



# Office/Warehouse For Lease

**Eagan Business Commons I**  
2915 Commers Drive, Eagan MN



**Evan Molde**  
Associate Vice President  
+1 952 897 7776  
evan.molde@colliers.com

**Ryan Krzmarzick** CCIM, SIOR  
Executive Vice President  
+1 952 897 7746  
ryan.k@colliers.com

1600 Utica Ave S, Suite 300  
Minneapolis, MN 55416  
+1 952 897 7700  
colliers.com

## Property Highlights

- 69,275 SF office/warehouse building
- Easy access to Hwy 55, I-35 and I-494
- 11 minutes to MSP International Airport
- Great visibility to Highway 55 and Dodd Road
- Close proximity to restaurant and shopping amenities
- Building signage available
- Ability to remove office space



## Building Information

<b>Building Size</b>	69,275 square feet
<b>Year Built</b>	1997
<b>Acreage</b>	5.74 acres
<b>Parking</b>	248 surface stalls (3.58/1000 SF)
<b>Clear Height</b>	18'
<b>Net Rental Rates</b>	\$11.50 PSF Office \$5.50 PSF Warehouse
<b>2024 Est. CAM &amp; Real Estate Tax</b>	\$1.59 PSF CAM \$2.54 PSF Tax \$4.13 PSF Total
<b>Loading</b>	6 docks 1 drive-in
<b>Traffic Counts</b>	Highway 55: 32,000 vpd Lone Oad Rd: 11,118 vpd

## Currently Available

### Suite 500 - 8,476 SF

- 6,557 square feet office
- 1,919 square feet warehouse
- One (1) dock door

# Floor Plan



**Suite 500**  
**8,476 SF total**  
**6,557 SF office**  
**1,919 SF warehouse**  
**One (1) dock door**



DOWNTOWN MINNEAPOLIS

DOWNTOWN ST. PAUL

MINNEAPOLIS-ST. PAUL INTERNATIONAL AIRPORT

EAGAN BUSINESS COMMONS



11 MINUTES TO MSP AIRPORT



VIKING LAKES DEVELOPMENT

OMNI HOTELS®

HEARTH & HOME, KERRAS, EXBER & ICE



Starbucks, Home Goods, PETCO, DSW, ULTA, BANK OF AMERICA, ZUPAS, Cane's, HyVee, SIERRA, Marshalls, HOBBS LOBBY

Sam's Club, Home Depot, TJ Maxx, Party City, Michaels, Bed Bath & Beyond, Verizon, Old Navy, Great Clips

LONE OAK RD



YANKEE DOODLE RD

TWIN CITIES PREMIUM OUTLETS



CarMax, McDonald's, Perkins, Noodles, Taco Bell, Arby's, Cub Foods, KOHL'S, Walmart Supercenter, Planet Fitness, Dollar Tree, Holiday



1600 Utica Ave S, Suite 300  
Minneapolis, MN 55416  
+1 952 897 7700  
colliers.com

**Evan Molde**  
Associate Vice President  
+1 952 897 7776  
evan.molde@colliers.com

**Ryan Krzmarzick ccim, sior**  
Executive Vice President  
+1 952 897 7746  
ryan.k@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2024. All rights reserved.