

FOR LEASE > OFFICE SPACE

# POWER SYSTEMS OFFICE BUILDING



1365 CORPORATE CENTER CURVE, EAGAN, MN 55121



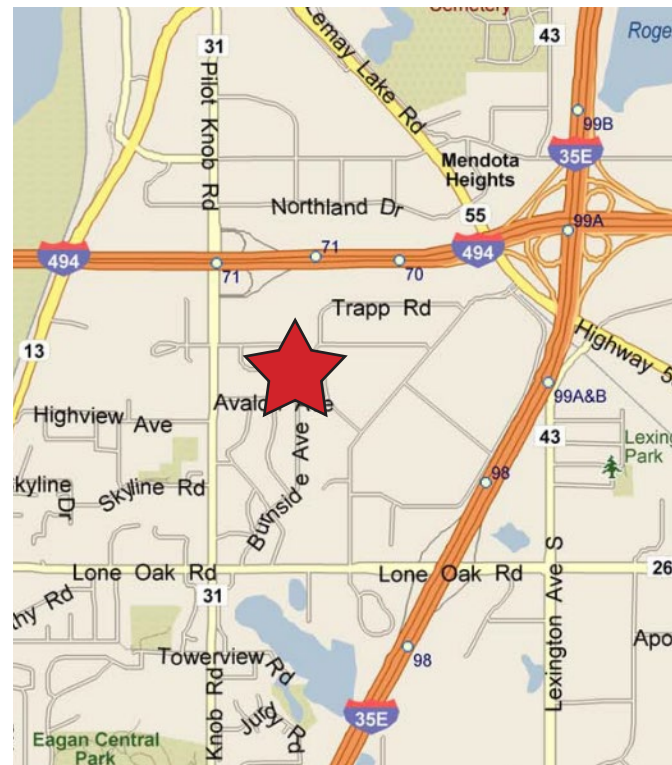
## EAGAN COMMERCIAL AREA

### > OFFICE SPACE

Located in Eagan, one of Minnesota's dominant commercial areas, the Power Systems Office Building offers a convenient location with easy access to I-494, I-35E, Highway 55 and Highway 13 via Pilot Knob Road.

## BUILDING AMENITIES

- > 23,736 building square feet
- > Class B office building
- > Two stories
- > Built in 1998
- > Key card access
- > On site management
- > Ample parking



