Eagle Point Office Center

For Sale or Lease









Claire Roberts, SIOR
Vice President
+1 612 991 2255
claire.roberts@colliers.com

Nick Leviton, SIOR
Senior Vice President
+1 952 237 5694
nick.leviton@colliers.com

1600 Utica Ave S, Suite 300
Minneapolis, MN 55416
+1 952 897 7700
colliers.com

Three suites available: 1,027 - 11,118 SF

Beautiful corner suite & suite located off of main building entry

Excellent owner/user opportunity with in place income

Ample free surface parking

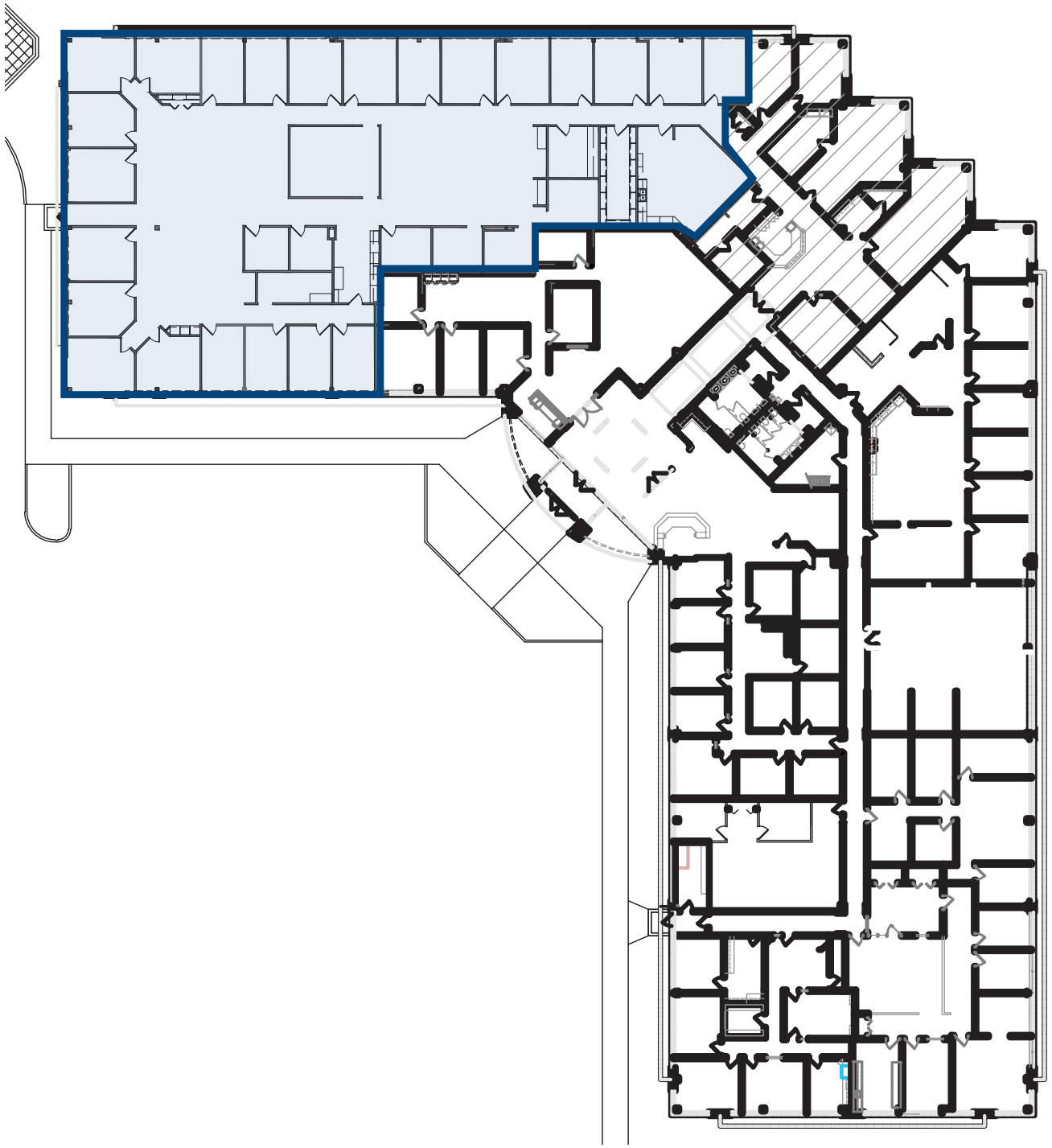
