

# FLAGSHIP BUSINESS CAMPUS IV

MINNEAPOLIS  
AIRPORT SOUTHEAST

875 Blue Gentian Rd  
Eagan, MN 55121



FOR LEASE

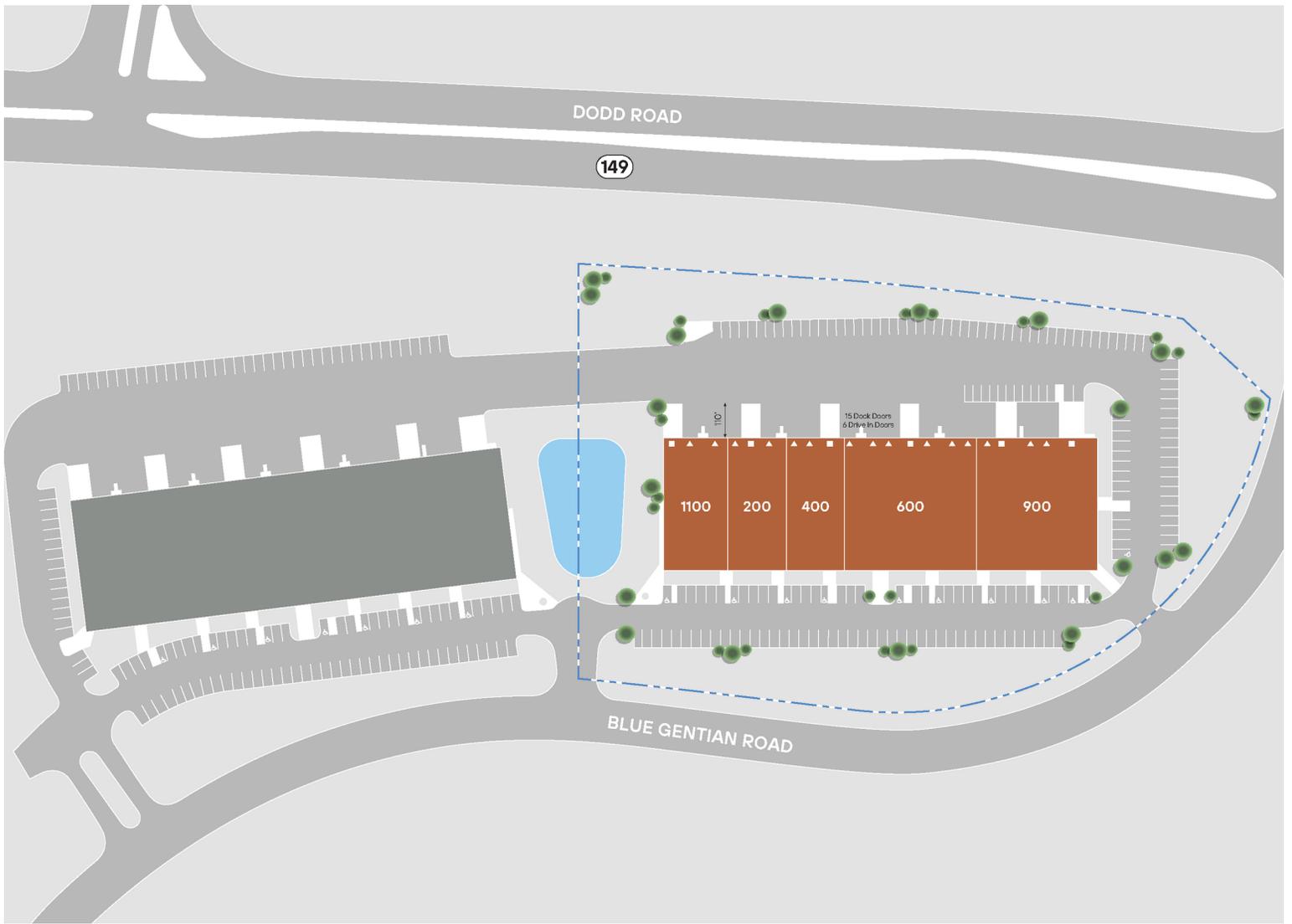
Suite 400

8,154 SF



LEASED BY





## PROPERTY OVERVIEW

Flagship Business Campus IV is a 59,399 SF premier high-image business park in Eagan. Offering 24' clear height, flexible loading and finish levels, and unparalleled visibility and access to I-494.

