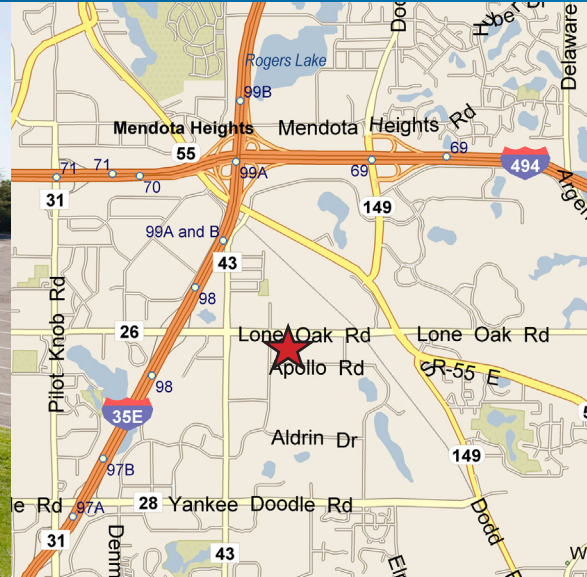


FOR LEASE > INDUSTRIAL SPACE



# Armstrong Business Ctr I

990 LONE OAK ROAD, EAGAN



## Building Amenities

- > For Lease
- > 153,607 SF off/whse building
- > 16' clear height
- > Dock & drive-in loading
- > Built in 1989
- > Abundant glass
- > Energy efficient construction
- > Low operating expenses
- > Great access to Lone Oak Rd & I-35E

## Contact Us

EVAN MOLDE  
952 897 7776  
MINNEAPOLIS, MN  
[evan.molde@colliers.com](mailto:evan.molde@colliers.com)

OWNED BY:

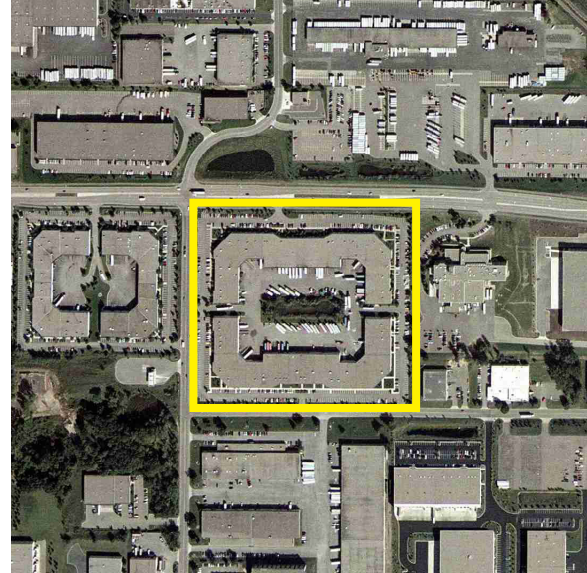
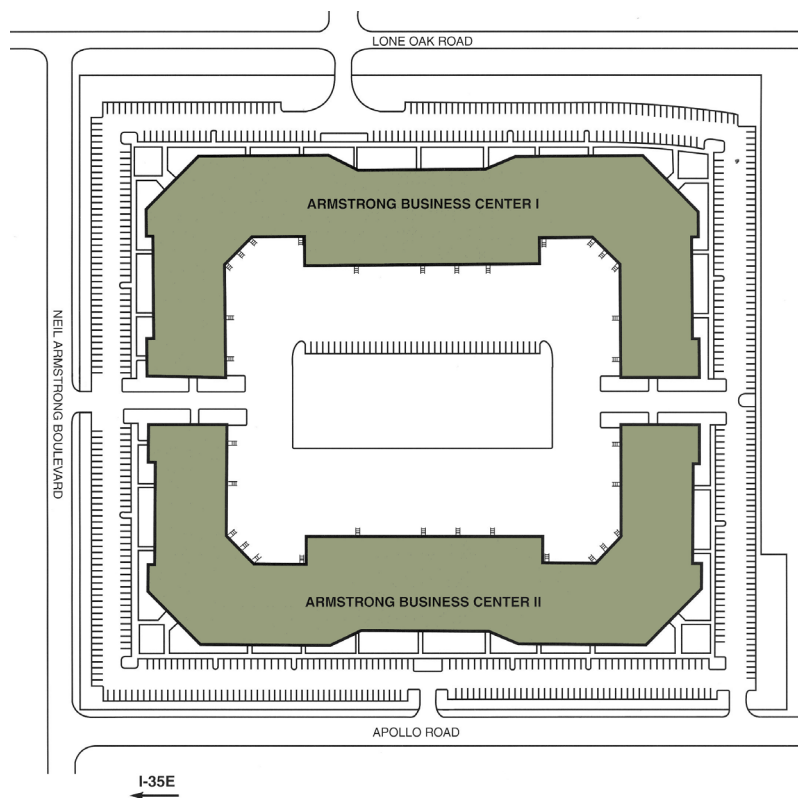


