



Office/Showroom For Lease

2915 Waters Rd, Eagan, MN 55121



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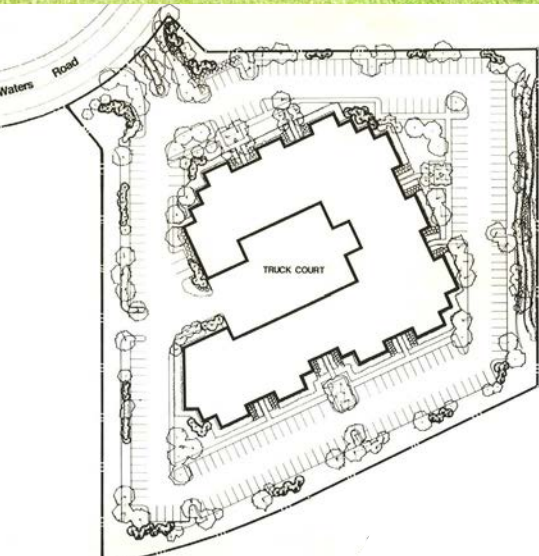
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Property Highlights

- 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
Year Built	1989
Acreage	5.14 acres
Parking	4.17/1000
Clear Height	14'
Net Rental Rates	\$10.50 PSF
Est. CAM & Real Estate Tax	\$4.02 per square foot CAM \$2.57 per square foot Tax \$6.59 per square foot total

Currently Available

Suite 112 - 6,549 SF

3,011 square feet office

3,538 square feet warehouse

- 1 Drive-in door

Suite 110 - 6,017 SF

4,910 square feet office/tech

1,107 square feet warehouse

- 1 Drive-in door, ability to add another drive-in door

Suite 110/112 - 12,566 SF

7,921 square feet office

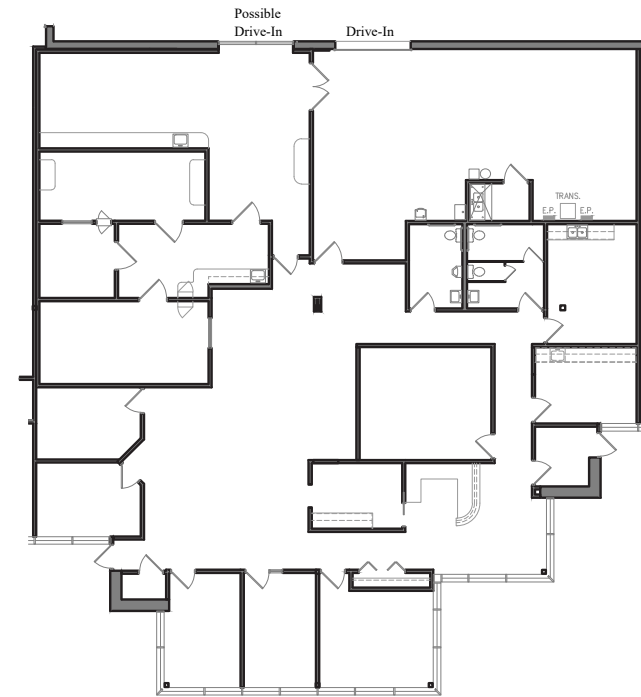
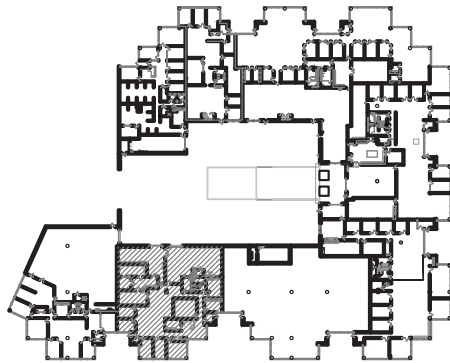
4,645 square feet warehouse

