

OFFICE/WAREHOUSE SPACE FOR LEASE >

Flagship Business Campus IV

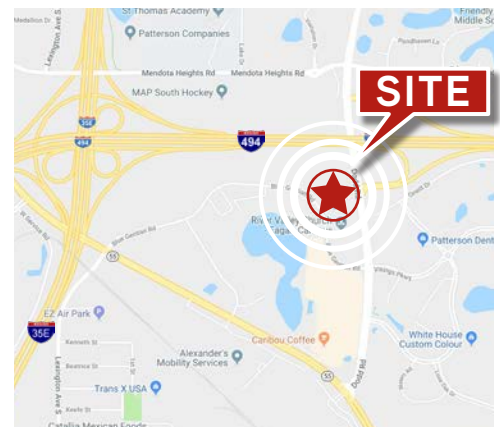
875 Blue Gentian Road | Eagan, MN 55121



Under New Ownership!

BUILDING AMENITIES

- > 59,400 sf office/warehouse building
- > One-way ribbon glass
- > Fully sprinklered
- > Ample parking
- > Great access to I-494, Hwy 55, Dodd Road and I-35E
- > 10 minute drive to Minneapolis-St. Paul International Airport



CONTACT US >

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Owned by:



FLAGSHIP BUSINESS CAMPUS IV > FOR LEASE



BUILDING HIGHLIGHTS

PROPERTY ADDRESS:

875 Blue Gentian Road
Eagan, MN 55121

BUILDING SQUARE FEET:

59,400 SF Total

YEAR BUILT:

1997

NET LEASE RATES:

Negotiable

ESTIMATED 2021 OPEX:

\$3.94 PSF TOTAL
(\$2.15 PSF Tax | \$1.79 PSF CAM)

AVAILABLE:

Suite 900

3,139 SF Office
4,960 SF Warehouse
8,099 SF TOTAL

Loading:

Two (2) dock doors
One (1) drive-in

CLEAR HEIGHT:

24'

DIMENSIONS:

Bay Depth: 135'
Column Spacing: 40' x 45'

PARKING:

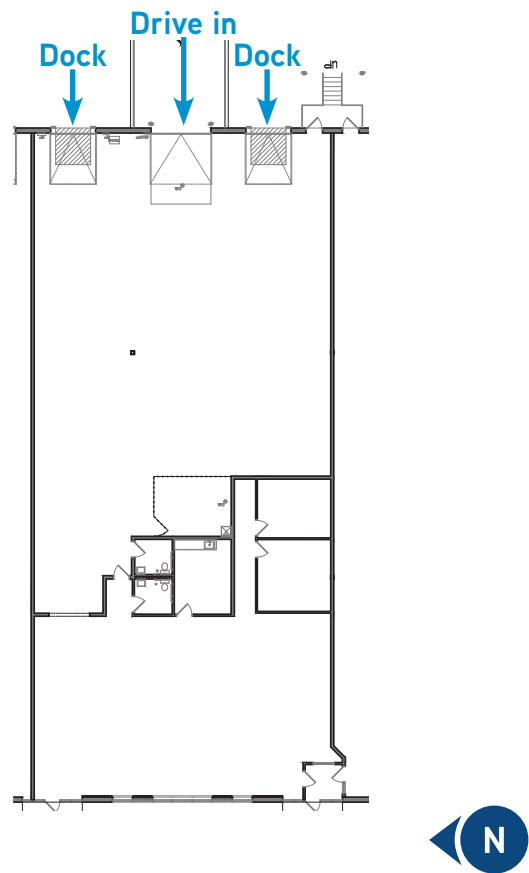
172 surface spaces

PUBLIC TRANSIT:

Property is on Metro Transit Route 436.

FLOOR PLAN >

SUITE 900: 8,099 SF TOTAL
(3,139 SF OFFICE | 4,960 SF WHSE)



SITE PLAN >





FLAGSHIP BUSINESS CAMPUS IV >

AMENITIES AERIAL



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