

# FOR LEASE

## LEXINGTON CORPORATE CENTER

### 5,962 - 8,251 SF AVAILABLE



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THE  
**MERITEX**<sup>™</sup>  
COMPANY  
ESTD 2008

 **FORTE**  
REAL ESTATE PARTNERS

# LEASE SPACE FEATURES

3225 Neil Armstrong Boulevard | Eagan, MN 55121

## Building Information

Building Size	76,500 SF
Parking	approx. 3.5/1,000
Clear Height	19'
Year Built	1998
Power	3 Phase

## Lease Terms

Space Available	Suite 200: 5,962 SF 1 dock, 1 drive-in Suite 700: 8,251 SF 1 dock
Rate	Negotiable
2024 Est. Tax/Cam	\$4.29/SF

- Central location in a large, well established business park- Eaganale Business Park
- High image facility with ability to accommodate office, tech, showroom, light manufacturing, or warehouse users
- Excellent presence along Lexington Avenue
- Extensive glass line
- Additional loading doors can be added
- Many nearby amenities
- 36' X 36' column spacing
- Within minutes of the Minneapolis/St. Paul International Airport
- Locally owned and managed by The Meritex Company (meritex.com)

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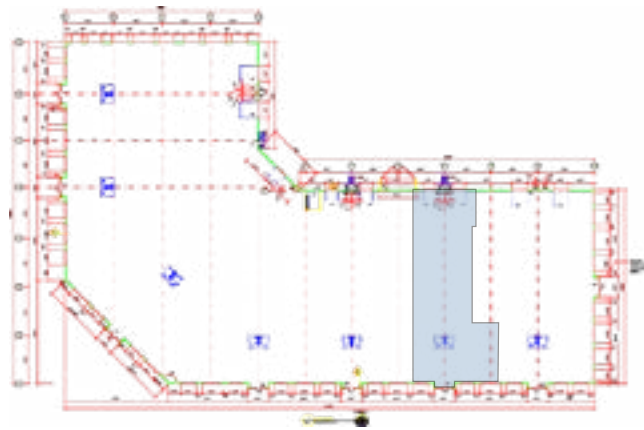
# FLOOR PLAN

3225 Neil Armstrong Boulevard | Eagan, MN 55121

## SUITE 200

OFFICE SPACE	3,215 SF
<u>WAREHOUSE SPACE</u>	<u>2,747 SF</u>
TOTAL	5,962 SF

Building Key



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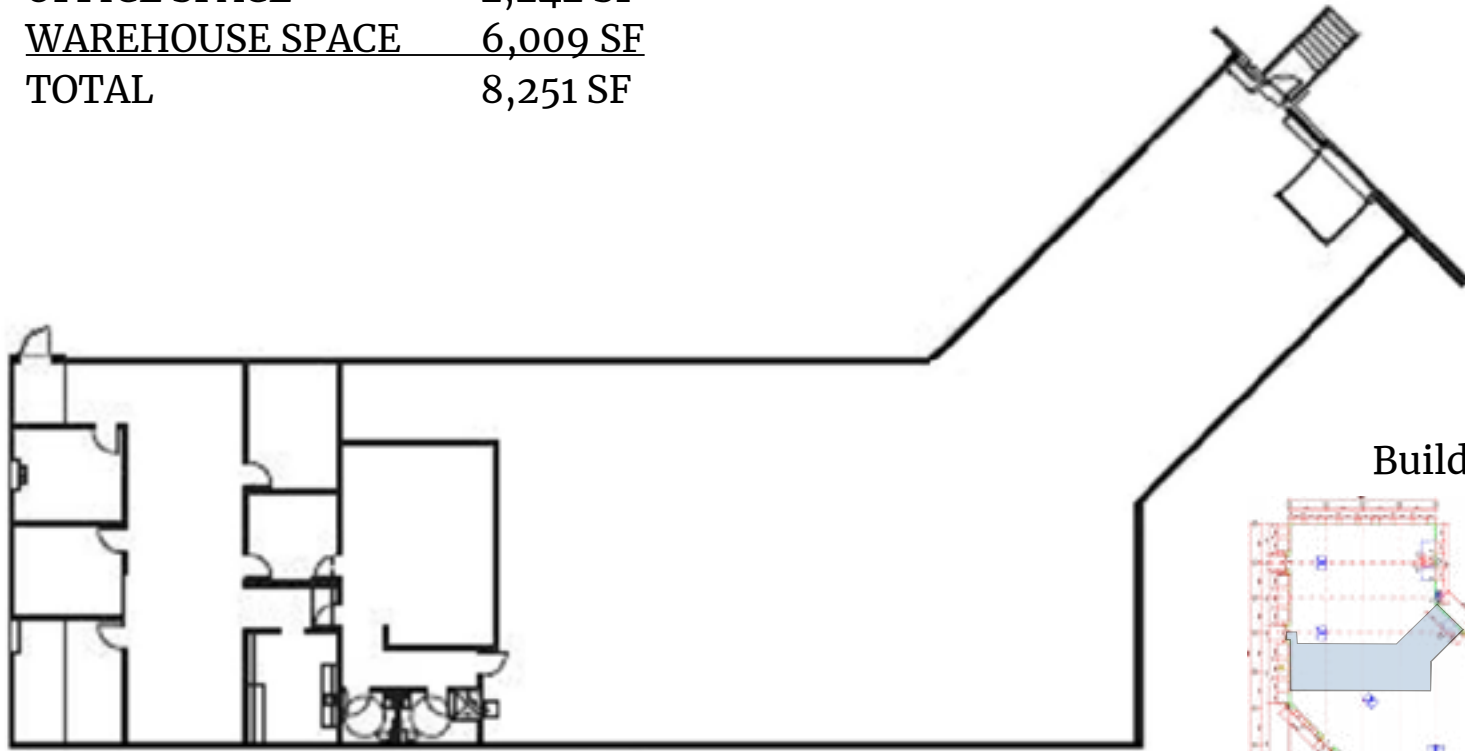


# FLOOR PLAN

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## SUITE 700

OFFICE SPACE	2,242 SF
<u>WAREHOUSE SPACE</u>	<u>6,009 SF</u>
TOTAL	8,251 SF



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# AERIAL VIEW

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# DEMOGRAPHICS

3225 Neil Armstrong Boulevard | Eagan, MN 55121



The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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