- 2 Drive-in doors

Floor Plan

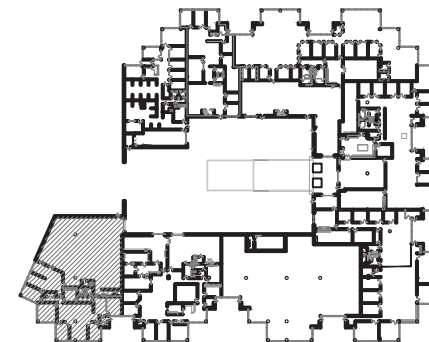
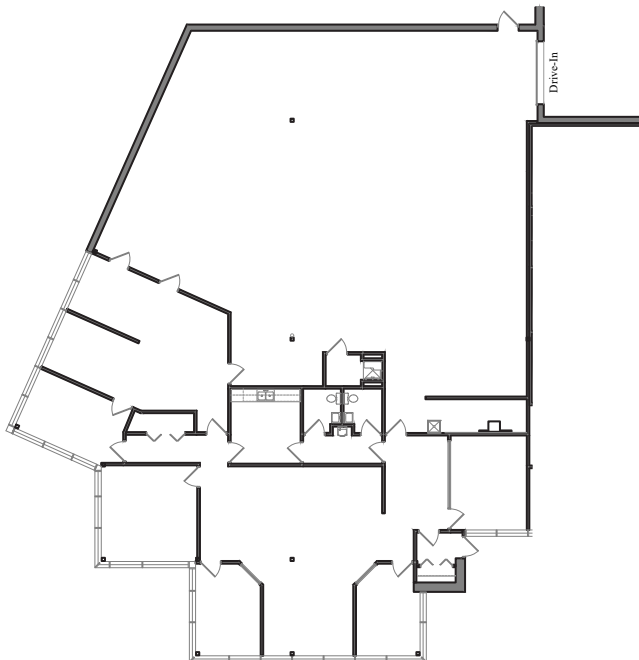
Suite 110

Building Plan



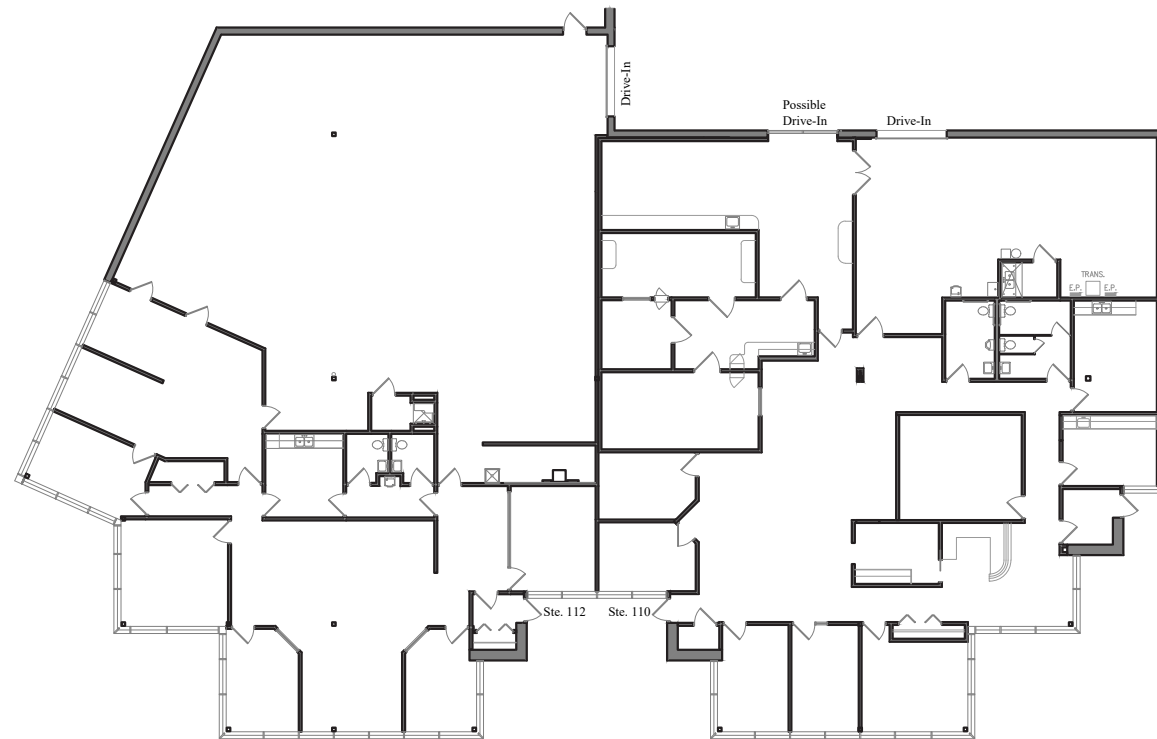
Suite 112

Building Plan



Floor Plan

Suite 110/112



DOWNTOWN MINNEAPOLIS

DOWNTOWN ST. PAUL

MINNEAPOLIS-ST. PAUL
INTERNATIONAL AIRPORT

THE WATERS II



LONE OAK RD

YANKEE DOODLE RD

MINNESOTA RIVER



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