

**FOR LEASE**

Owned and Operated by



# Eagandale Business Campus I

1301 Corporate Center Drive, Eagan, MN

**2,192 - 14,036 SF**



**LEASING INFO  
& CONTACT**

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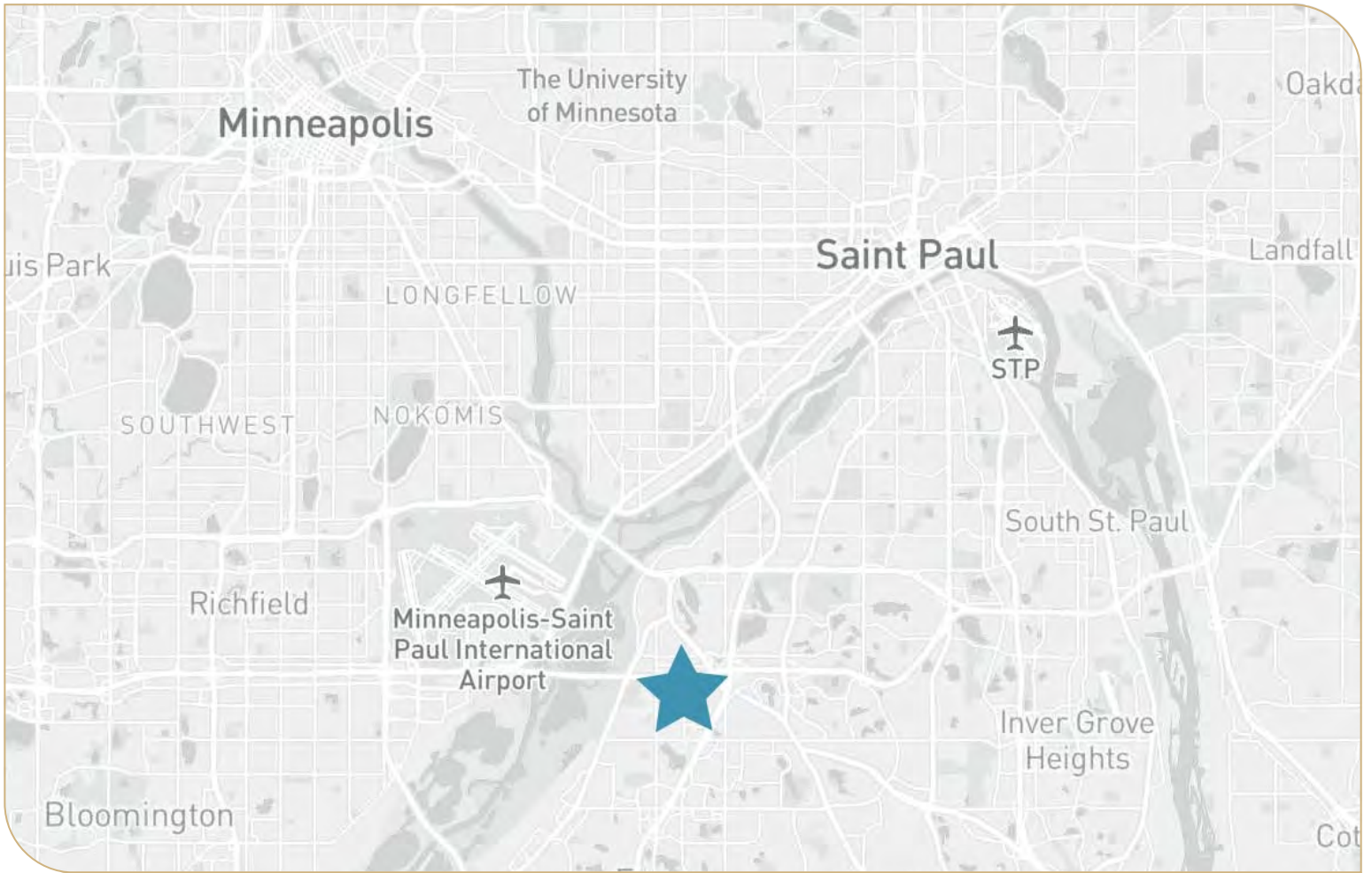
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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



