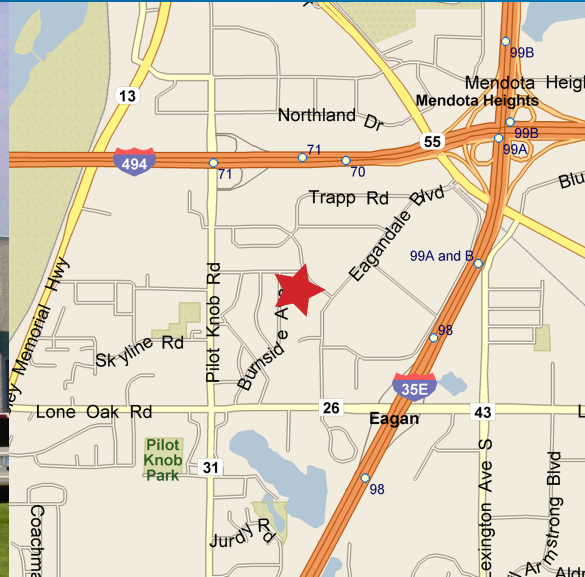


FOR LEASE > INDUSTRIAL SPACE



Oakview Business Ctr I

1284 CORPORATE CENTER DRIVE, EAGAN



Building Amenities

- > For Lease
- > 85,600 square foot industrial building
- > 16' clear height
- > Fully sprinklered
- > Custom designed spaces
- > Convenient access to I-494, I-35E & Highway 55
- > Close proximity to area shopping & dining
- > Ample tenant & visitor parking
- > Five minutes from MSP International Airport

