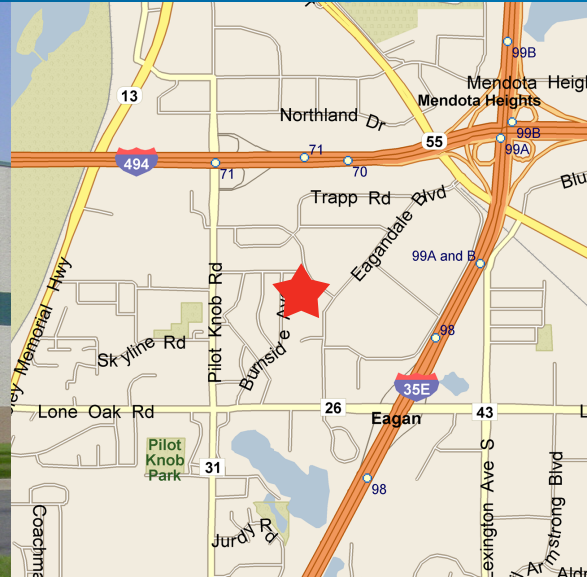


FOR LEASE > INDUSTRIAL SPACE



Oakview Business Ctr II

1325 EAGANDALE COURT, EAGAN



Building Amenities

- > For Lease
- > 71,828 square foot industrial building
- > 17' 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

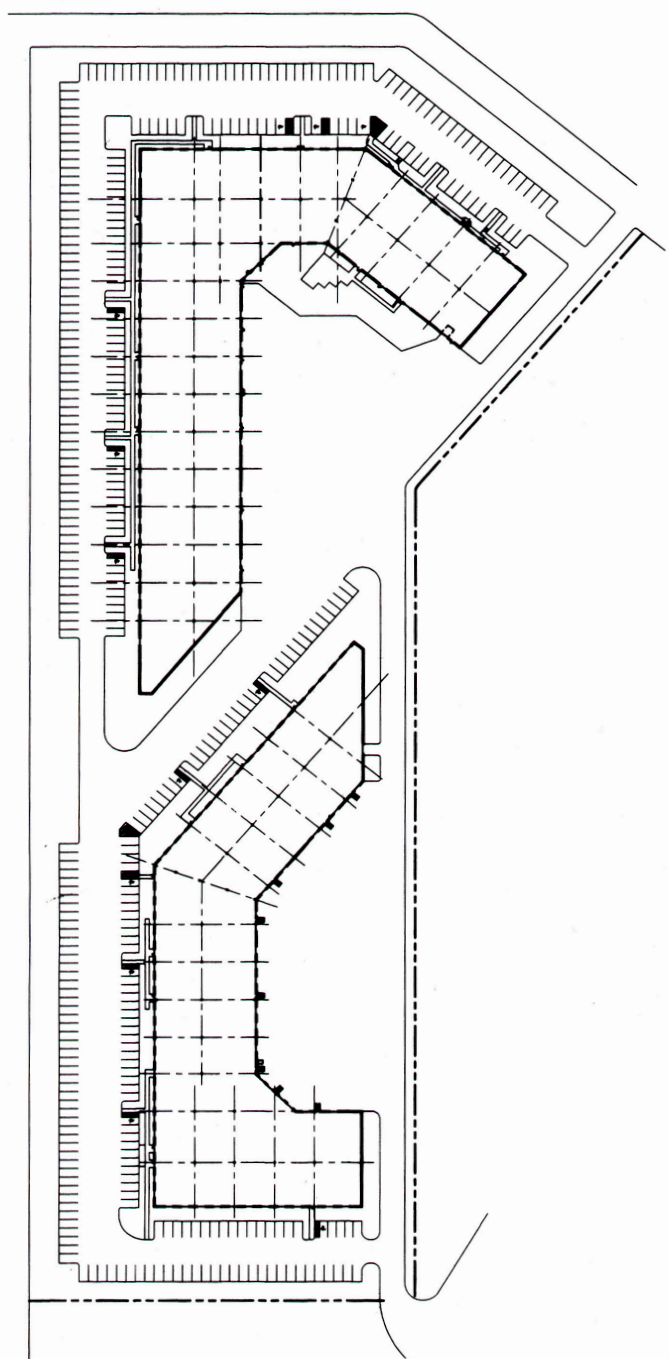
Contact Us

BILL RITTER
952 897 7743
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bill.ritter@colliers.com

EVAN MOLDE
952 897 7776
MINNEAPOLIS, MN
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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 II

1325 EAGANDALE COURT, EAGAN

PROPERTY ADDRESS:

1325 Eagandale Court
Eagan, MN

CURRENTLY AVAILABLE: SUITE 170:

8,790 square feet total
1,686 square feet office
7,104 square feet warehouse
• Two (2) dock doors

YEAR BUILT:

1985

CLEAR HEIGHT:

17'

BUILDING SQUARE FEET:

71,828 square feet total

NET RENTAL RATES:

\$9.50 per square foot office
\$4.50 per square foot warehouse

2017 EST. CAM & REAL ESTATE TAX:

\$1.43 per square foot CAM
\$1.51 per square foot Tax
\$2.94 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
- Office space built-to-suit



