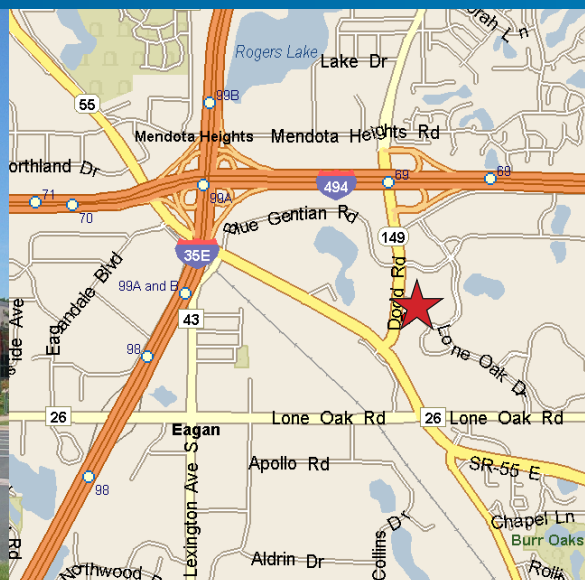


FOR LEASE > OFFICE/SHOWROOM SPACE



The Waters I

2900 LONE OAK PARKWAY, EAGAN, MN 55121



Office/Showroom Space For Lease

Premier corner location in the Waters Business Park. Glass and brick exterior and beautifully landscaped grounds. Minutes from the MPLS/St. Paul International Airport and easy access to Highway 55, I-494 and I-35.

Building Amenities

- > 91,595 square foot high image office/showroom
- > Premier corner location in the Waters Business Park
- > Glass and brick exterior
- > Beautifully landscaped grounds
- > Dock and drive-in loading
- > 14' clear height in warehouse
- > Easy access to Highway 55, I-494 and I-35
- > Minutes from the MPLS/St. Paul International Airport
- > 5.74/1,000 sf parking ratio
- > Fiber available

Contact Us

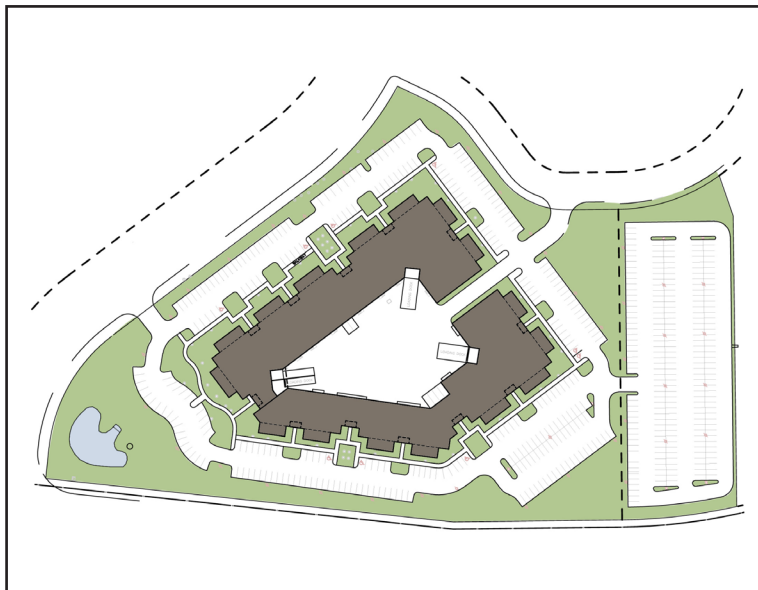
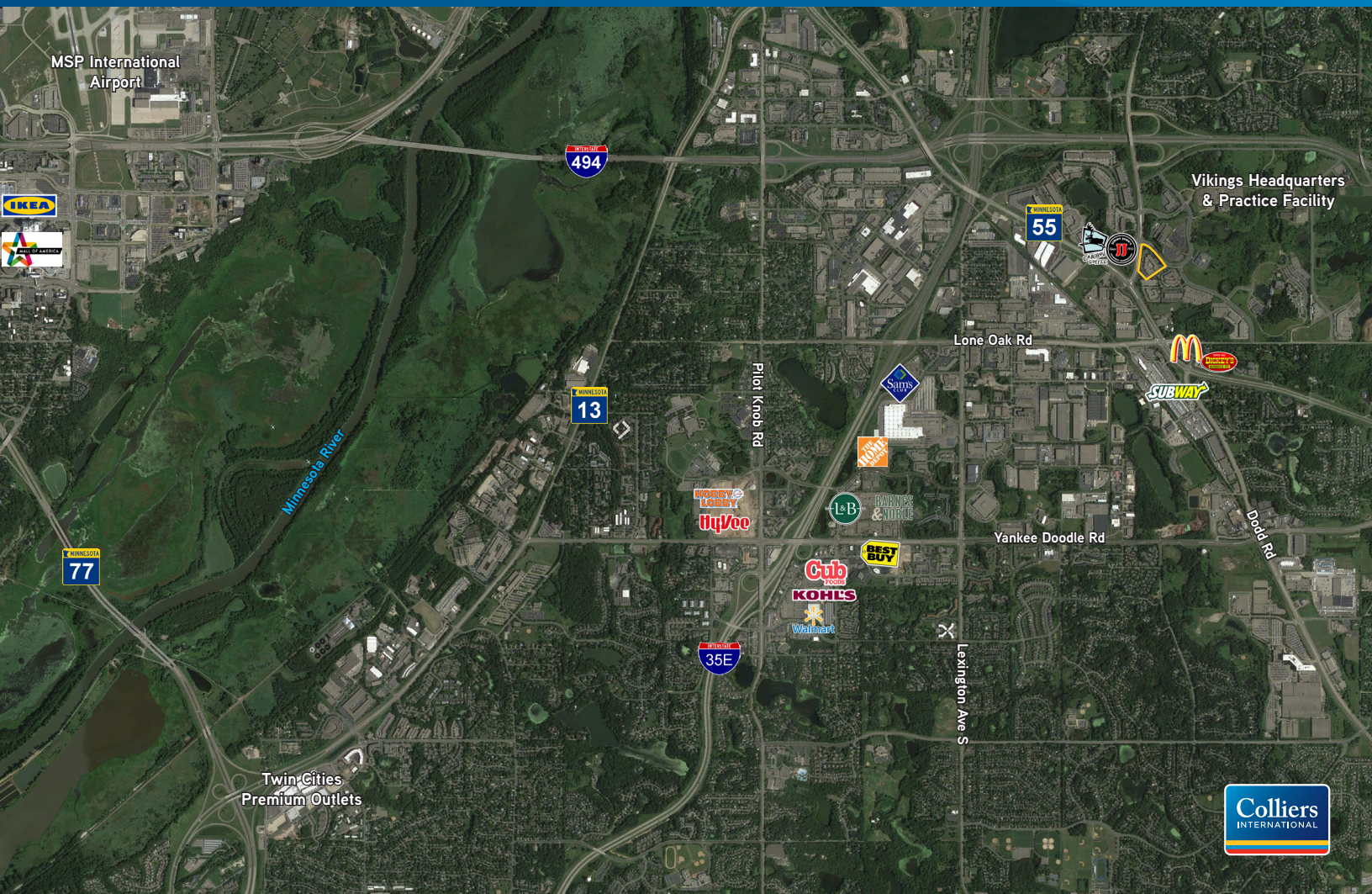
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The Waters I > Aerial



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PROPERTY FACT SHEET



The Waters I

2900 LONE OAK PARKWAY, EAGAN, MN 55121

PROPERTY ADDRESS:

2900 Lone Oak Parkway
Eagan, MN 55121

BUILDING SQUARE FEET:

91,595 square feet total

CURRENTLY AVAILABLE:

SUITE 131:

3,783 square feet office

- BTS warehouse
- 2 docks

SUITE 135:

