

Eagle Point Office Center

For Lease

Colliers



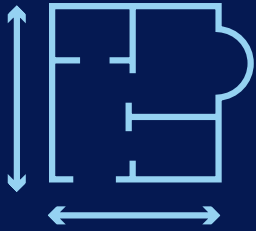
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Two suites available:
1,027 - 13,363 SF



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 (divisible) Suite 150: 1,578 SF Suite 174: 1,027 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. 2026 Tax/CAM	\$10.50 PSF *CAM includes all utility charges
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Notes	Owner/user opportunity with in-place income
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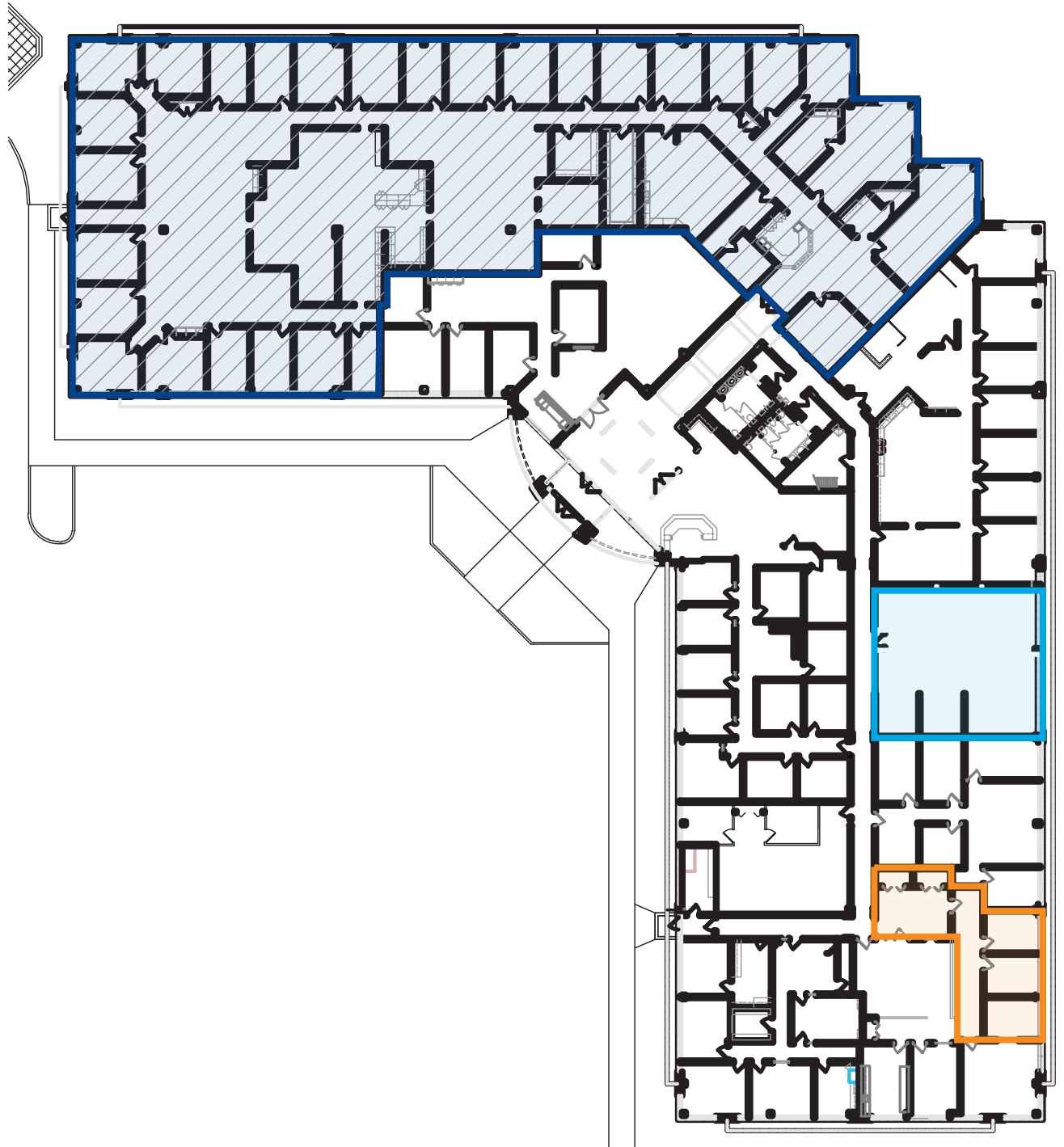