COLLIERS INTERNATIONAL  
4350 Baker Road, Suite 400  
Minnetonka, MN 55343

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## Armstrong I & II > Site Plan

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### Contact Us

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## PROPERTY FACT SHEET



# Armstrong Business Ctr I

990 LONE OAK ROAD, EAGAN

### PROPERTY ADDRESS:

990 Lone Oak Road  
Eagan, MN

### YEAR BUILT:

1989

### BUILDING SQUARE FEET:

153,607 square feet total

### CLEAR HEIGHT:

16'

### CURRENTLY AVAILABLE:

#### SUITE 120:

9,012 square feet total  
4,983 square feet office  
2,139 square feet warehouse  
1,890 square feet tech  
• One (1) dock

### NET RENTAL RATES:

\$9.75 per square foot office  
\$4.75 per square foot warehouse

### 2018 EST. CAM & REAL ESTATE TAX:

\$1.22 per square foot CAM  
\$1.65 per square foot Tax  
\$2.87 total per square foot

### AMENITIES:

- Great access to I-35E & I-494
- Well located within the Eagan Industrial Area
- Low operating expenses



### OWNED BY:

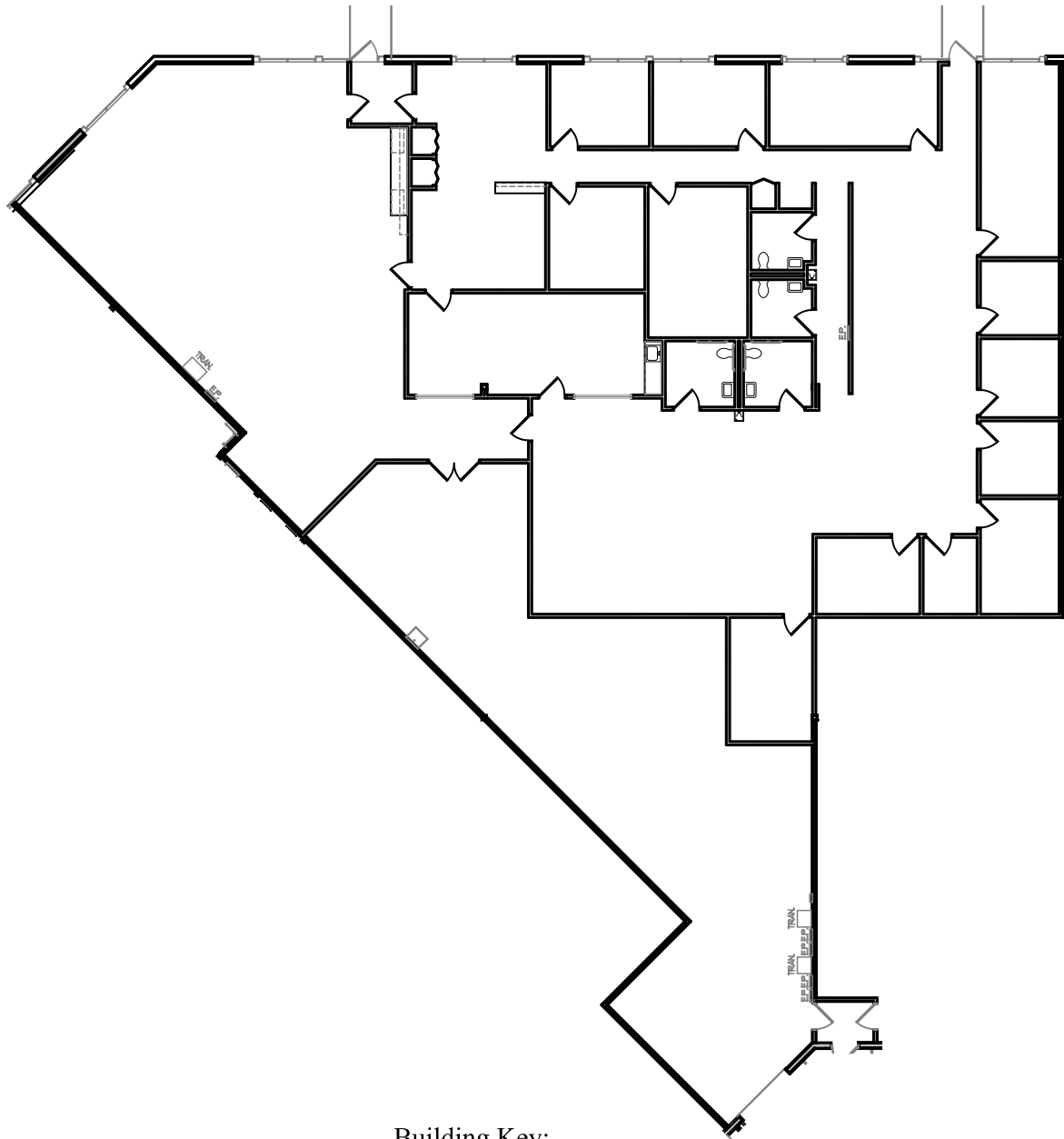


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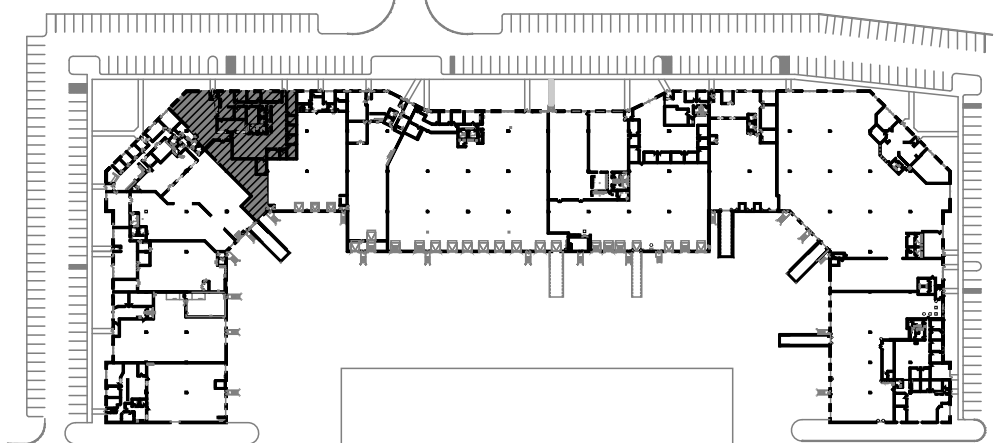
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For Leasing Information, Contact:

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952 897 7776  
[evan.molde@colliers.com](mailto:evan.molde@colliers.com)



Building Key:



# Floor Plan

Scale: 1"=20'-0"

## Square Footage:

Office	=	4,983 s.f.
Tech	=	1,890 s.f.
Whse.	=	2,139 s.f.
Total	=	9,012 s.f.



4350 Baker Road, Suite 400

Suite 120

Armstrong Business Campus I  
990 Lone Oak Road



Leasing Contact: