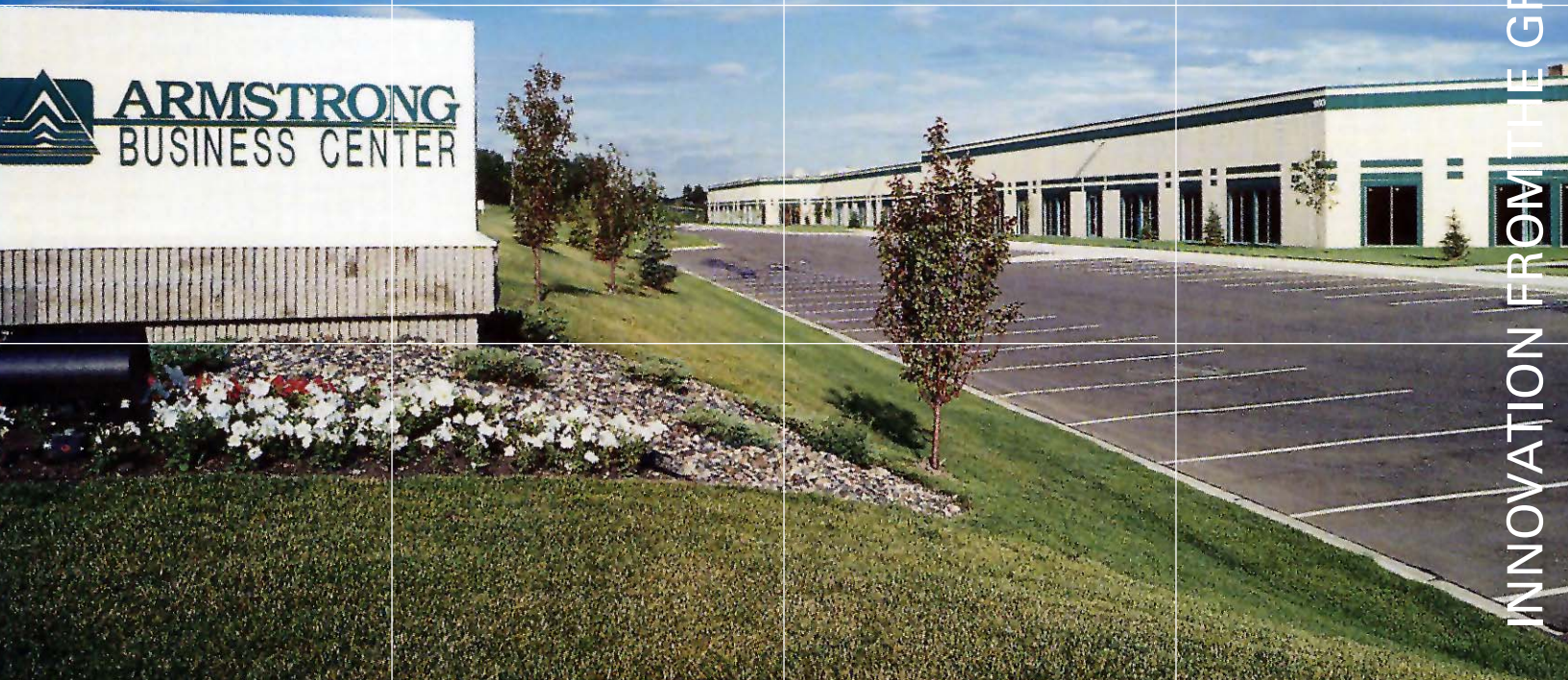


WELSH

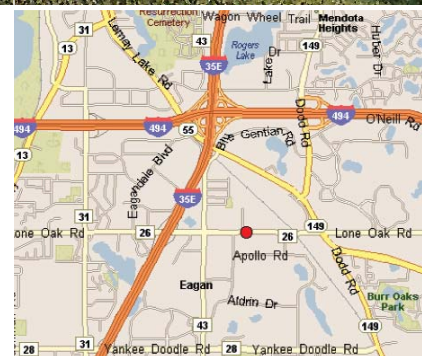


INNOVATION FROM THE GROUND UP

# Armstrong Business Center I

990 Lone Oak Road  
Eagan, Minnesota

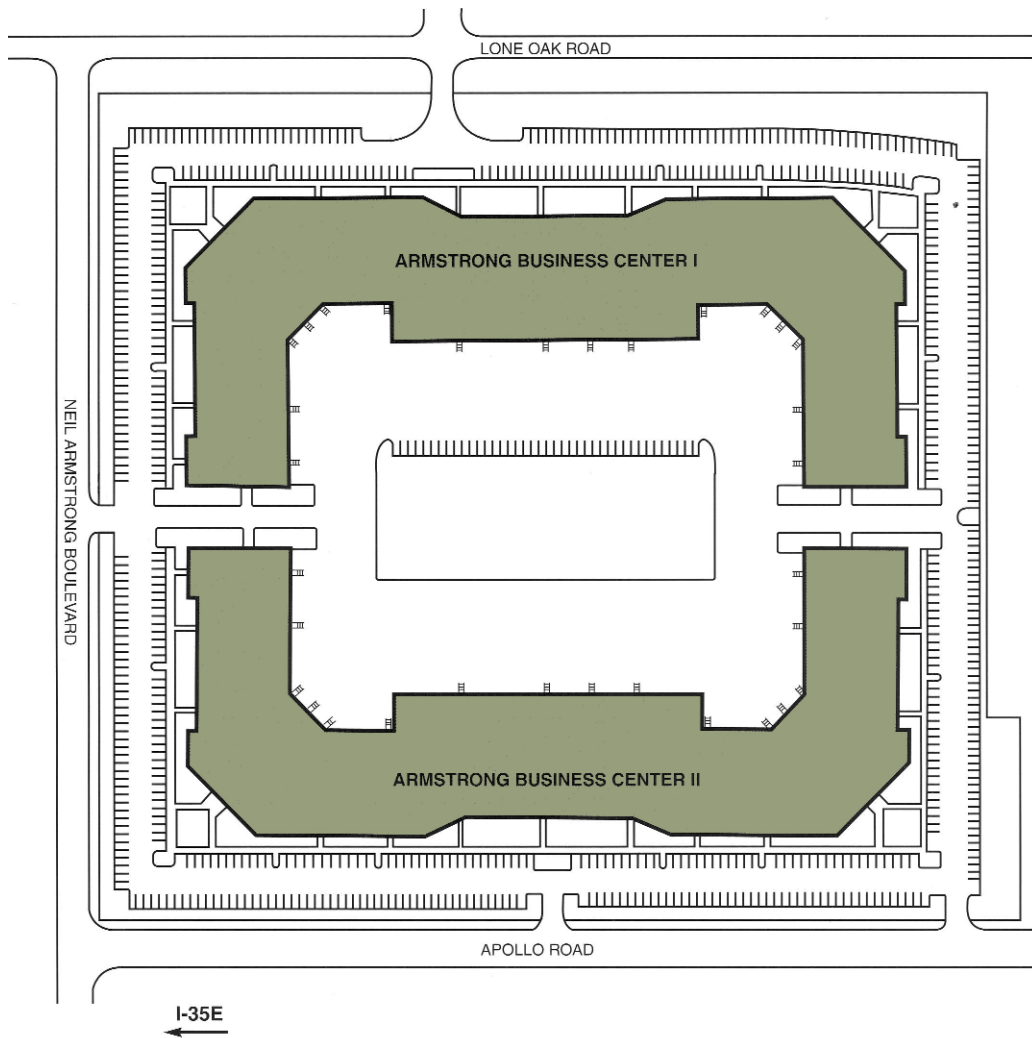
- For Lease
- An office/warehouse facility totaling 153,607 square feet
- 16' clear height
- Dock and drive-in loading
- Built in 1989
- Abundant glass
- Energy efficient construction
- Low operating expenses
- Great access to Lone Oak Road and I-35E



For more information contact:

Evan Molde  
952.897.7776  
emolde@welshco.com

**NAIWELSH**



For more information contact:

Evan Molde  
952.897.7776  
emolde@welshco.com



# Armstrong Business Center I For Lease

**Building Address:**

990 Lone Oak Road  
Eagan, Minnesota

**Evan Molde**

- 952.897.7776
- [emolde@welshco.com](mailto:emolde@welshco.com)

**Building Square Feet:**

153,607 square feet total

**Currently Available:  
Suite 114**

8,507 square feet total  
4,391 square feet office  
4,116 square feet warehouse

- One (1) dock, one (1) drive-in

[www.welshco.com](http://www.welshco.com)