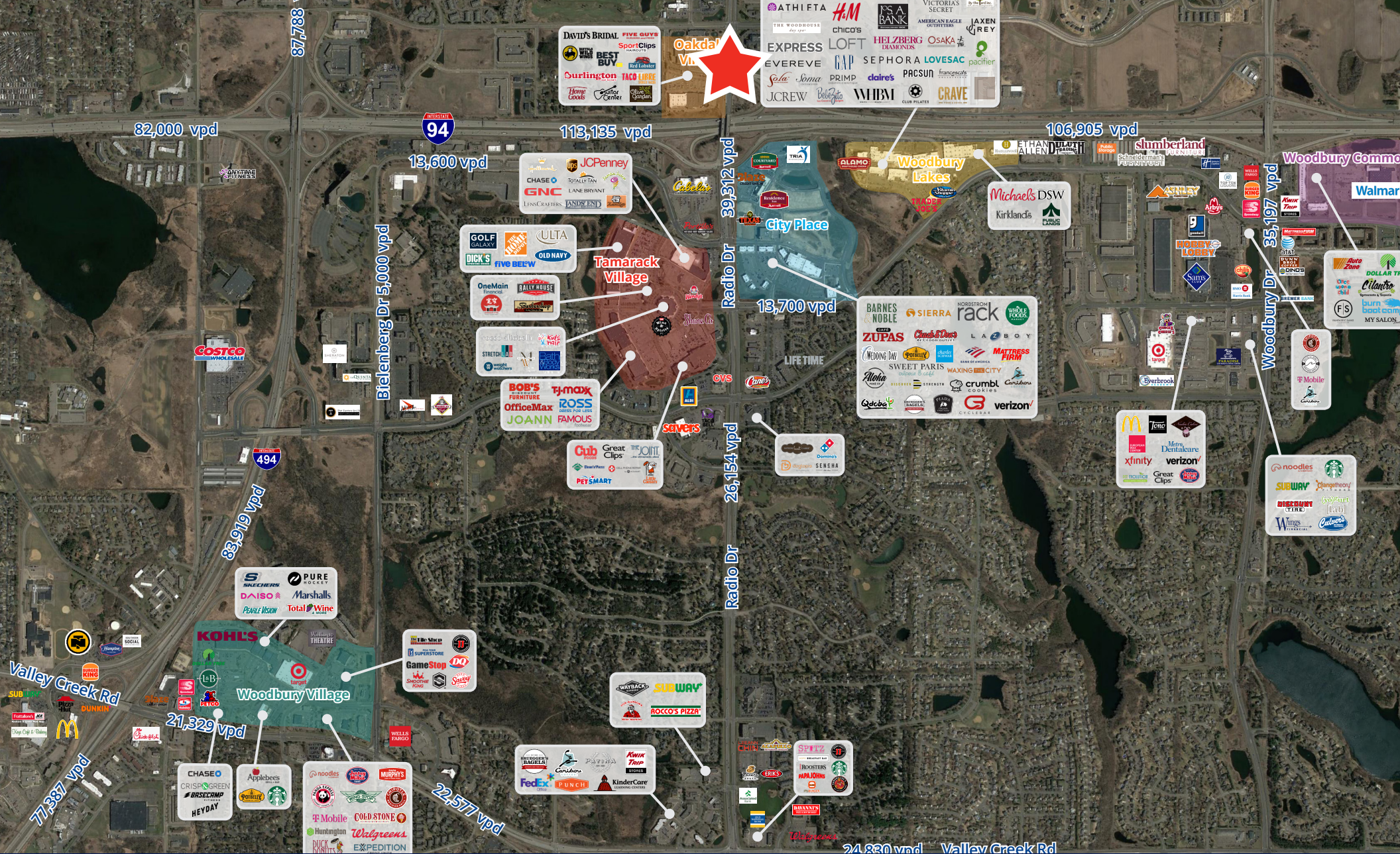
Floor Plans

 Suite 100: 13,636 SF

 Suite 150: 1,578 SF

 Suite 174: 1,027 SF





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