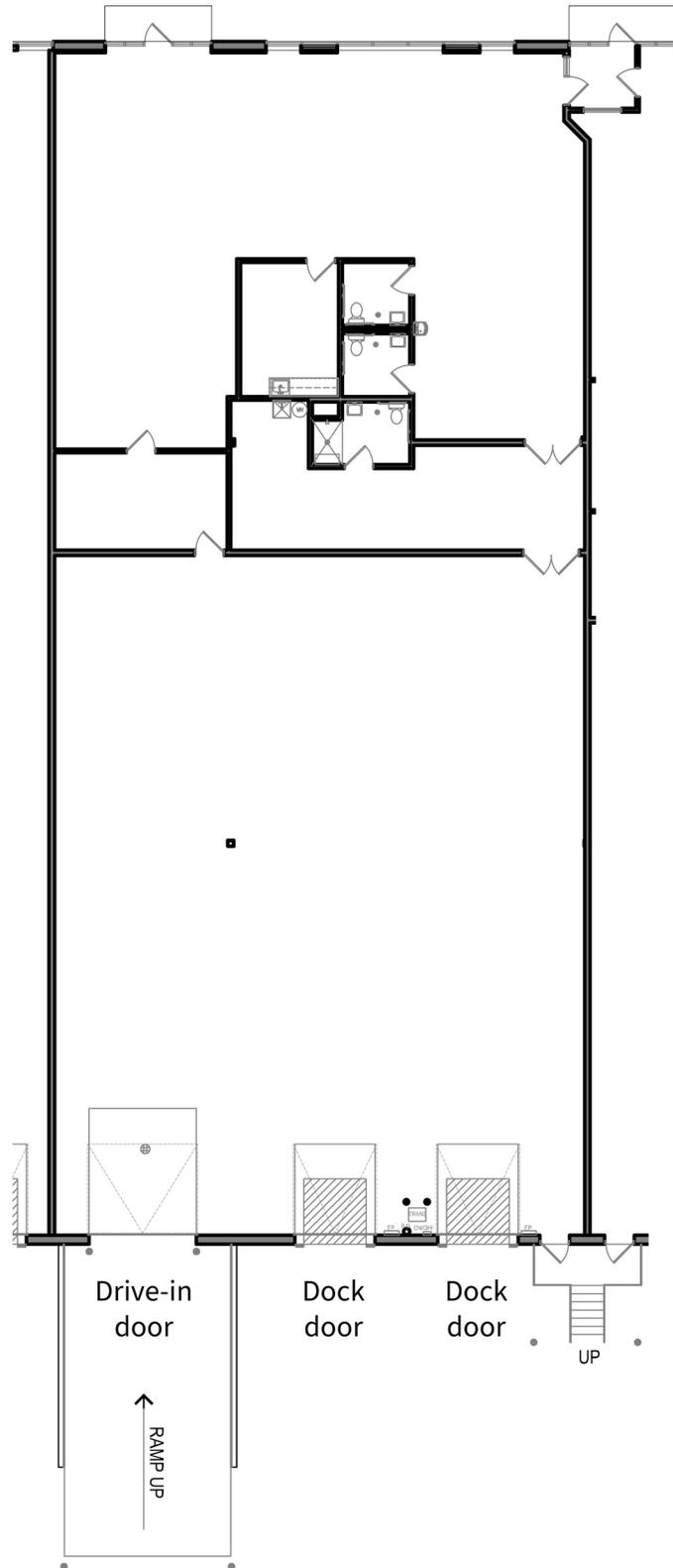
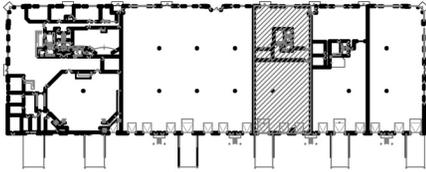
- > Available June 1, 2025
- > 24' Clear
- > Excellent visibility to I-494 | 113,000 vpd
- > One-way Ribbon Glass Lines
- > Ample Parking
- > Great Access to I-494, Dodd Rd, Hwy 55 and I-35E
- > Fully Sprinklered
- > 9 minute drive to Minneapolis-St. Paul International Airport
- > Two (2) Dock Doors
- > One (1) Drive-in

## SUITE 400

Building SF	59,399 SF
Available SF	8,154 SF
Office SF	3,458 SF
Warehouse SF	4,696 SF
Loading	Two (2) dock doors   One (1) drive-in
Rate	Negotiable
2026 Tax/CAM	\$5.29 PSF

# FLOOR PLAN - SUITE 400

Building Key: N.T.S.



## Floor Plan

Scale 1" = 20'-0"

Office = 3,458 r.s.f.

Whse. = 4,696 r.s.f.

Total = 8,154 r.s.f.

# 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.

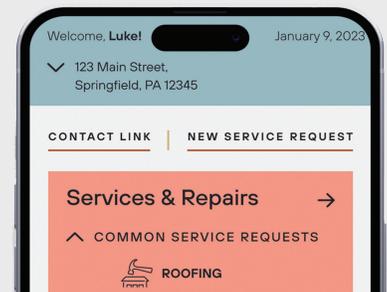


## Best-in-Class Customer Service

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

## Link+

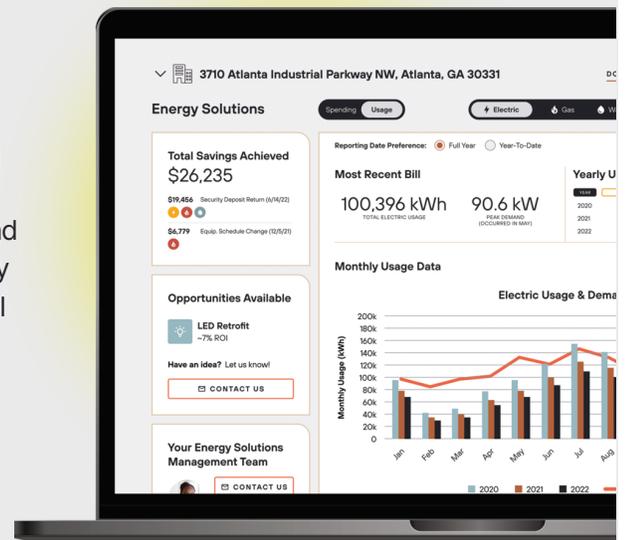
Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



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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