

EAGANDALE BUSINESS CAMPUS I

MINNEAPOLIS - ST. PAUL

1301 Corporate Center Drive
Eagan, MN



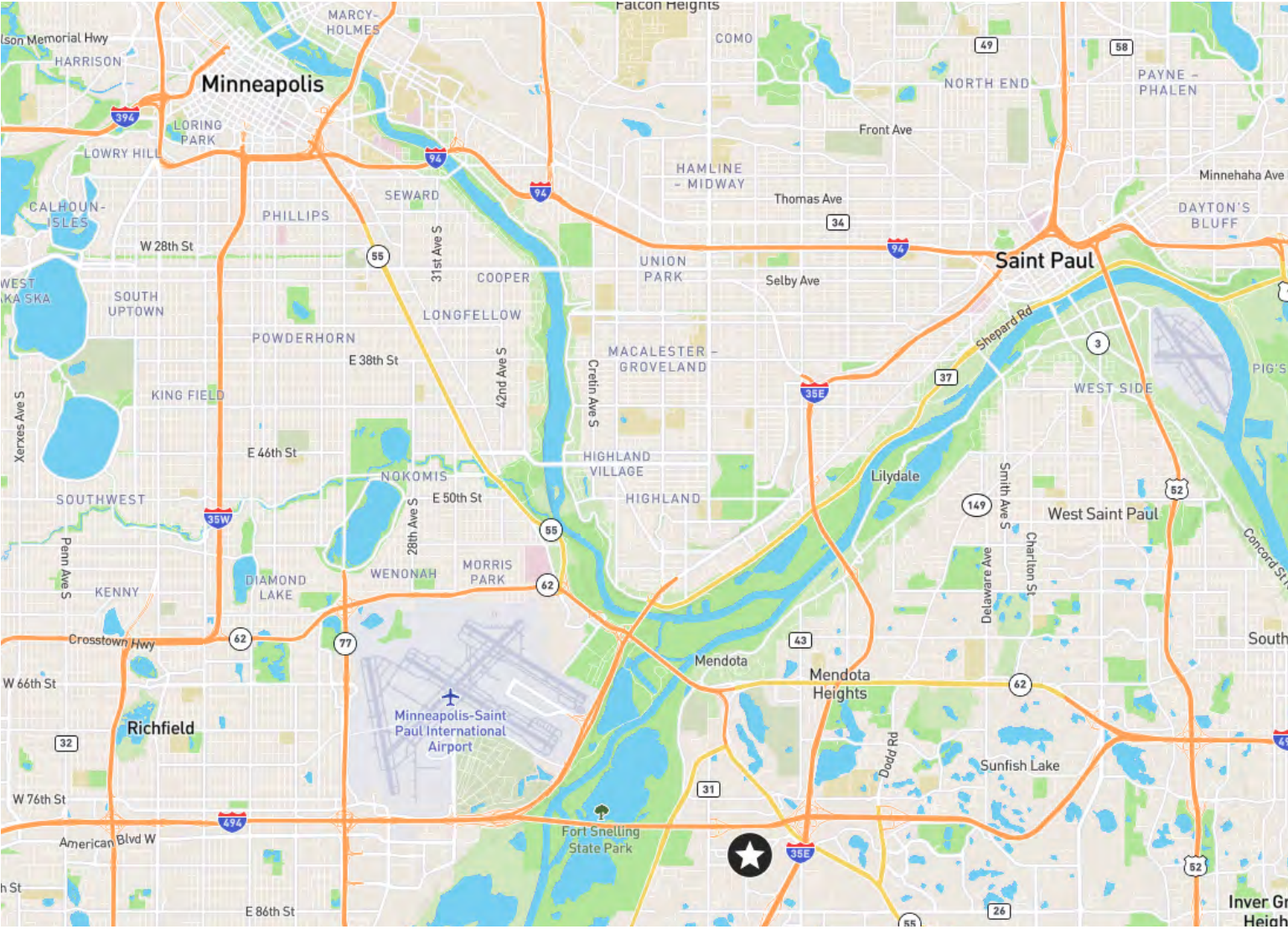
FOR LEASE

877-11,844 SF



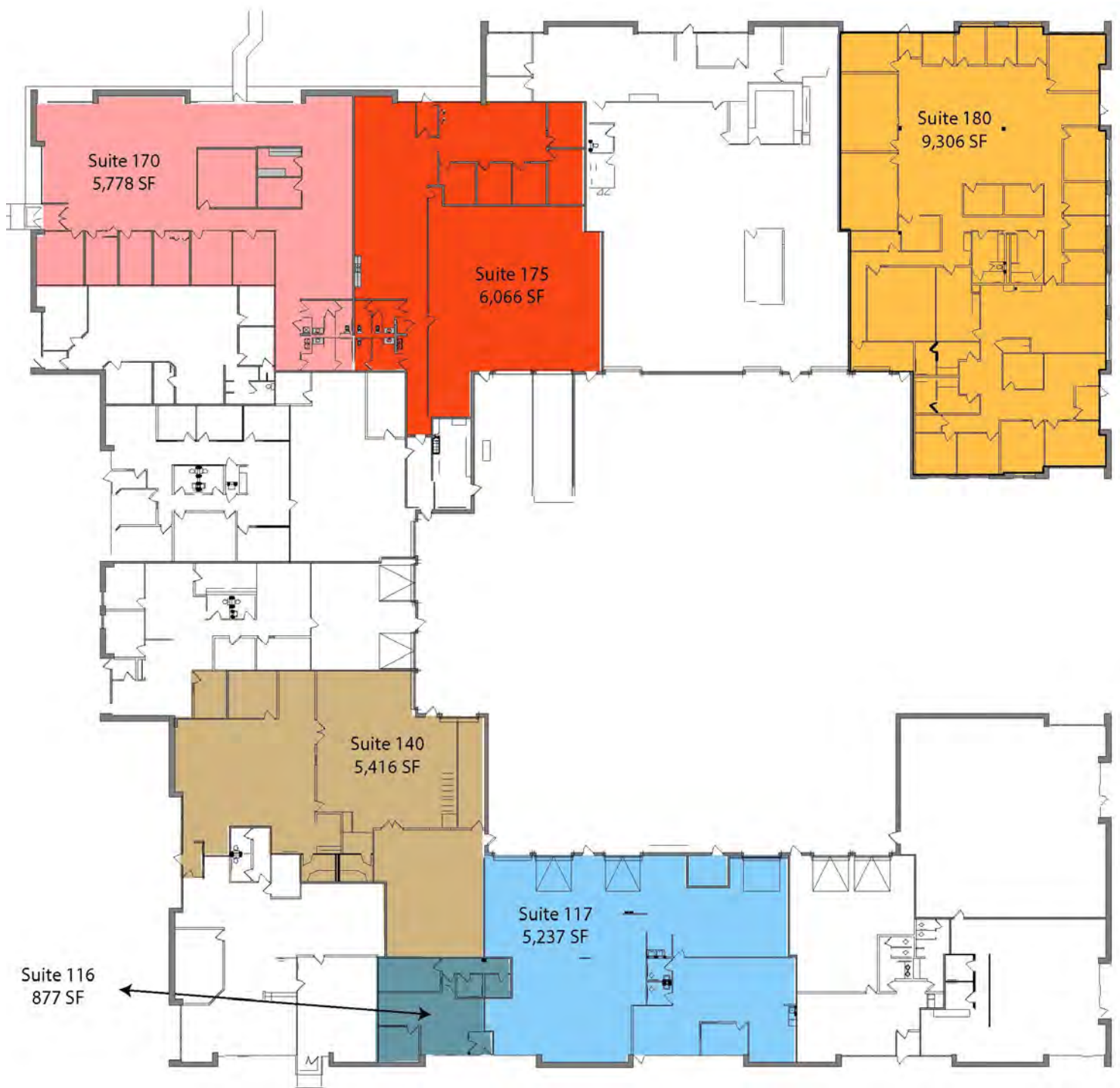
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FEATURES

Freeway Access	I-35E and I-494, HWY 55	Power	208 Volt, 3-Phase
Total Building	61,778 SF	Loading	Docks & Drive-ins Available
Available SF	877 - 11,844	Clear Height	14'
Lot Size	4.67 Acres	Parking	3.24/1,000
Year Built	1984	2026 Tax / CAM	\$4.14 PSF
Construction	Brick / Block	Rates	Negotiable



→ Suite 170 + 175:
Total: 11,844 SF
Office: 8,974 SF
Warehouse: 2,870 SF
1 drive-in, 1 dock

→ Suite 180:
Total: 9,306
Office: 7,201
Warehouse: 2,105
1 drive-in

→ Suite 175:
Total: 6,066 SF
Office: 3,196 SF
Warehouse 2,870 SF
1 drive-in, 1 dock

