

8519 Eagle Point Blvd

For Lease

Colliers



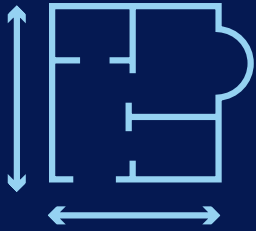
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Three suites available:
2,487 - 13,363 SF



Beautiful corner suite
& suite located off of
main building entry



Ample free surface
parking



Minutes to I-94 and
I-694

Address	8519 Eagle Point Blvd, Lake Elmo, MN 55042
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Building Name	Eagle Point Office Center
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Year Built	2001
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Site Area	3.82 Acres
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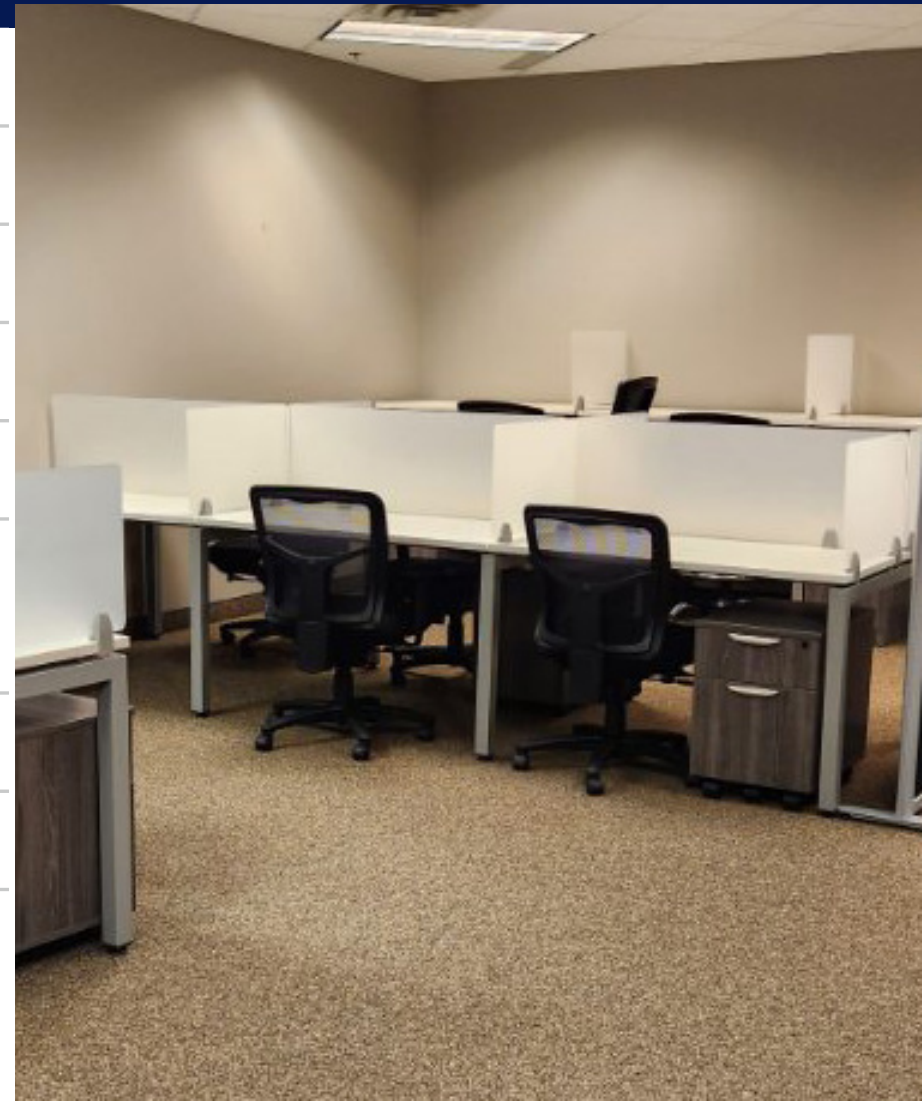
Building Area	31,983 SF total
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Available For Lease	Suite 100: 13,636 SF Suite 102: 2,774 Suite 180: 2,487 SF
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Parking	173 (4.96/1,000 SF)
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Lease Rates	\$14.50 NNN
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Est. 2025 Tax/CAM	\$10.50 PSF *CAM includes all utility charges
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Floor Plans



