

**FOR LEASE**

Owned and Operated by  **LINK**

# ARMSTRONG BUSINESS CENTER II

980 Lone Oak Rd, Eagan, MN 55121

**29,247 SF**



**LEASING INFO  
& CONTACT**

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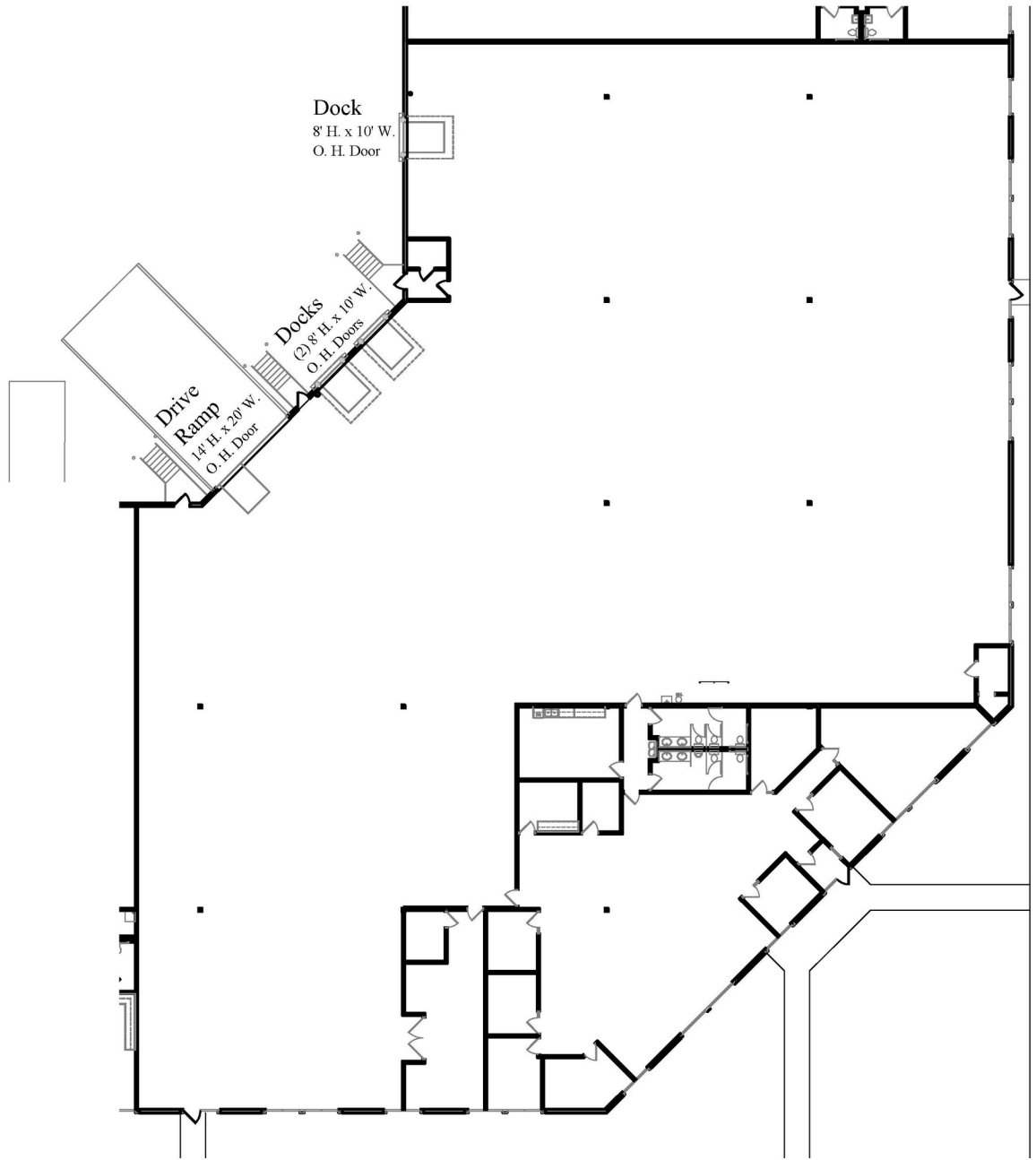




PROPERTY OVERVIEW

Property Size	154,950 SF	Dock & Drive-Ins	3 Docks   1 Drive-In (14' x20')
Year Built	1991	Lease Rates	Negotiable
Clear Height	20'	Parking	275 Spaces (1.63/1,000 SF)
Availability	Suite 145: 29,247 Total SF 5,466 SF Office 23,781 SF Warehouse	CAM & Tax (2024)	\$1.71 PSF CAM \$1.64 PSF Tax \$3.35 PSF Total

FLOOR PLAN

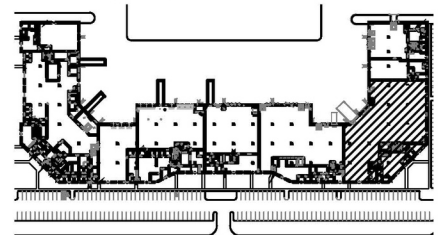


**Floor Plan**  
Scale: 1/32" = 1'-0"

Square Footage:

Office = 5,466 s.f.  
 Whse. = 23,781 s.f.  
 Total = 29,247 s.f.

Building Key:



1600 Utica Avenue So.  
 Suite 300  
 St Louis Park, MN 55416

**Suite 145**  
 29,247 sq. ft.

Armstrong Business Campus II  
 980 Lone Oak Road  
 Eagan, MN 55121

Leasing Contacts:  
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