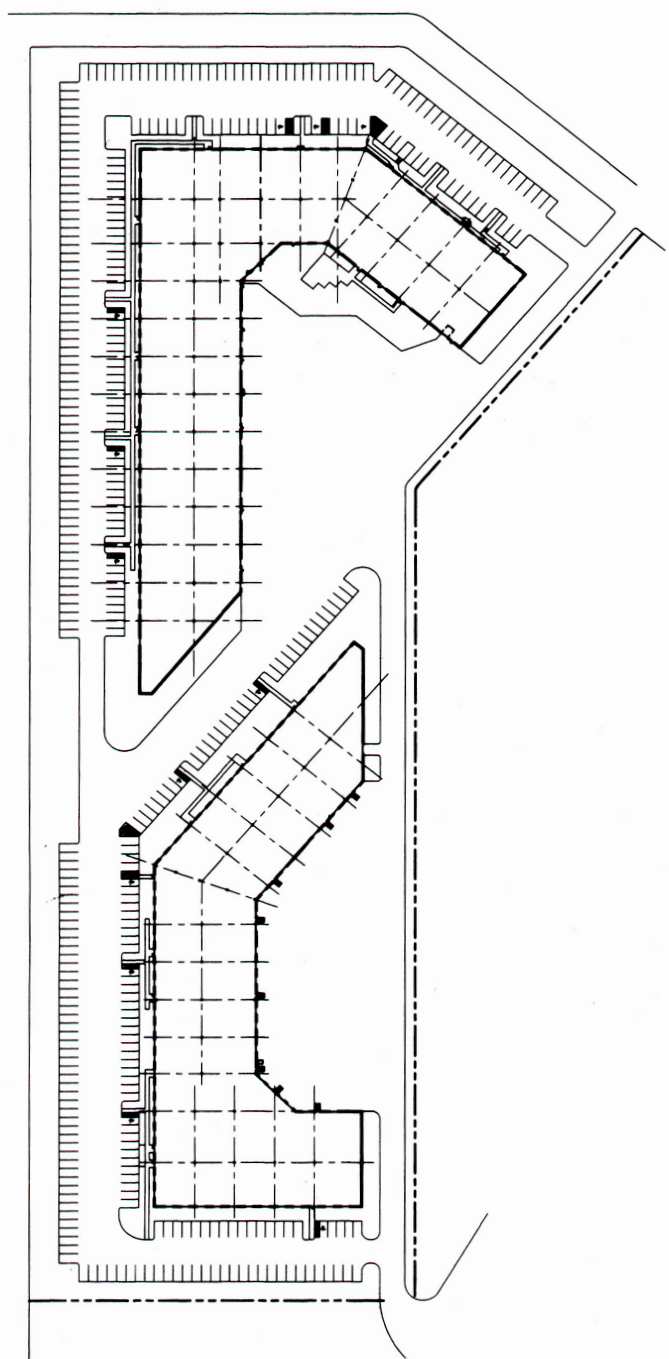
Contact Us

BILL RITTER
952 897 7743
MINNEAPOLIS, MN
bill.ritter@colliers.com

EVAN MOLDE
952 897 7776
MINNEAPOLIS, MN
evan.molde@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Oakview I & II > Floor Plan



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PROPERTY FACT SHEET



Oakview Business Ctr I

1284 CORPORATE CENTER DRIVE, EAGAN

PROPERTY ADDRESS:

1284 Corporate Center Dr
Eagan, MN

YEAR BUILT:

1985

BUILDING SQUARE FEET:

85,600 square feet total

CLEAR HEIGHT:

16'

CURRENTLY AVAILABLE:

SUITE 130:

7,500 square feet whse

- 2 docks

SUITE 200:

23,822 square feet total

1,825 square feet office

16,632 square feet tech

5,365 square feet whse

- 3 docks

SUITE 300:

8,428 square feet office

NET RENTAL RATES:

\$9.50 per square foot office

\$4.50 per square foot warehouse

2018 EST. CAM & REAL ESTATE TAX:

\$1.38 per square foot CAM

\$1.57 per square foot Tax

\$2.95 total per square foot

AMENITIES:

- Well located, less than 7 minutes from MSP International Airport
- Great access to I-494, I-35E & Highways 52 & 55

COMBINED

SUITE 200-300:

32,250 square feet total

10,253 square feet office

16,632 square feet tech

5,365 square feet whse

- 3 docks



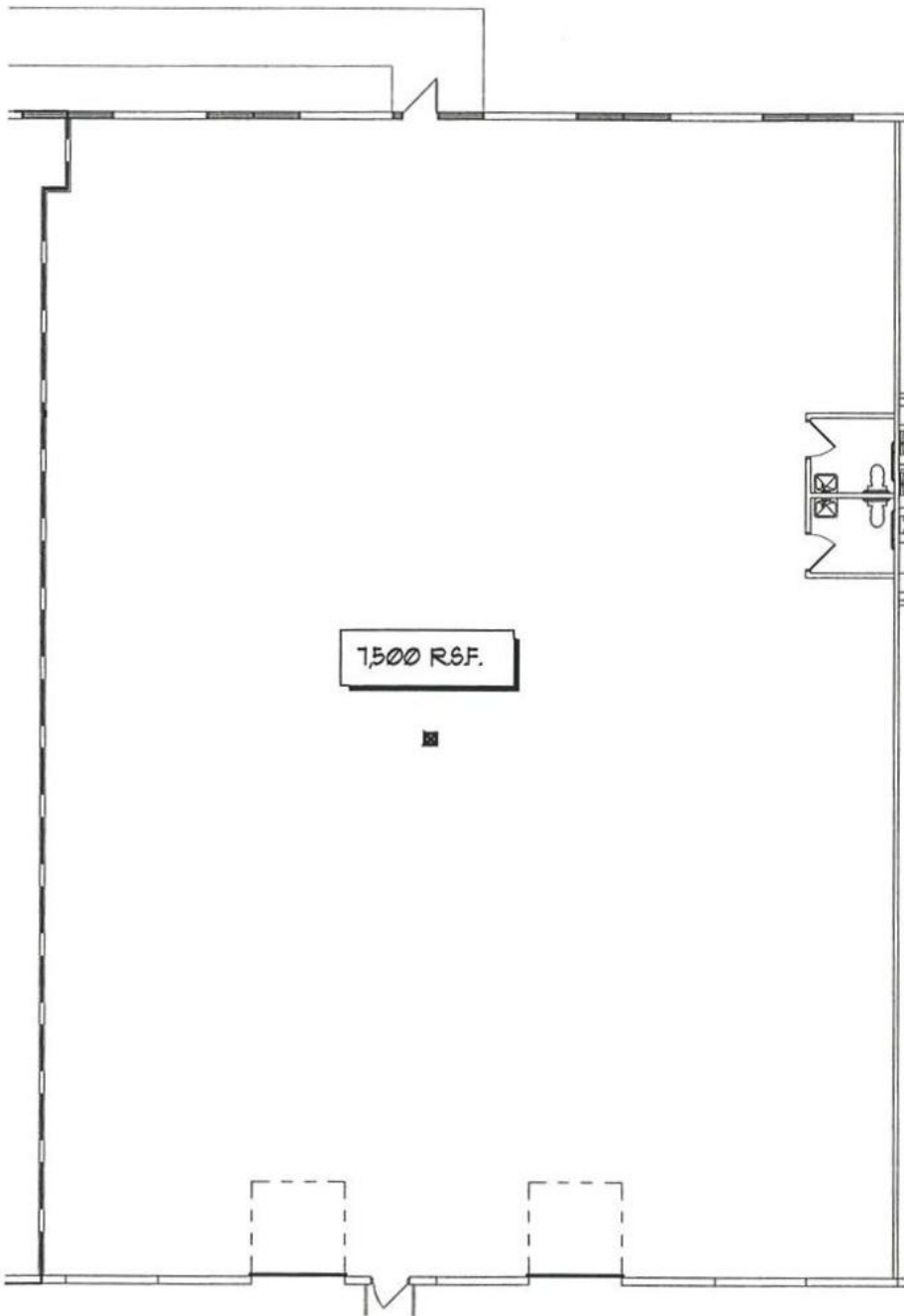
For Leasing Information, Contact:

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952 897 7743
bill.ritter@colliers.com

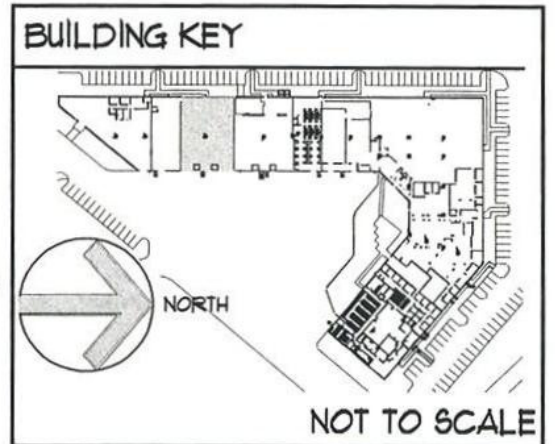
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7,500 R.S.F.