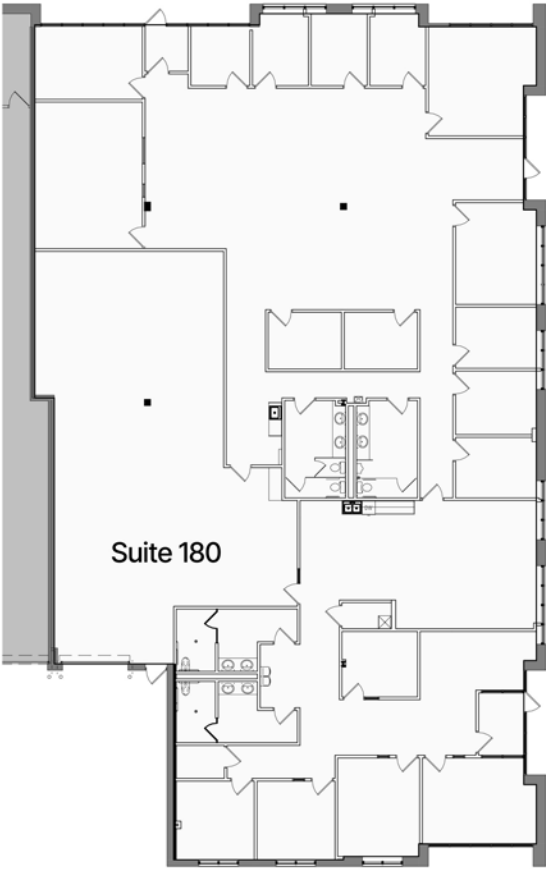
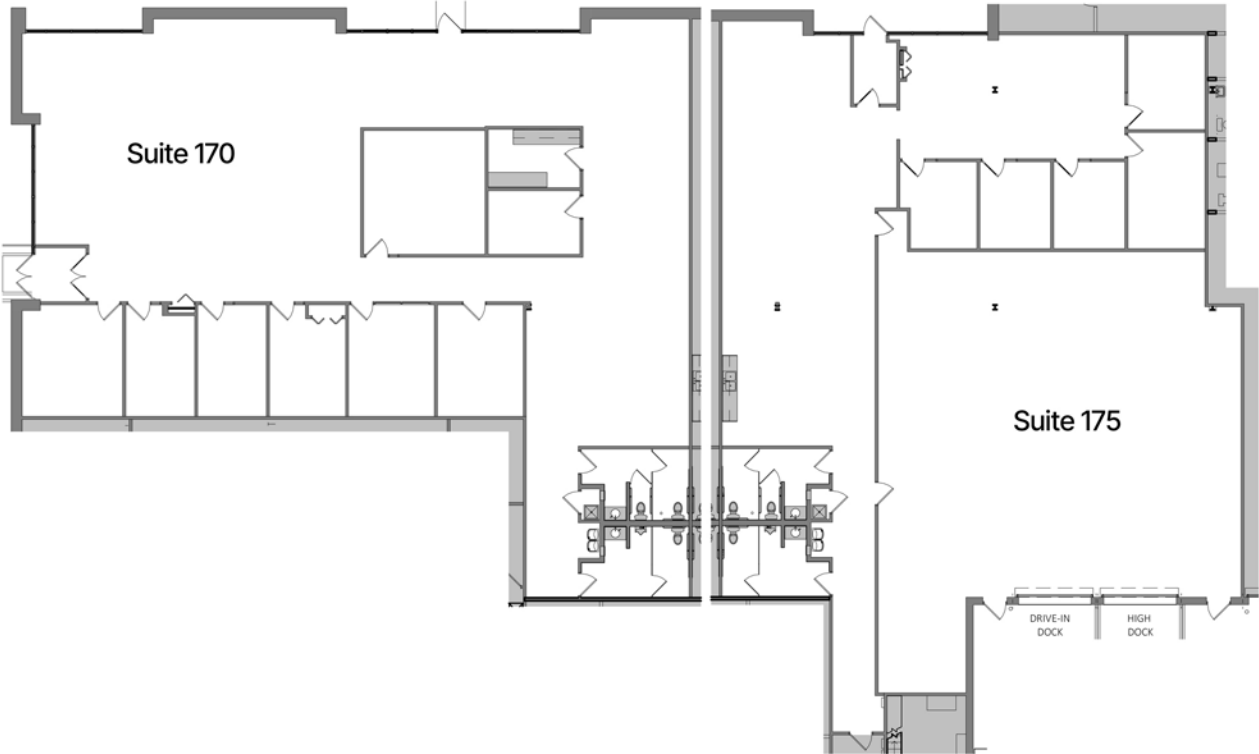
→ Suite 170:
Total: 5,778 SF
Office: 5,778 SF
1 set double doors