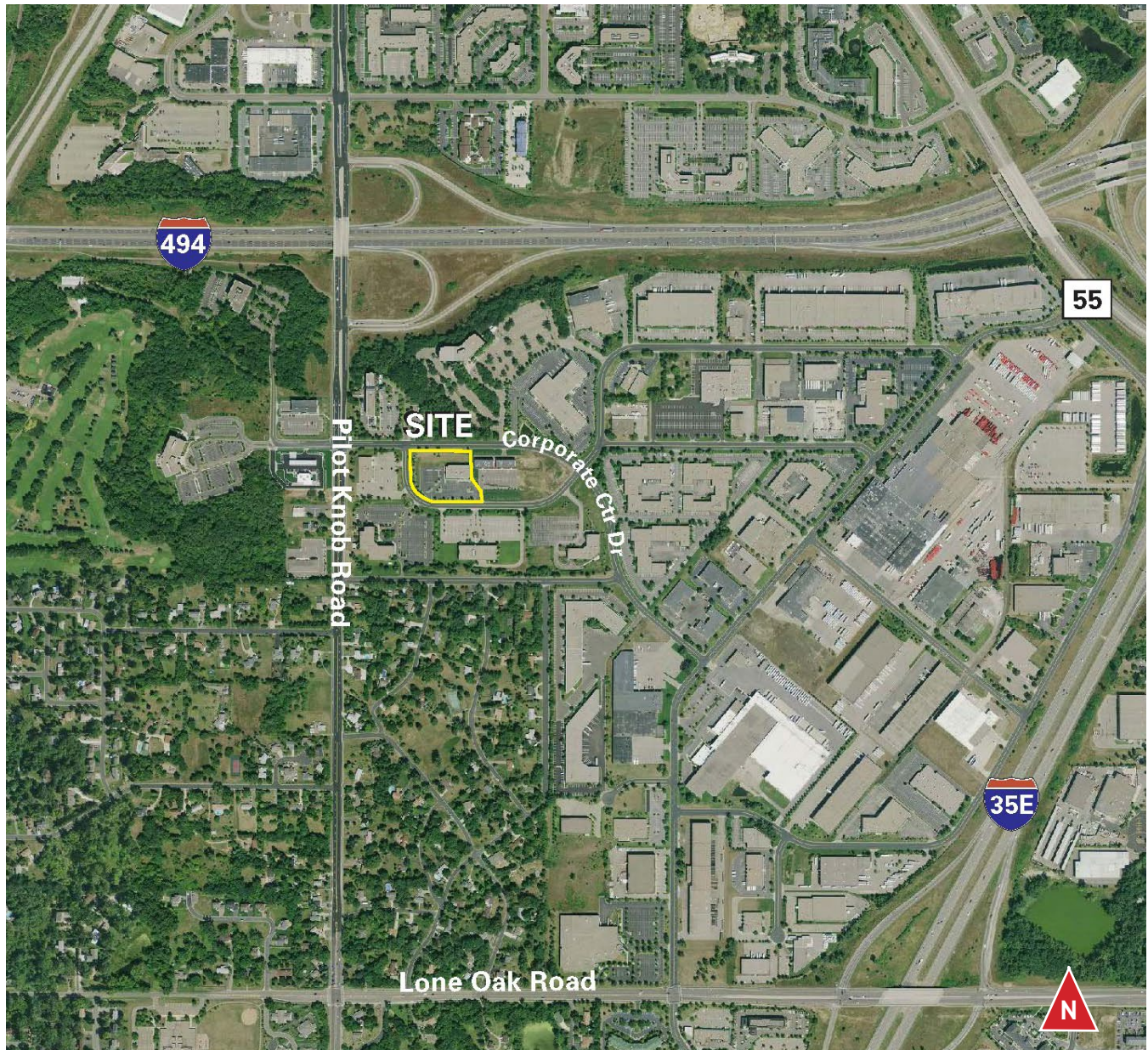


AERIAL

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## FOR LEASING INFORMATION, CONTACT:

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## PROPERTY ADDRESS:

1365 Corporate Center Curve  
Eagan, MN 55121

## BUILDING SQUARE FEET:

23,736 square feet total

## CURRENTLY AVAILABLE:

Suite 102: 1,665 square feet  
Suite 101: 2,766 square feet

## MINIMUM DIVISIBLE:

1,665 square feet

## R/U FACTOR:

8%

## PARKING:

125 spaces

## YEAR BUILT:

1998

## NET RENTAL RATES:

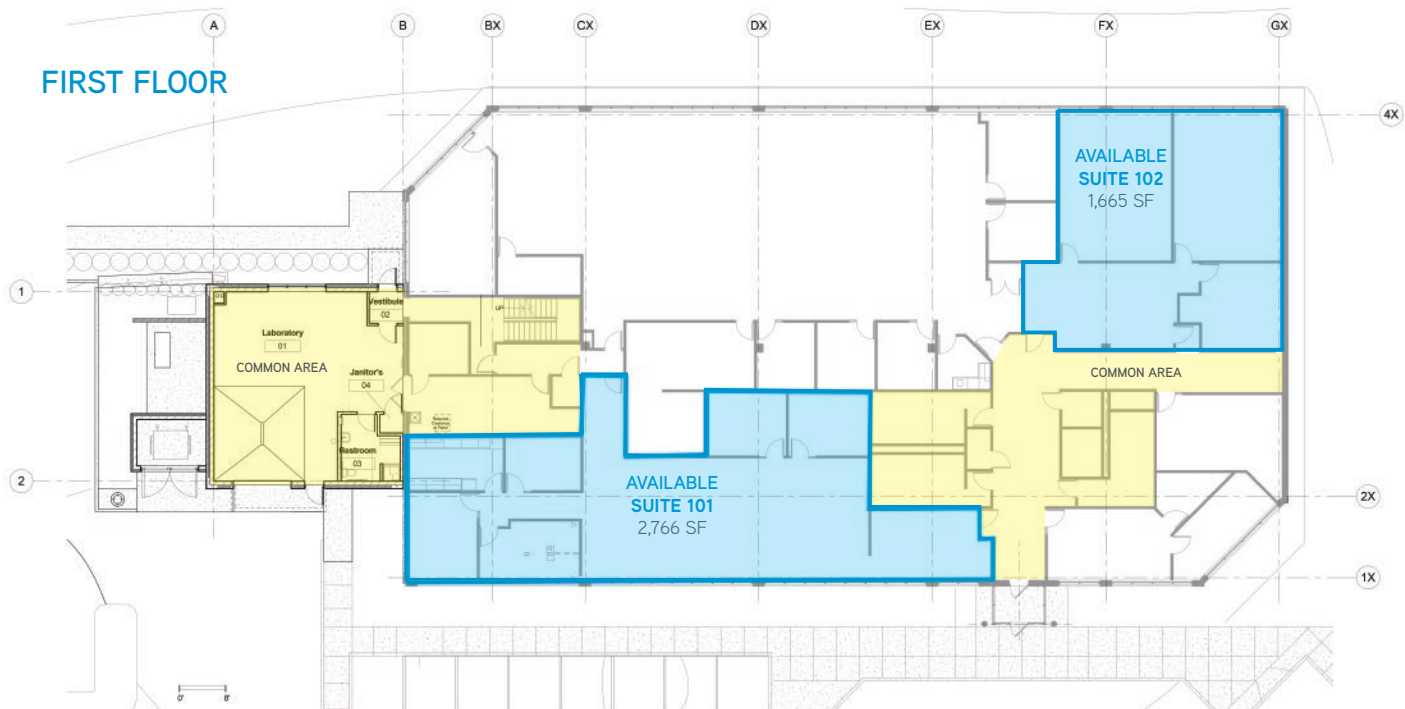
\$12.00 per square foot office

## 2018 EST. CAM & REAL ESTATE TAX:

\$4.70 per square foot CAM

\$3.91 per square foot Tax

\$8.61 total per square foot



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