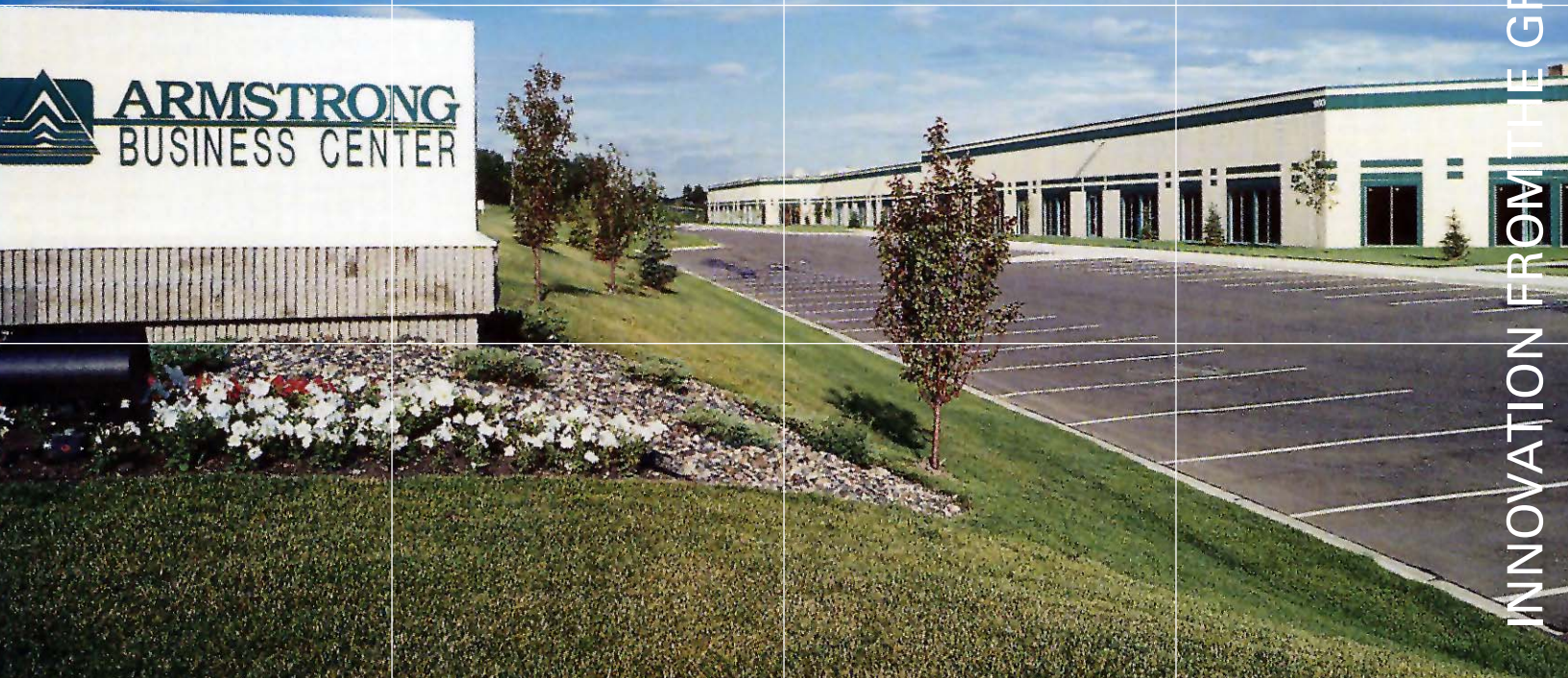


WELSH

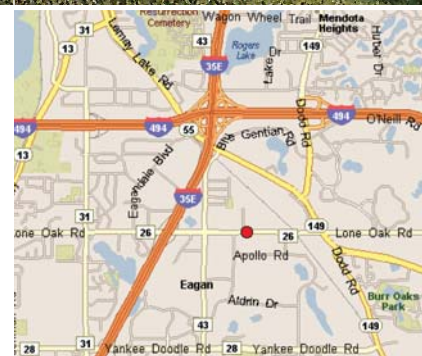


INNOVATION FROM THE GROUND UP

Armstrong Business Center II

980 Lone Oak Road
Eagan, Minnesota

- For Lease
- An office/warehouse facility totaling 154,950 square feet
- 20' clear height
- Dock and drive-in loading
- Built in 1991
- Abundant glass
- Energy efficient construction
- Low operating expenses
- Great access to I-35E and I-494



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 II For Lease

Building Address:

980 Lone Oak Road
Eagan, Minnesota

Evan Molde

- 952.897.7776
- emolde@welshco.com

Building Square Feet:

154,950 square feet total

Currently Available

Suite 145:

29,247 square feet total
6,399 square feet of office
4,208 square feet of tech
18,640 square feet of warehouse

- Three (3) 8' x 10' dock-high doors
- One (1) 14' x 20' drive-in

www.welshco.com

Ceiling Height:

20' clear

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

Rental Rates:

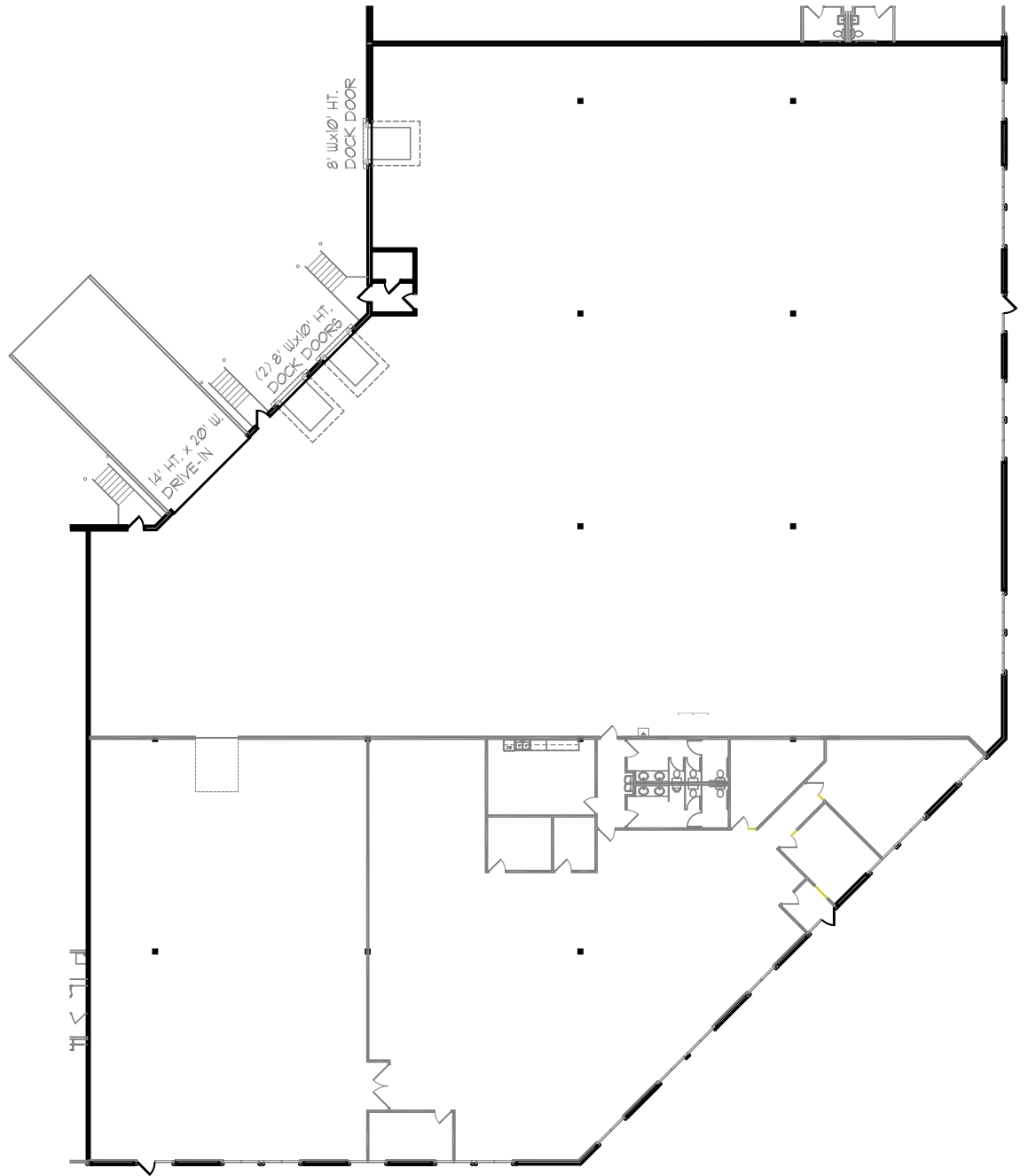
\$9.00 psf office, \$4.50 psf warehouse

2011 (est.) CAM & Tax:

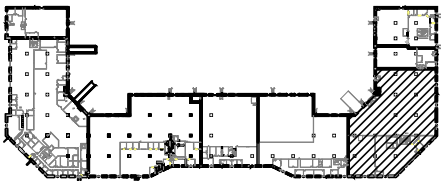
\$0.84 psf for CAM
\$1.47 psf for real estate taxes
\$2.31 psf total

Amenities:

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



BUILDING KEY



SQUARE FOOTAGE:

OFFICE	=	6,399 s.f.
TECH	=	4,208 s.f.
WHSE	=	18,640 s.f.
TOTAL	=	29,247 s.f.



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

SUITE 145 - 29,247 s.f.
 ARMSTRONG BUSINESS
 CENTER II
 980 LONE OAK ROAD
 EAGAN, MN 55121

SCALE: 1/32" = 1'-0"
 JOB: 2006.161.0
 REVISION: _____ DATE: _____
 DRAWN BY: _____
 DATE: _____

A-1