**Suite 124**

7,540 square feet total  
2,760 square feet office  
4,780 square feet warehouse

- Two (2) dock doors

4350 Baker Road, Suite 400  
Minnetonka, MN 553423  
Tel: 952.897.7700  
Fax: 952.842.7700

**Ceiling Height:**

16' clear

**Rental Rates:**

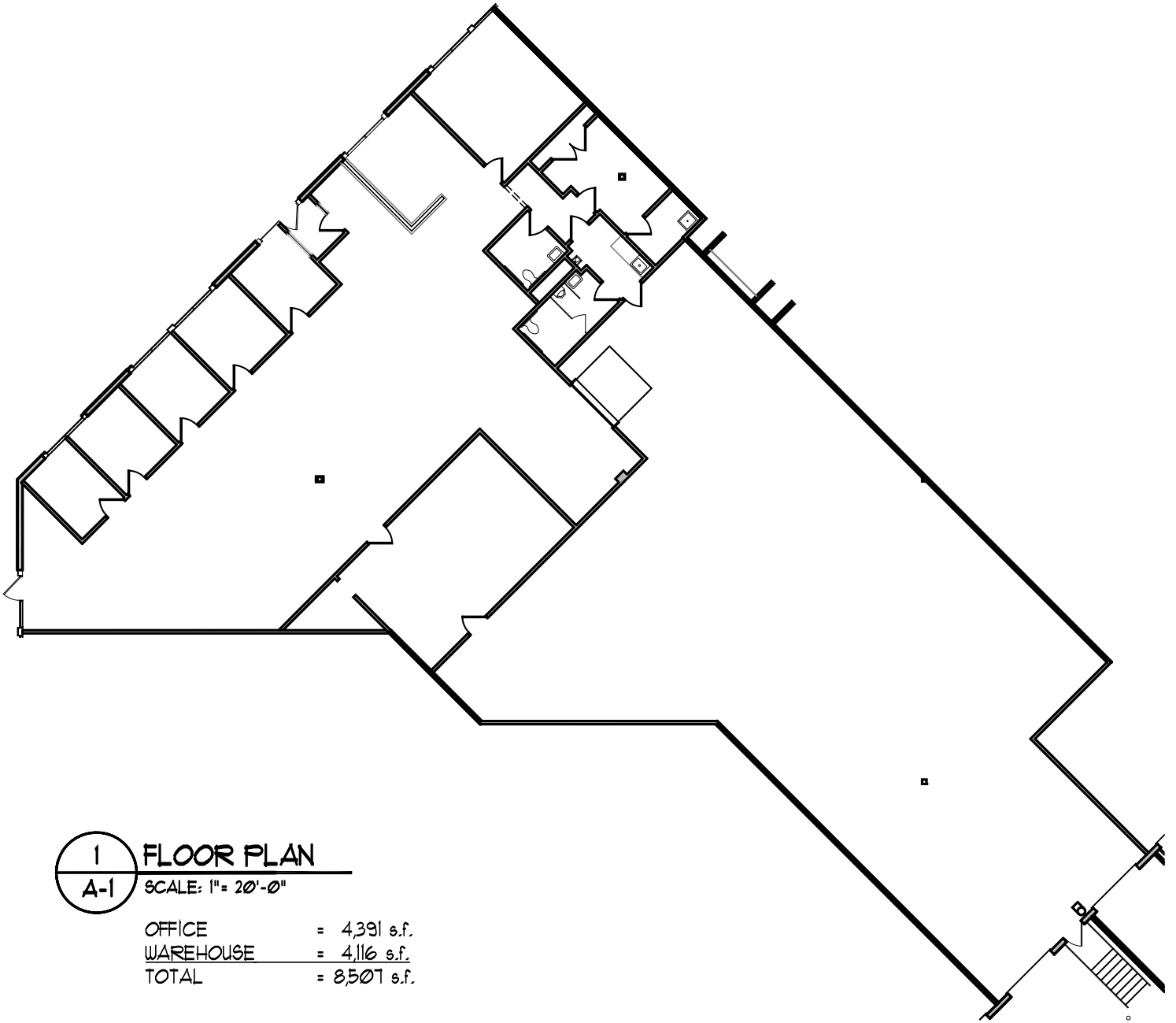
\$9.00 psf office, \$4.50 psf warehouse

**2011 (est.) CAM & Tax:**

\$ .70 psf for CAM  
\$1.57 psf for real estate taxes  
\$2.27 psf total

**Amenities:**

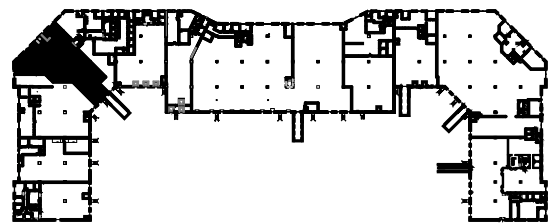
- Great access to I-35E & I-494
- Built in 1991
- Well located within the Eagan Industrial Area
- Low operating expenses



**1 FLOOR PLAN**  
**A-1** SCALE: 1" = 20'-0"

OFFICE	=	4,391 s.f.
WAREHOUSE	=	4,116 s.f.
TOTAL	=	8,507 s.f.