Minutes to I-94 and I-694

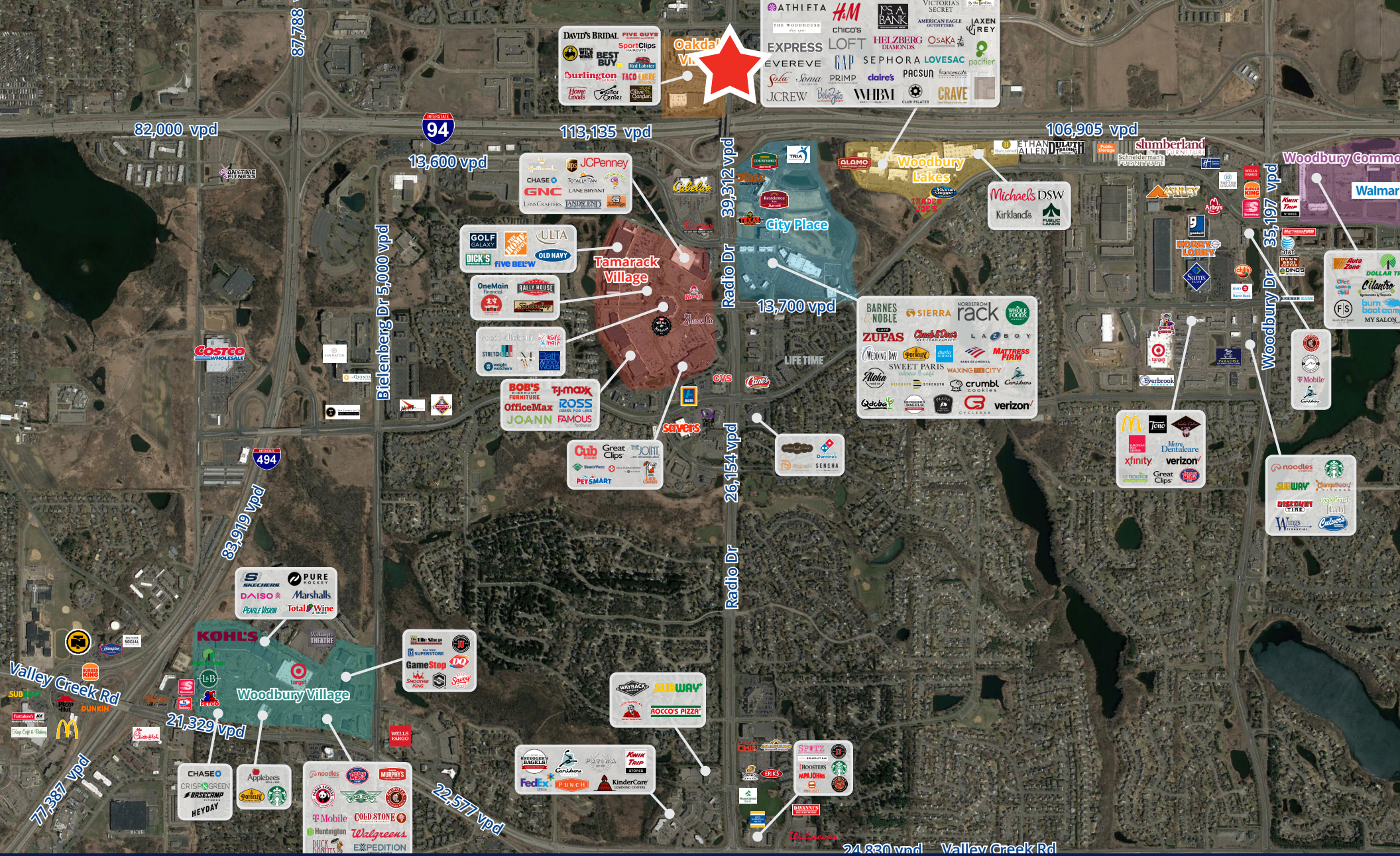
Address	8519 Eagle Point Blvd, Lake Elmo, MN 55042
Building Name	Eagle Point Office Center
Year Built	2001
Site Area	3.82 Acres
Building Area	31,983 SF total
Available For Lease	Suite 101: 11,118 SF (divisible)
Parking	173 (4.96/1,000 SF)
Sale Price	Negotiable
Lease Rates	$14.50 NNN
Est. 2026 Tax/CAM	$10.50 PSF *CAM includes all utility charges
Notes	Owner/user opportunity with in-place income



Floor Plans

Suite 101: 11,118 SF





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