9,591 square feet office

- BTS warehouse
- 2 docks

SUITE 145:

5,062 square feet office

2,944 square feet tech

376 square feet warehouse

- 1 dock
- Sublease expires 10/31/2020

SUITES 131 & 135:

13,374 square feet office

- BTS warehouse
- 4 docks

YEAR BUILT:

1987

ACREAGE:

11.97

PARKING STALLS:

526 surface stalls

CLEAR HEIGHT:

14'

NET RENTAL RATES:

\$9.50 per square foot office

\$4.50 per square foot warehouse

2017 EST. CAM & REAL ESTATE TAX:

\$1.97 per square foot CAM

\$2.58 per square foot Tax

\$4.55 total per square foot

AMENITIES:

- Premier corner location in the Waters Business Park
- Fiber to the building
- Redundant power & fiber in the street



For Leasing Information, Contact:

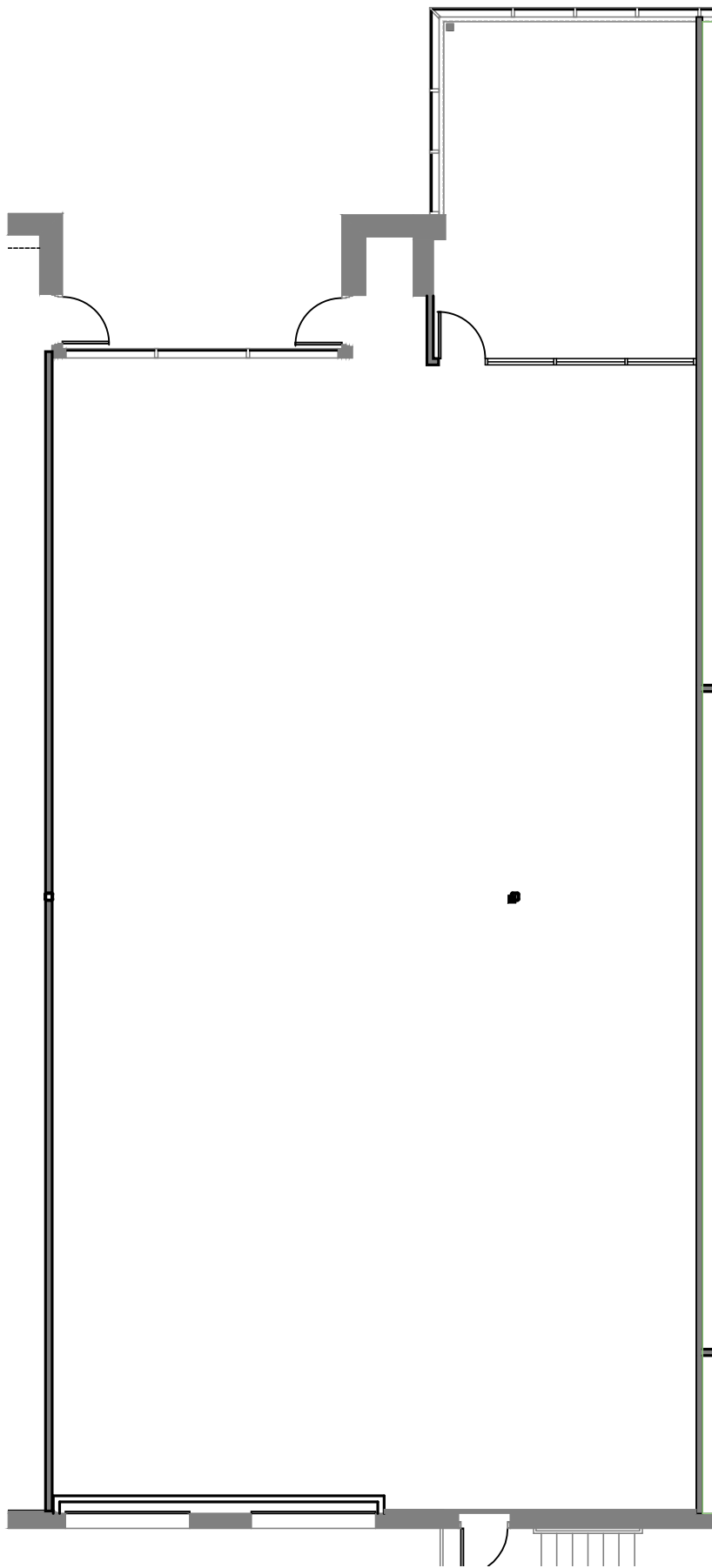
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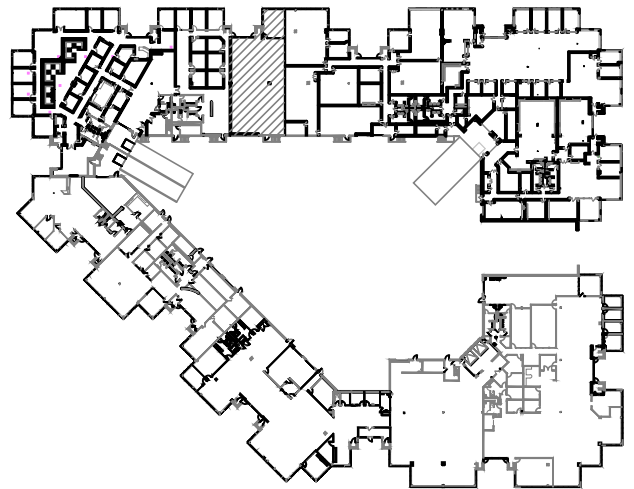
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Building Key:



Floor Plan
Scale: 3/32"=1'-0"



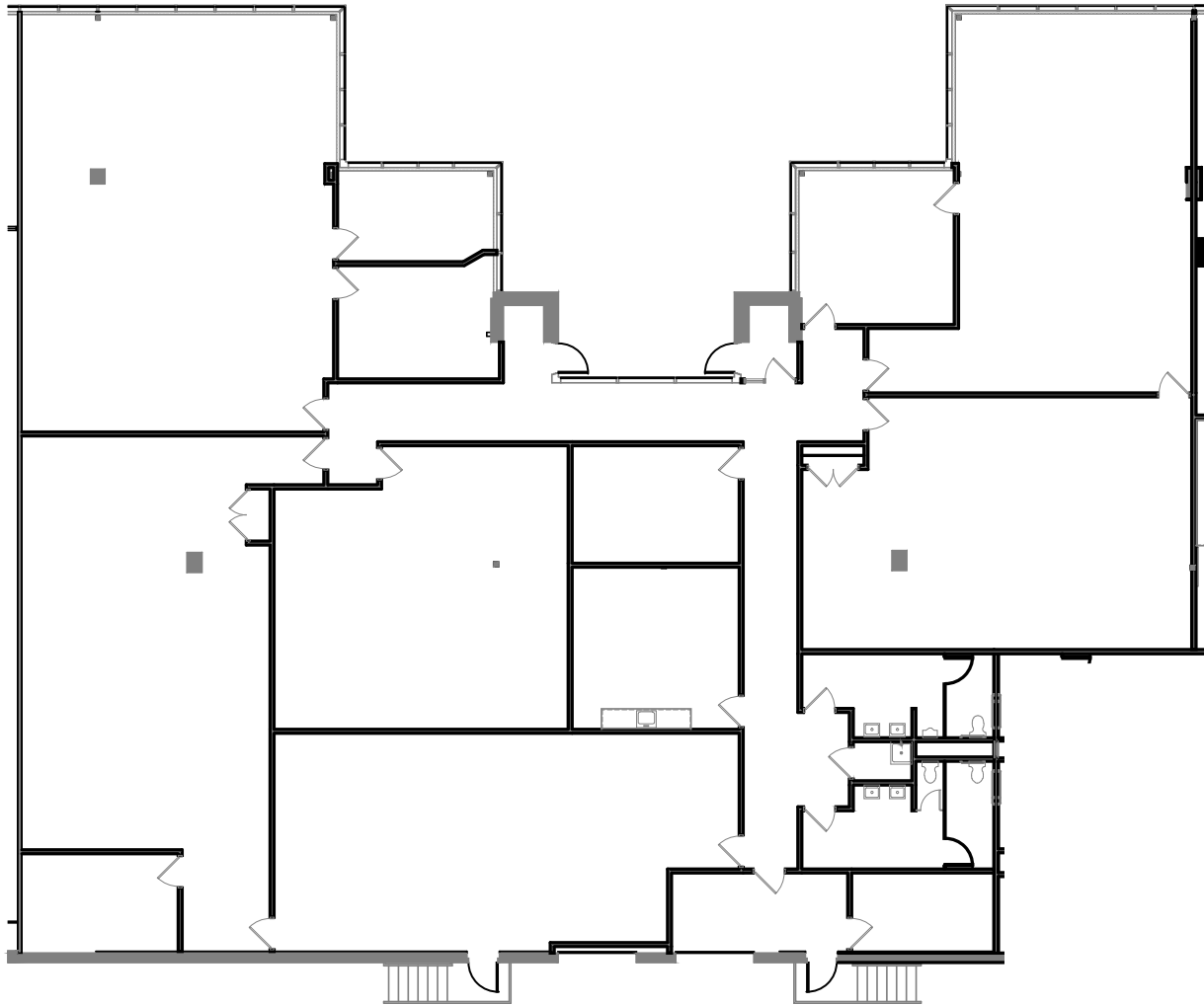
GENESIS
ARCHITECTURE

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

The Waters I
Suite 131 - 3,783 Sq. Ft.
2900 Lone Oak Parkway
Eagan, MN 55121



Leasing Contacts:
Evan Molde: (952) 897-7776
Eric Rossbach: (952) 897-7872



Floor Plan
Scale: 1"=20'-0"

9,591 Sq. Ft.

Building Key:



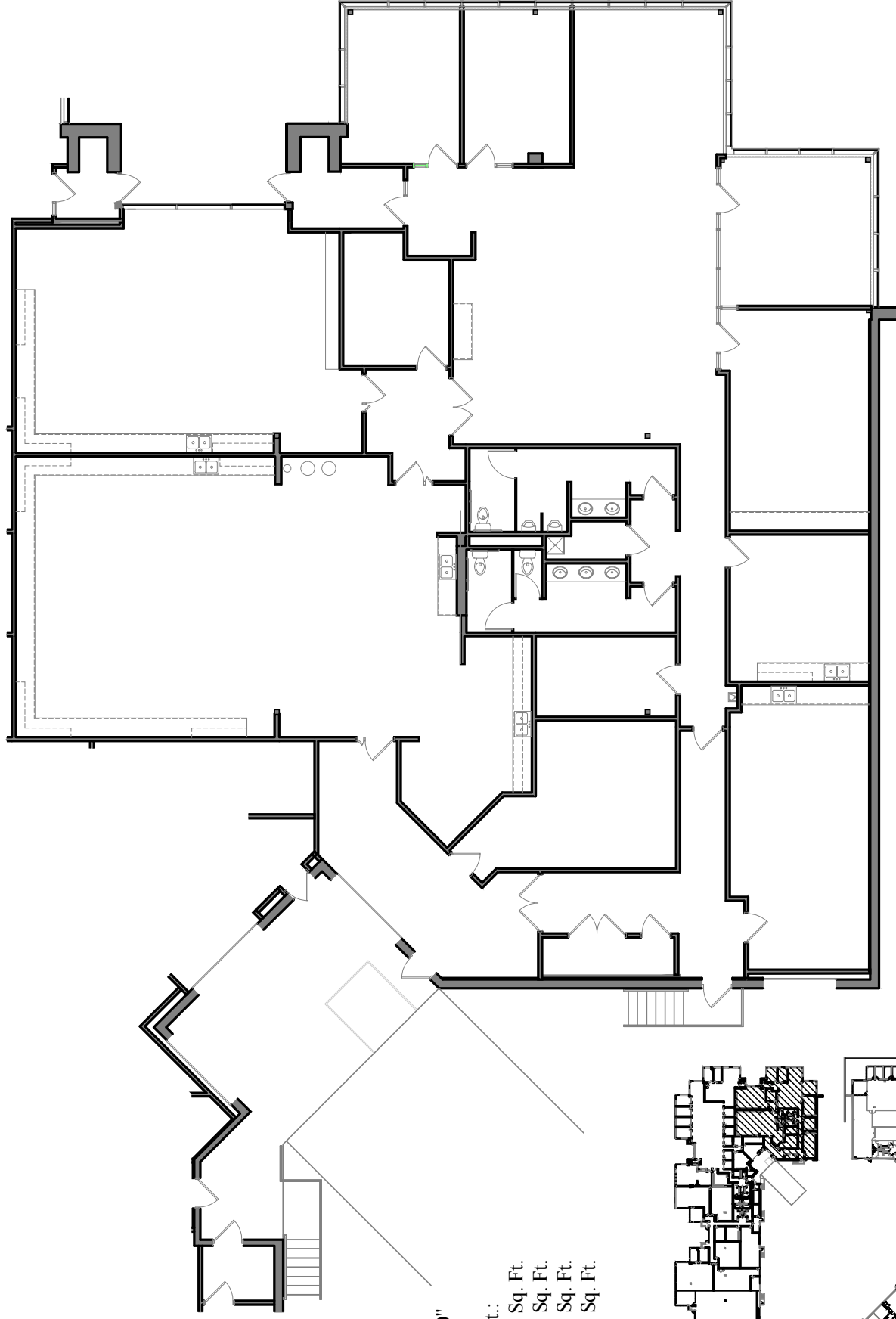
4350 Baker Road, Suite 400
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The Waters I

Suite 135
2900 Lone Oak Parkway
Eagan, MN 55121



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Eric Rossbach: (952) 897-7872

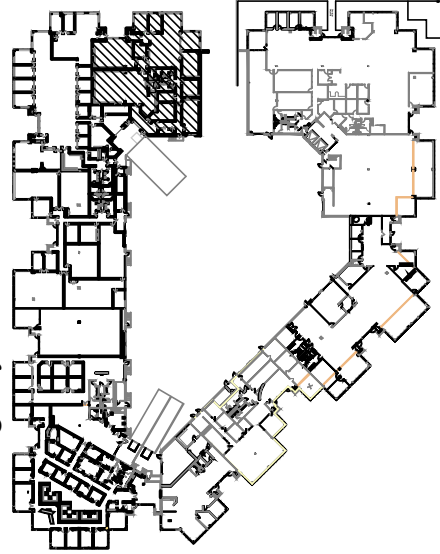


Floor Plan

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

Total Suite Sq. Ft.:
 Office = 5,062 Sq. Ft.
 Tech = 2,944 Sq. Ft.
 Whse = 376 Sq. Ft.
 Total = 8,382 Sq. Ft.

Building Key:



Capital Partners, LLP

GENESIS
ARCHITECTURE

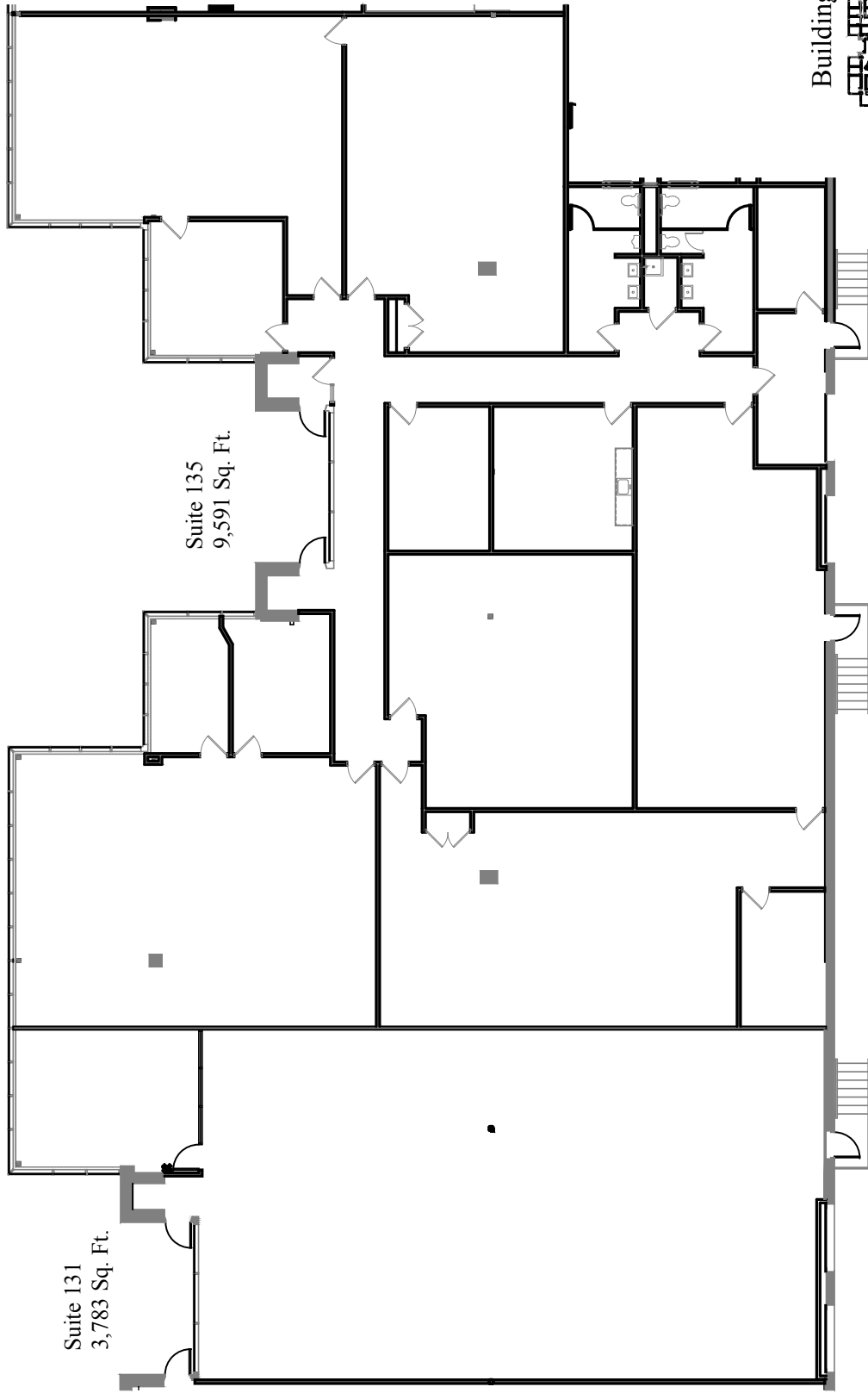
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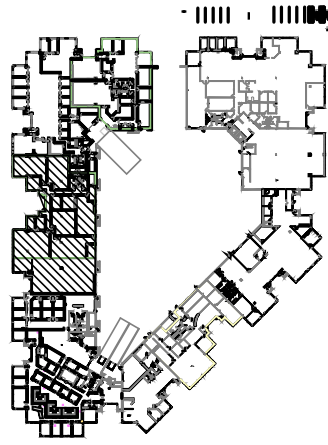


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Floor Plan
Scale: 1"=20'-0"

Building Key:



Capital Partners, LLP



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The Waters I

Suites 131-135
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Eagan, MN 55121



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