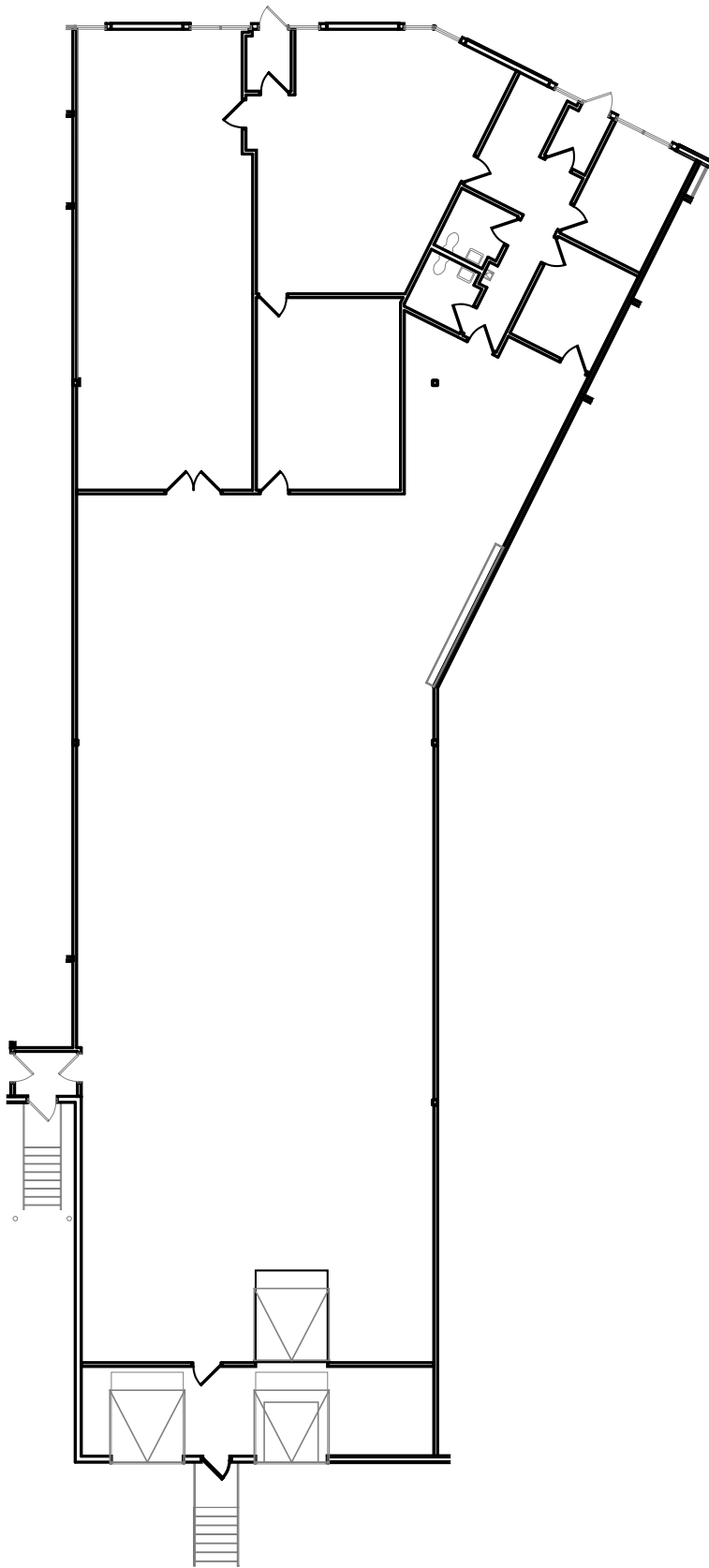
**BUILDING KEY**



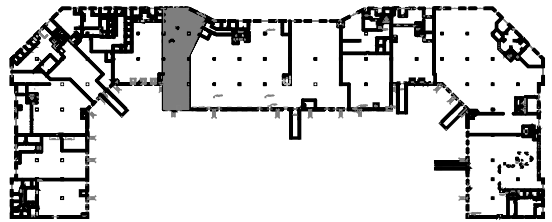
4350 Baker Road, Suite 400  
 Minnetonka, MN 55343  
 952.897.7874 Fax: 952.897.7740

SUITE #14 - 8,507 Sq. Ft.  
 ARMSTRONG BUSINESS  
 CAMPUS I  
 990 LONE OAK ROAD  
 EAGAN, MN 55121





BUILDING KEY



4350 Baker Road, Suite #400  
 Minnetonka, MN 55343  
 952.897.7874 Fax: 952.897.7740

SUITE 124  
 ARMSTRONG BUSINESS CAMPUS I  
 EAGAN, MN 55121

O=2,760s.f. W=4,780s.f. T=7,540s.f.

SCALE: 1" = 20'-0" DRAWN BY:  
 JOB: DATE:  
 REVISION: DATE

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**A-1**