

OFFICE SPACE FOR LEASE >

# Boulder Lakes Office III

3000 Ames Crossing Road | Eagan, MN 55121



Accelerating success.



## BUILDING AMENITIES

- > High-image office/showroom building
- > Ribbon glass and brick facade
- > Clear heights of 10'-12' (office) and 18.5' (warehouse)
- > Great parking ratio (4.35/1,000)
- > Loading capabilities
- > Adjacent to Lake Shanahan and walking trails
- > Park tenants include Blue Cross Blue Shield, Prime Therapeutics, Ecolab, Twin Cities Orthopedics and Minnesota Vikings
- > Convenient access to Highway 55, I-494 and I-35E
- > Close proximity to MSP International Airport



## CONTACT US >

Ryan Krzmarzick CCIM SIOR  
952 897 7746  
[ryan.k@colliers.com](mailto:ryan.k@colliers.com)

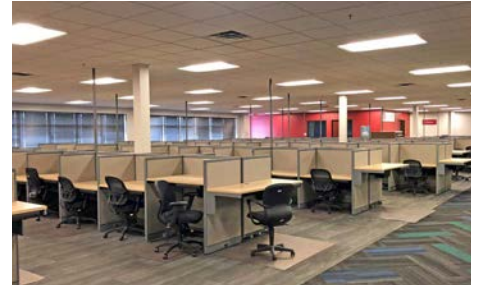
Eric Rapp SIOR  
952 837 3060  
[eric.rapp@colliers.com](mailto:eric.rapp@colliers.com)



# BOULDER LAKES OFFICE III >

## BUILDING INFORMATION

<b>Address</b>	3000 Ames Crossing Road Eagan, MN 55121
<b>Building Size</b>	116,549 SF total
<b>Available</b>	37,065 SF Office 7,676 SF Warehouse <b>44,741 SF Total</b>
<b>Property Type</b>	Office/Showroom
<b>Year Built</b>	2007
<b>Parking</b>	507 stalls; 4.35/1,000 ratio
<b>Loading</b>	One (1) dock door Two (2) drive-in doors
<b>Net Rental Rates</b>	\$12.00 PSF
<b>2019 Tax &amp; CAM</b>	\$1.90 PSF CAM \$2.16 PSF Tax \$4.06 PSF Total



# FLOOR PLAN

