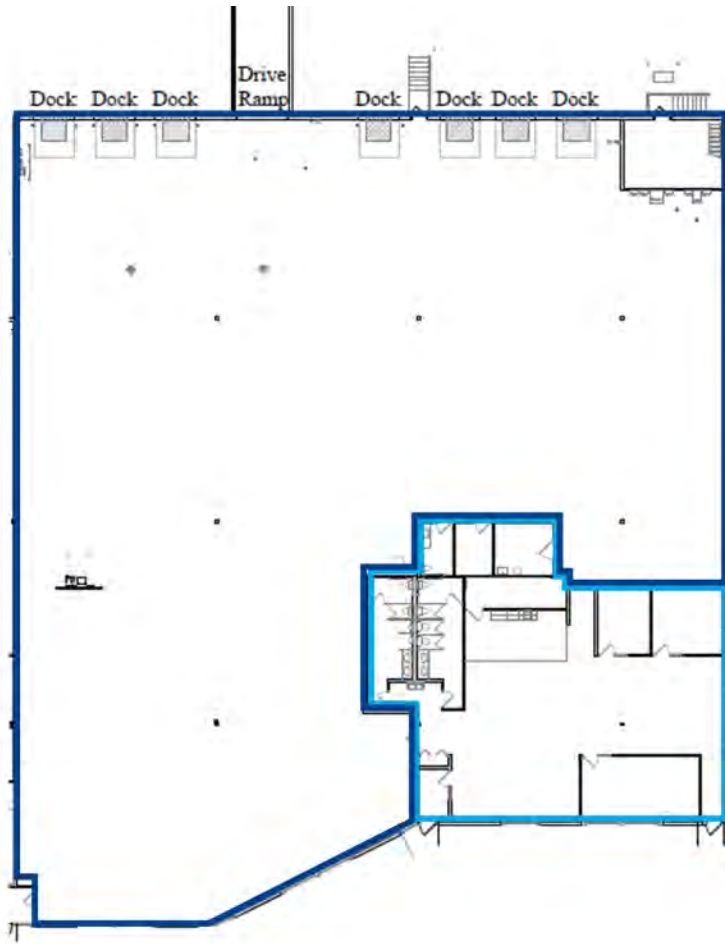
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## PROPERTY DETAILS

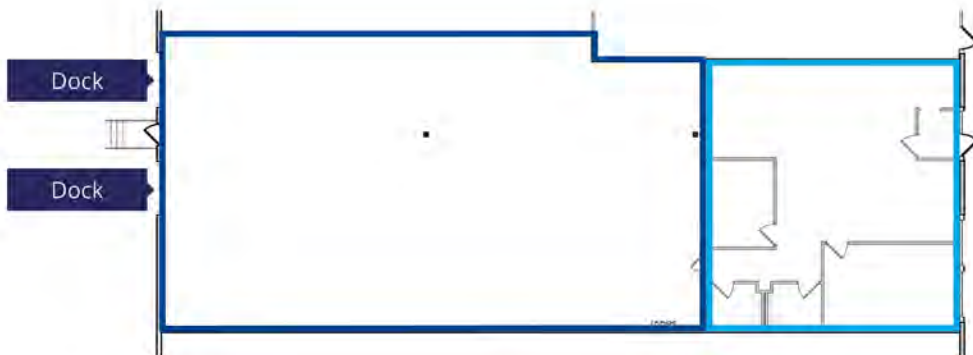
Property Size	154,950 SF
Parking	275 spaces (1.63/1,000)
Clear Height	20'
Available Now: Suite 129	20,416 SF
Available Feb 2027: Suite 150	5,073 SF
Lease Rates	Negotiable
CAM/Tax (2026)	\$3.82 PSF



## Suite 129

20,416 SF

- 3,468 SF Office
- 16,948 SF Warehouse



## Suite 150

5,073 SF

- 1,546 SF Office
- 3,527 SF Warehouse

# Committed to Driving Value for Our Customers

## Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

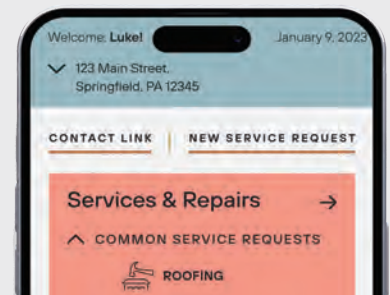


## Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

## Link+

Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million Square Foot Portfolio

## Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



# CONTACT INFORMATION



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