→ Suite 140:
Total: 5,416 SF
Office: 2,039 SF
Warehouse: 3,377 SF
2 drive-ins

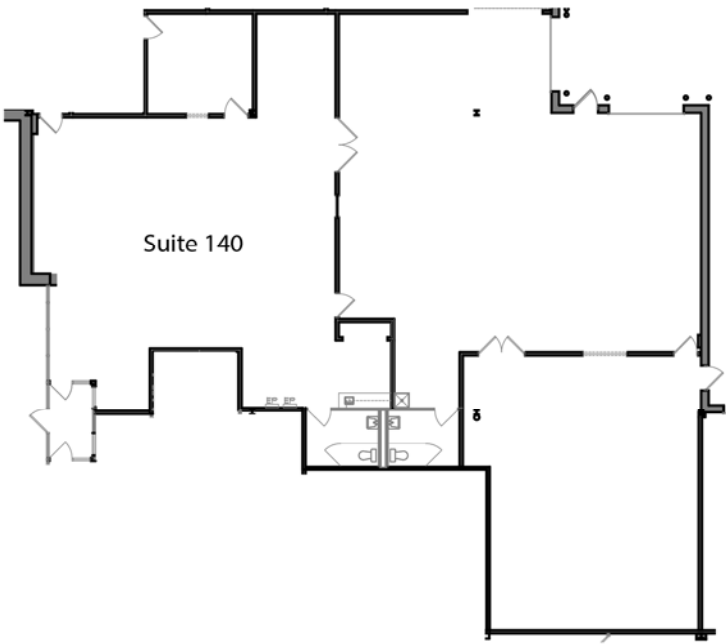
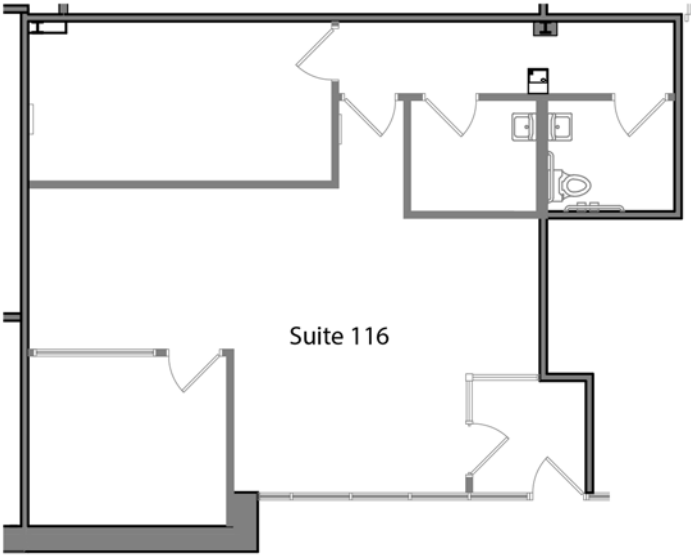
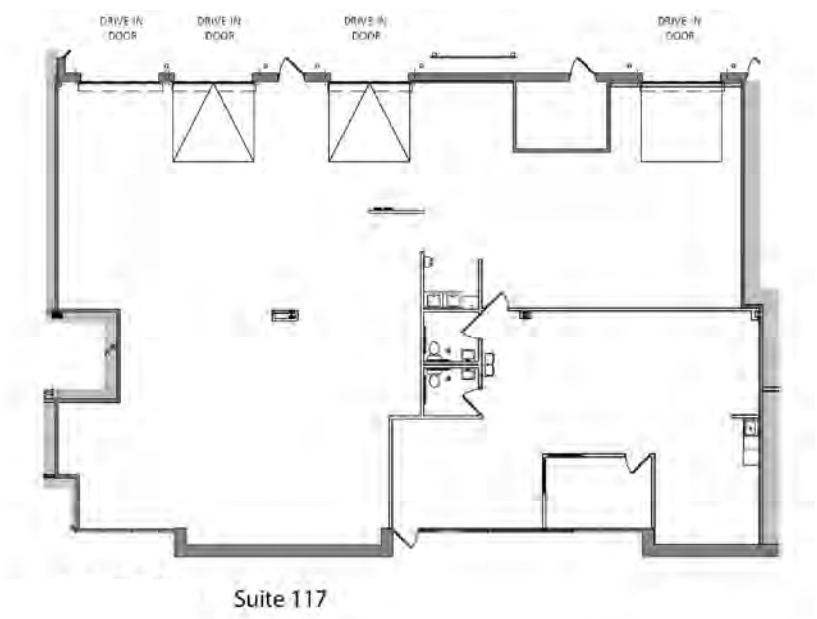
→ Suite 117:
Total: 5,237
Office: 1,375
Warehouse: 3,862
4 drive-in doors

→ Suite 116:
Office: 877
Total: 877





Floor Plans
Suites 116, 117, 140



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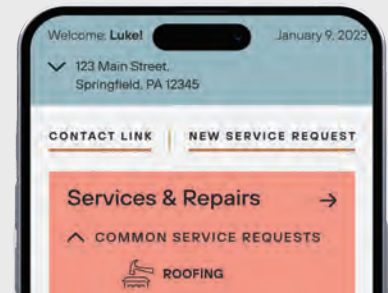


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