



Office/Showroom For Lease

2915 Waters Rd, Eagan, MN 55121



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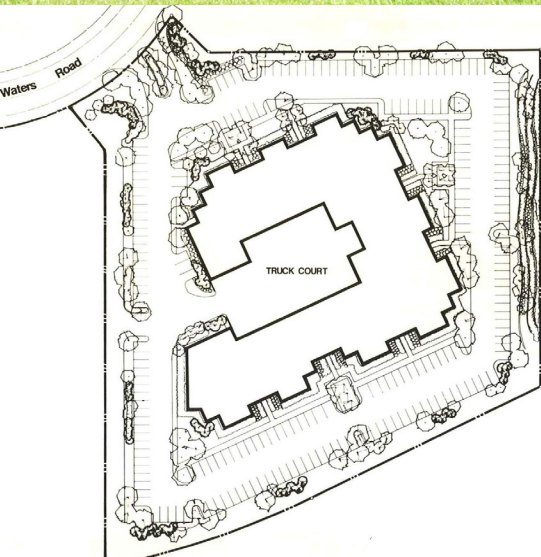
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Property Highlights

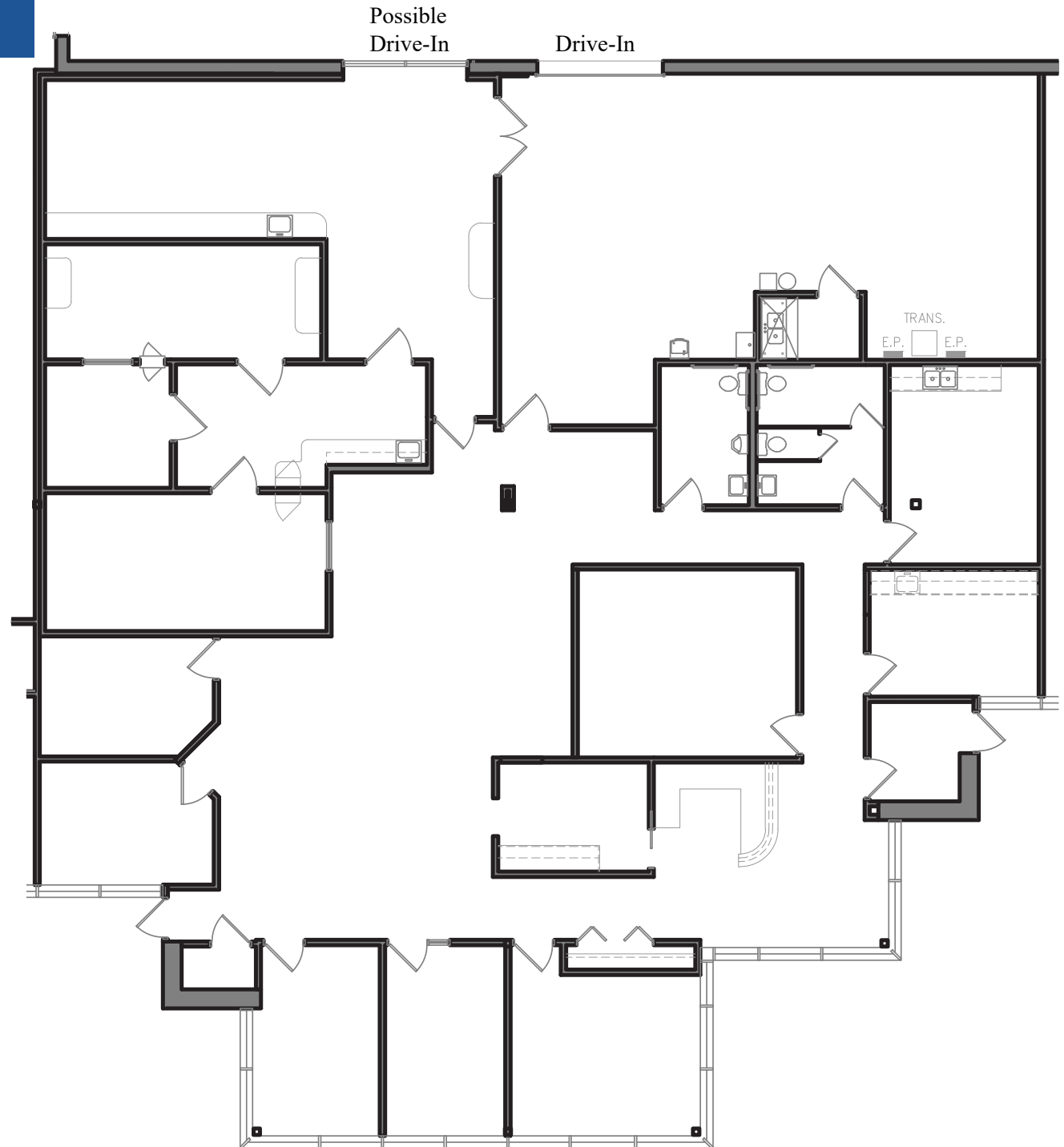
- 51,845 square foot high image office showroom
- Premier location in the Waters Business Park
- Glass and brick exterior
- Beautifully landscaped grounds
- Dock and drive-in loading
- 14' clear height in warehouse
- Easy access to Highway 55, I-494, and I-35
- Minutes from the Minneapolis-St. Paul International Airport
- 4.17/1,000 square foot parking ratio
- Fiber available
- Local ownership



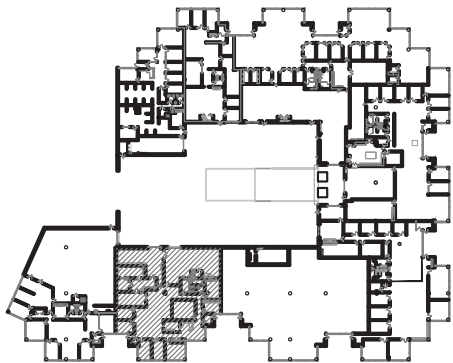
Building Information

Building Size	51,845 square feet
Available	Suite 110 - 6,017 SF 4,910 SF Office/Tech 1,107 SF Warehouse <ul style="list-style-type: none">• One (1) Drive-in door, ability to add another drive-in door
Year Built	1989
Acreage	5.14 acres
Parking	4.17/1000
Clear Height	14'
Net Rental Rate	\$10.50 PSF
Est. CAM & Real Estate Tax	\$4.02 PSF CAM \$2.57 PSF RE Tax \$6.59 PSF Total

Floor Plan - Suite 110



Building Plan



DOWNTOWN MINNEAPOLIS

DOWNTOWN ST. PAUL

MINNEAPOLIS-ST. PAUL
INTERNATIONAL AIRPORT

THE WATERS II



MINNESOTA RIVER



TWIN CITIES
PREMIUM OUTLETS
A SIMON CENTER



HOBBY LOBBY

HyVee

Cub
FOODS

Walmart



COSTCO
WHOLESALE



THE HOME
DEPOT



YANKEE DOODLE RD



VIKING LAKES
DEVELOPMENT



LONE OAK RD



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