## Features

**Freeway Access: I-35E and I-494**

**Total Building : 61,780 SF**

**Lot Size: 4.67 acres**

**Year Built: 1984**

**Construction: Brick/Block**

**Parking: 1.4/1,000**

**Clear Height: 14'**

**Power: 208 volt, 3-phase**

**Drive-in loading available**

**Rental Rates: Negotiable**

**2024 Tax/Cam: \$4.75 PSF**

**\*Owner will convert office space to warehouse**

### Suite 112

Total: 3,458 SF

Office: 3,458 SF

### Suite 117

Total: 5,237 SF

Office: 1,320 SF

Warehouse: 3,917 SF

Loading: 3 drive-ins

### Suite 165\*

Total: 5,544 SF

Office: 5,540 SF

\*Landlord will demo office space

### Suite 165 - 175\*

Total: 14,036 SF

Office: 11,166 SF

Warehouse: 2,870 SF

Loading: 1 dock, 1 drive-in

### Suite 170

Total: 2,192 SF

Office: 2,192 SF

### Suite 175

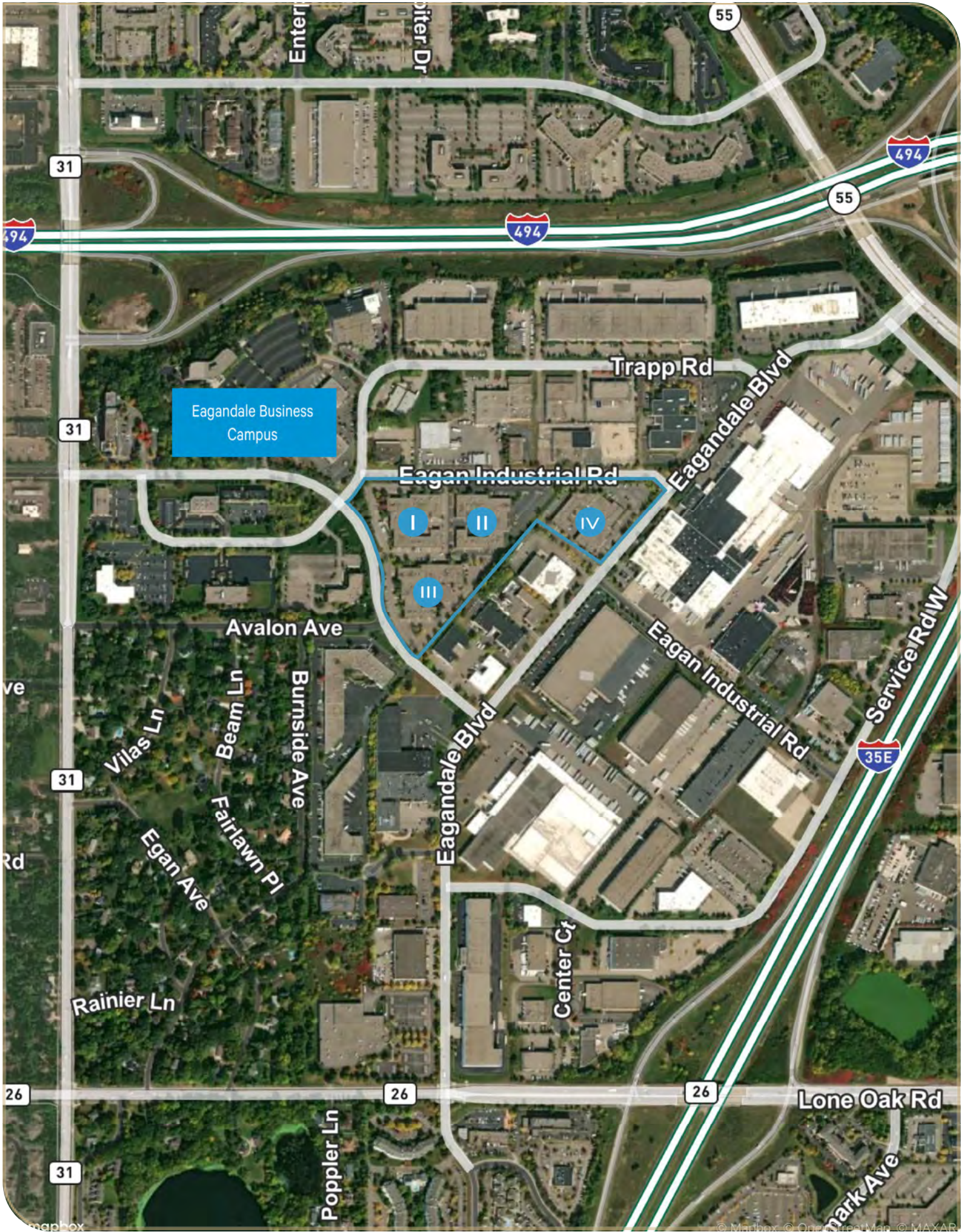
Total: 6,300 SF

Office: 3,430 SF

Warehouse: 2,870 SF

Loading: 1 dock, 1 drive-in





Eagandale Business  
Campus

I II IV

III

31

31

31

31

494

55

55

494

Trapp Rd

Eagan Industrial Rd

Eagandale Blvd

Avalon Ave

Villas Ln

Beam Ln

Burnside Ave

Fairlawn Pl

Egan Ave

Rainier Ln

Eagandale Blvd

Eagan Industrial Rd

Center Ct

Service Rd/W

35E

26

26

26

Lone Oak Rd

Poppler Ln

Mark Ave