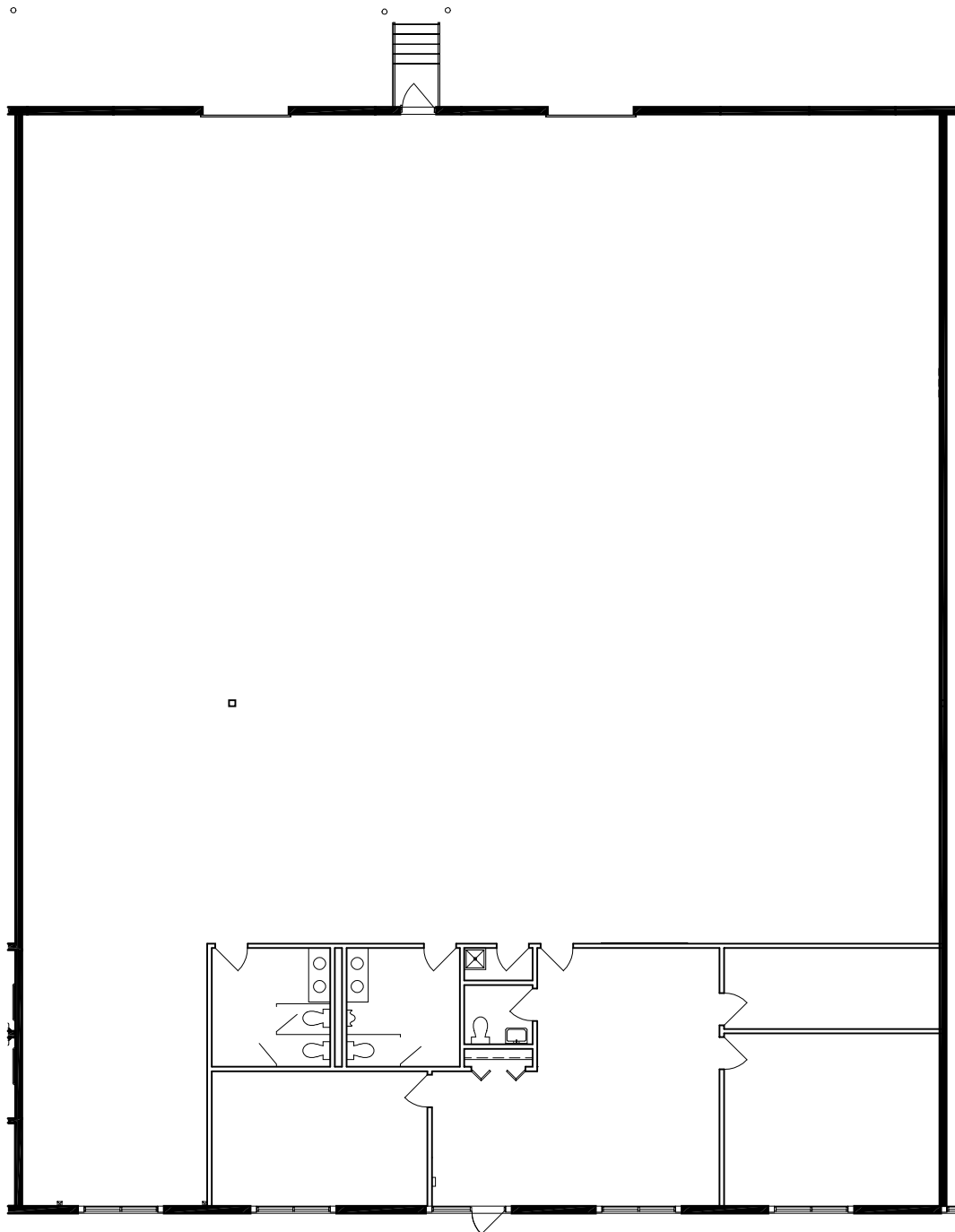
For Leasing Information, Contact:

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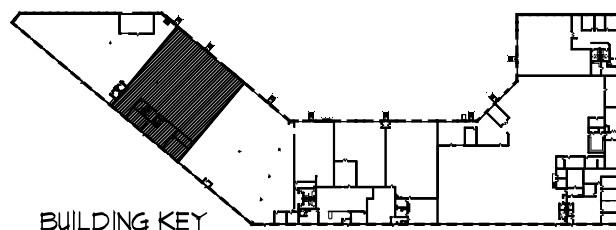
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SQUARE FOOTAGE:
 OFFICE = 1,686 s.f.
 WHSE. = 7,104 s.f.
 TOTAL = 8,790 s.f.



BUILDING KEY

GENESIS

ARCHITECTURE

7807 CreekrIDGE Circle
 Minneapolis, MN 55439
 952.897.7874 Fax: 952.897.7740

OAKVIEW II

SUITE #110
 1325 EAGANDALE COURT
 EAGAN, MN 55121
 8,790 TOTAL SF.

SCALE:

1/16" = 1'-0"

JOB:

DRAWN BY:

REVISION:

DATE

DATE:

01/25/07

A-1