1 FLOOR PLAN
A-1 1/16" = 1'-0"

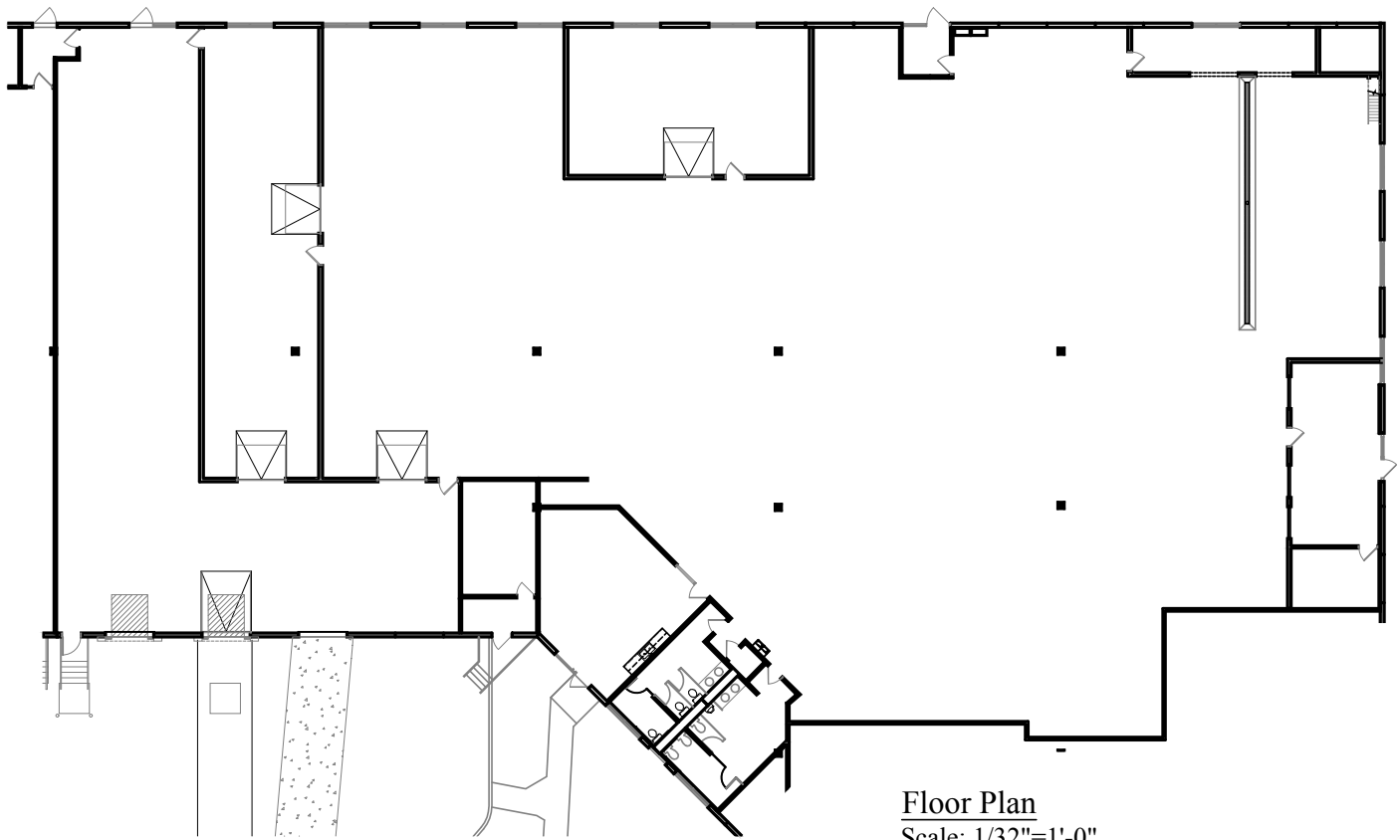
THIS FITPLAN IS A PRELIMINARY DOCUMENT TO BE USED FOR THE SOLE PURPOSE OF DETERMINING THE PHYSICAL COMPATIBILITY OF THE TENANT'S NEEDS TO THE SPACE. THIS DOCUMENT IS NOT TO BE USED TO DETERMINE LANDLORD/TENANT COSTS OR RESPONSIBILITIES. THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

GENESIS
ARCHITECTURE
A WELSH COMPANY
7807 Creekridge Circle
Minneapolis, MN 55439
952.897.7874 Fax: 952.897.7740