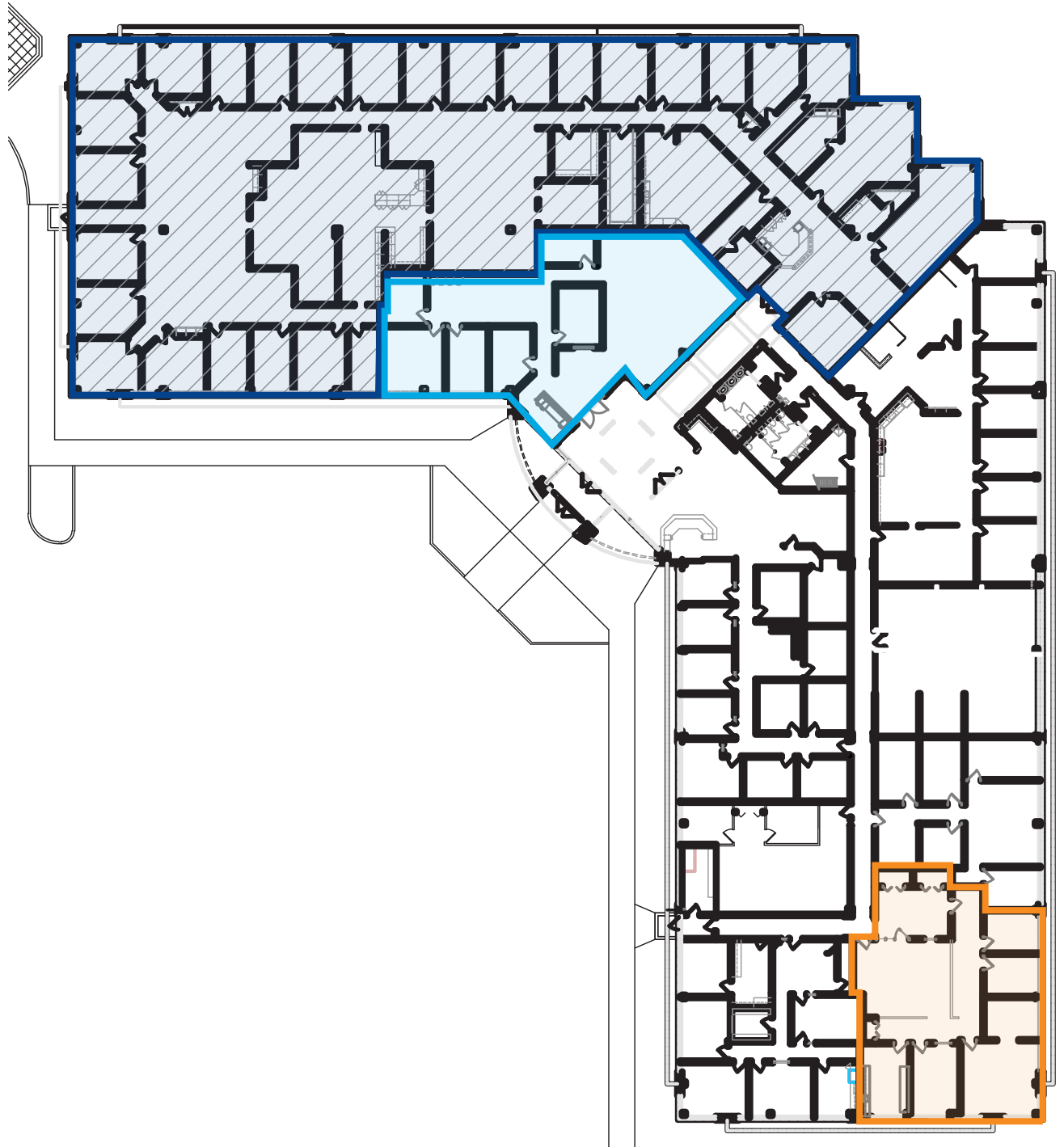
Suite 100: 13,636 SF

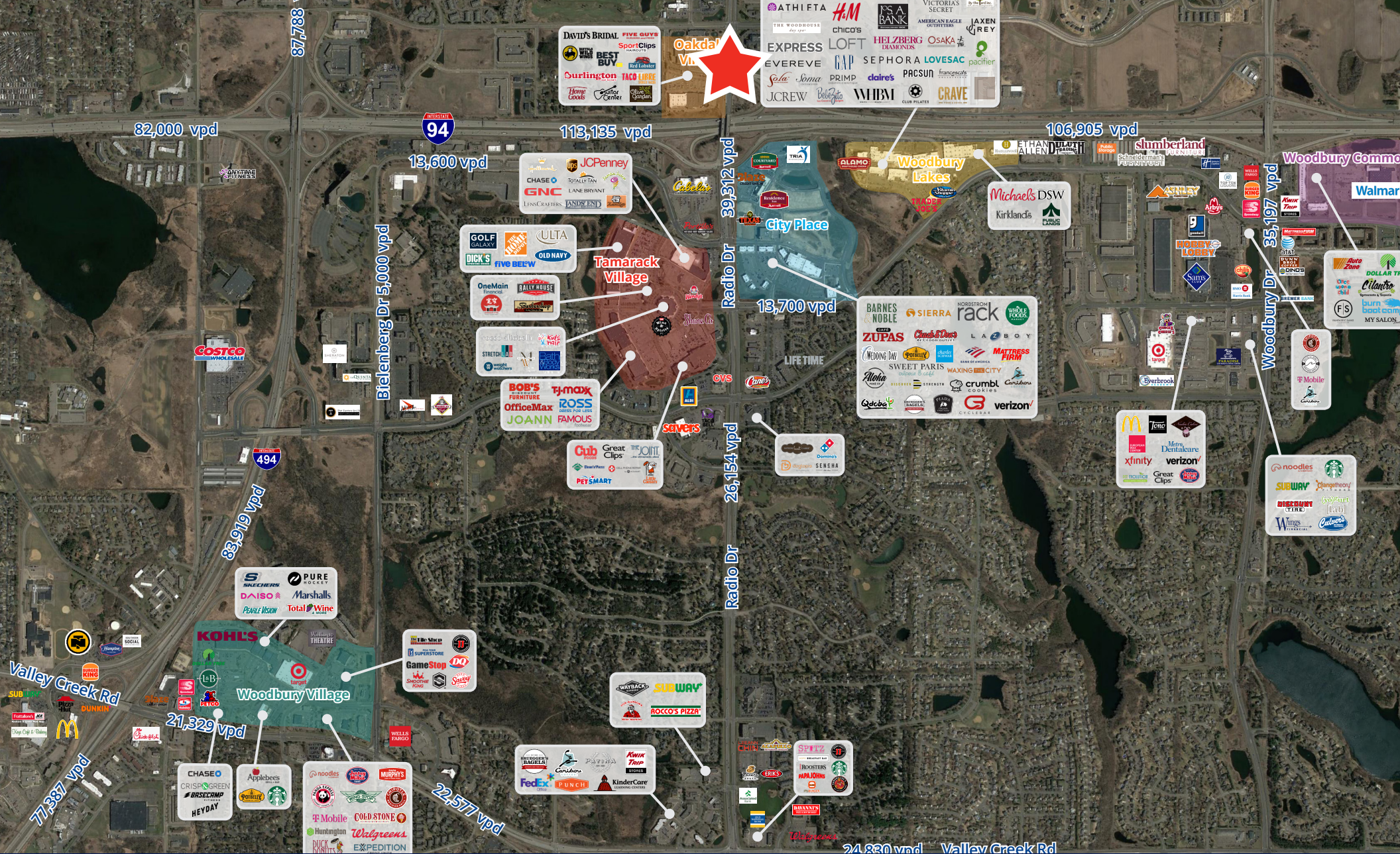


Suite 102: 2,774 SF



Suite 180: 2,487 SF





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