FIT PLAN
7500 S.F.
THE RETROFIT GROUP
OAKVIEW BUSINESS PARK
1284 CORPORATE CENTER DRIVE
EAGAN, MN

SCALE:	AS NOTED	DRAWN BY:	GDT
JOB:	2000.000.0	DATE:	03.10.2004
REVISION:	DATE		
_____	_____		
_____	_____		

A-1

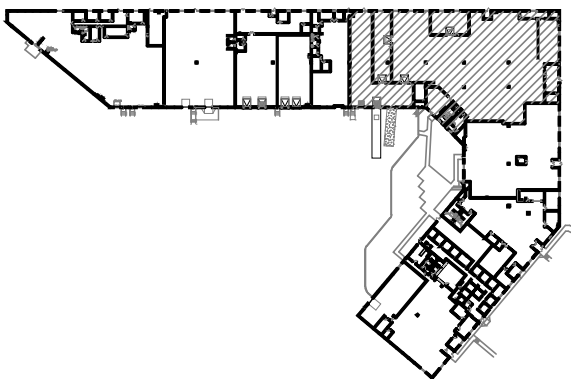


Floor Plan
Scale: 1/32"=1'-0"

Suite 200

Office	=	1,825 sq. ft.
Prod./		
Tech.	=	16,632 sq. ft.
Whse.	=	5,365 sq. ft.
Total	=	23,822 sq. ft.

Building Key:



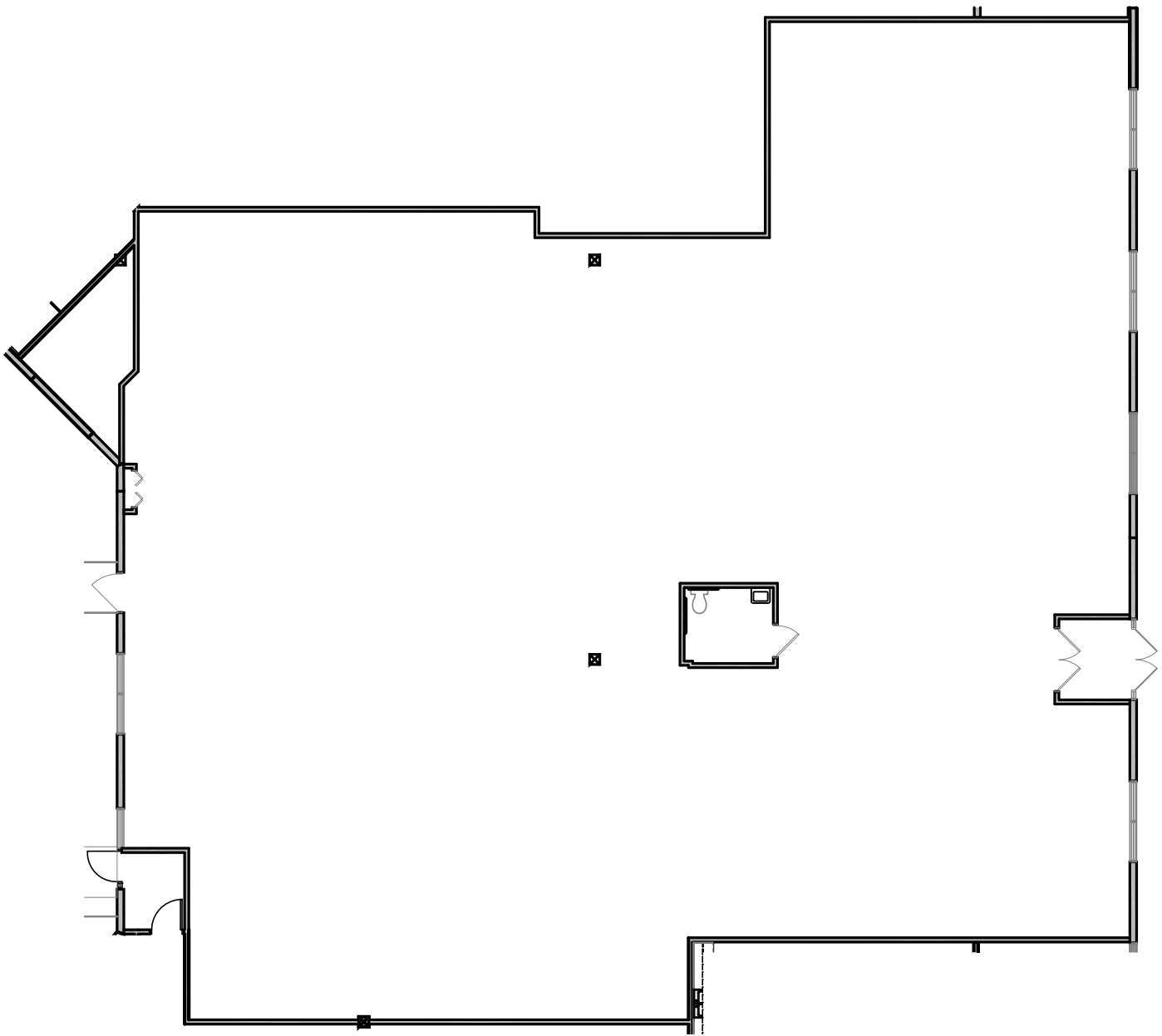
4350 Baker Road, Suite 400
Minnetonka, MN 55343

Oakview Business Park I

Suite 200 - 23,822 Sq. Ft.
1284 Corporate Center Drive
Fargo, MN 58121

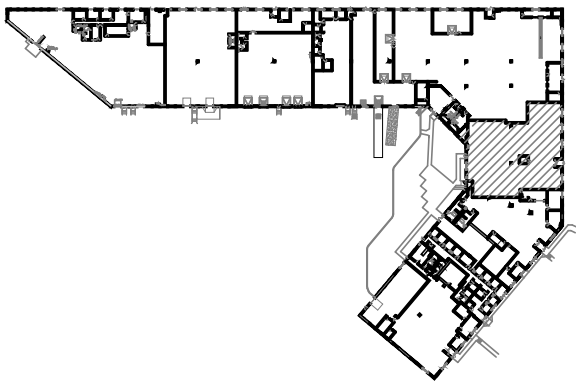


Lensing Contacts:
Evan Molde: (952) 897-7776



Floor Plan
Scale: 1/16"=1'-0"

Building Key:



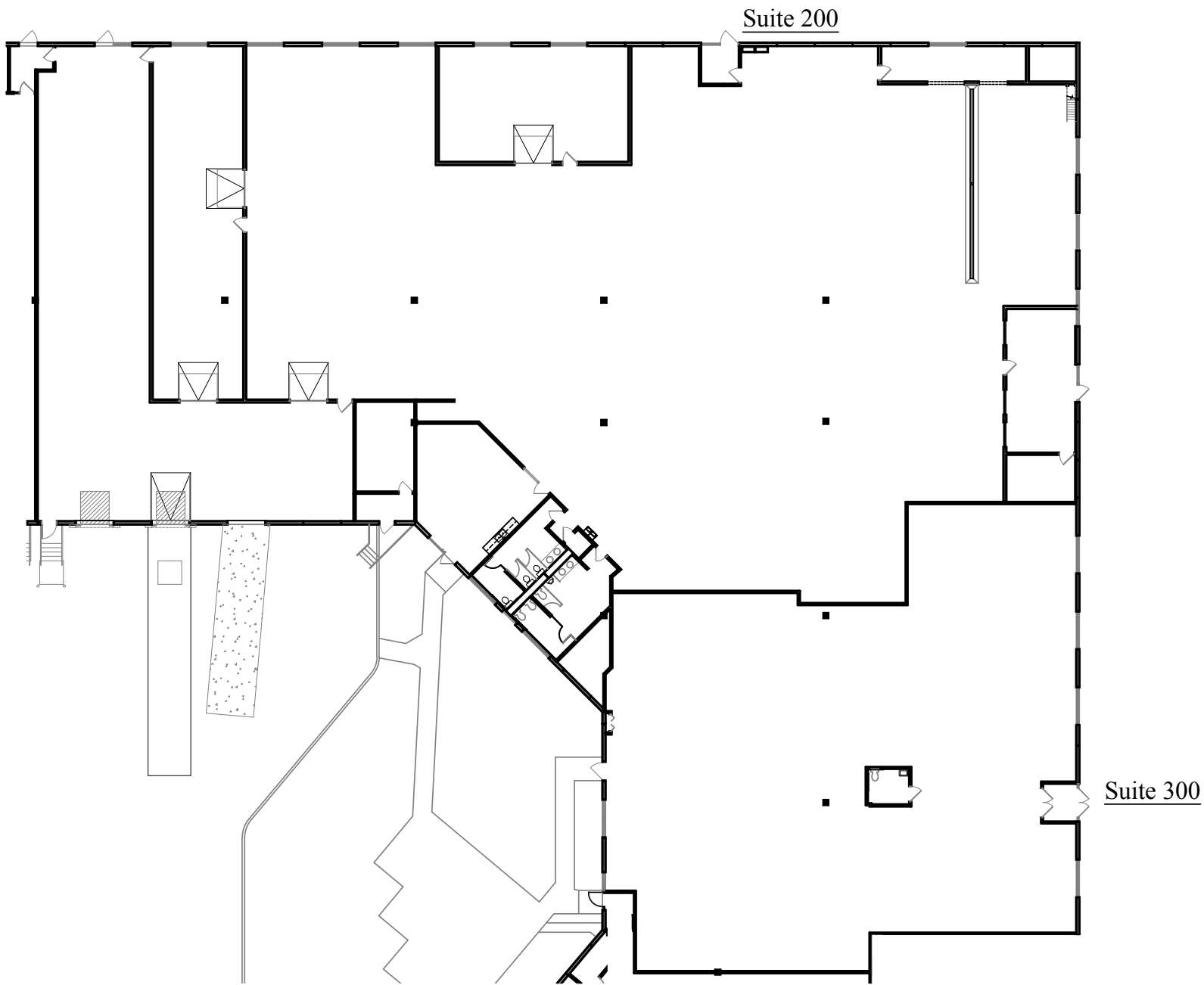
4350 Baker Road, Suite 400
Minnetonka, MN 55343
952.897.7874 Fax: 952.897.7740

Oakview Business Park I

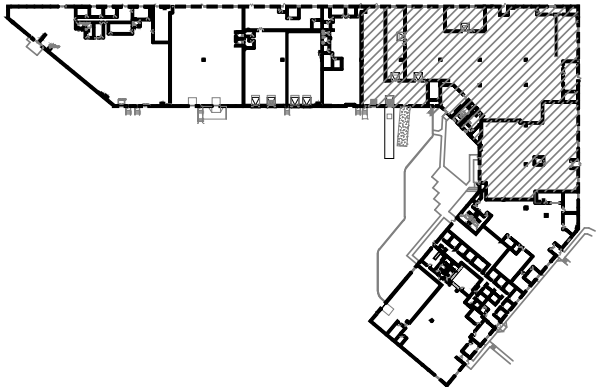
Suite 300 - 8,428 Sq. Ft.
1284 Corporate Center Drive
Eagan, MN 55121



Leasing Contacts:
Evan Molde: (952) 897-7776
Bill Ritter: (952) 897-7743



Building Key:



Floor Plan

Scale: 1/32"=1'-0"

Suite 200

Office = 1,825 sq. ft.

Prod./

Tech. = 16,632 sq. ft.

Whse. = 5,365 sq. ft.

Total = 23,822 sq. ft.

Suite 300

Office = 8,428 sq. ft.

GENESIS
ARCHITECTURE

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Oakview Business Park I

Suites 200 & 300 - 32,250 Total Sq. Ft.
1284 Corporate Center Drive
Eagan, MN 55121



Leasing Contacts:
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Bill Ritter: (952) 897-7743