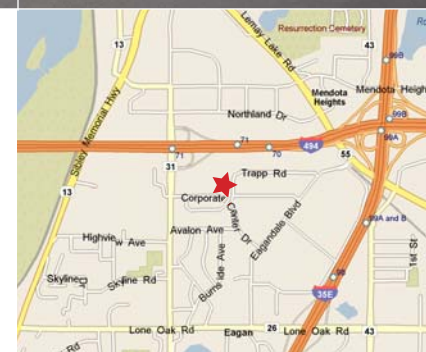




Eagandale Technology Center

1303 Corporate Center Drive
Eagan, Minnesota

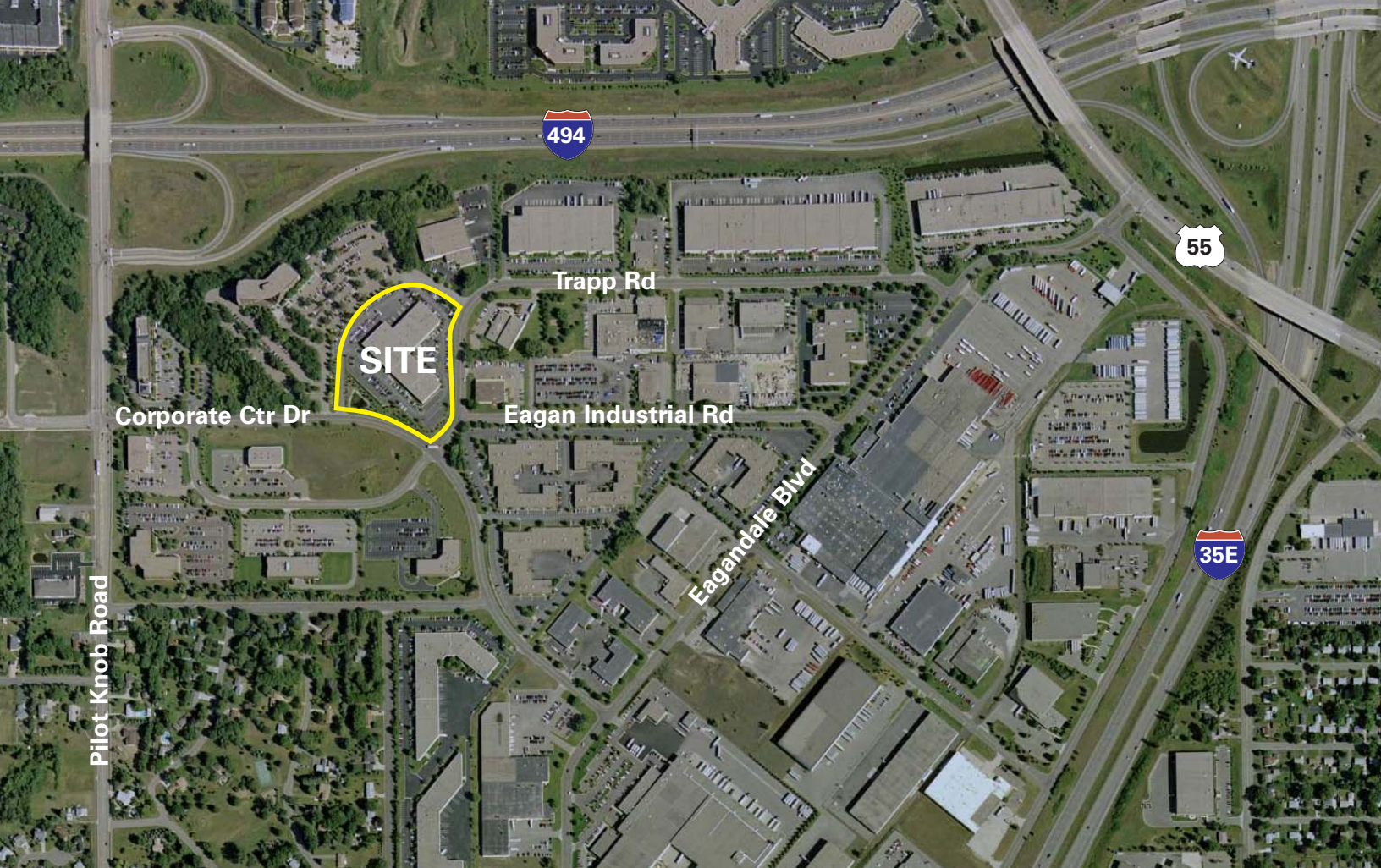
- For Lease
- 75,599 square foot office/tech building
- Ample parking, 4.28 / 1,000 ratio
- Convenient location
- Easy access to Interstates 494 & 35E and Highway 55



For more information contact:

Bill Ritter, CCIM, SIOR
952.897.7743
britter@welshco.com

Evan Molde
952.897.7776
emolde@welshco.com



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Eagandale Technology Center For Lease

Building Address:

1303 Corporate Center Dr
Eagan, Minnesota

Bill Ritter, CCIM, SIOR

- 952.897.7743
- britter@welshco.com

Building Square Feet:

75,599 square feet total

**Currently Available:
Suite 200**

53,772 square feet total
53,772 square feet of office
0 square feet of warehouse*

Evan Molde

- 952.897.7776
- emolde@welshco.com

*Could create a warehouse/storage area

Divisible to:

- Option 1**
- Option 2**
- Option 3**
- Option 4**
- Option 5**

20,216 square feet total
22,082 square feet total
24,553 square feet total
42,217 square feet total
14,762 square feet total

www.welshco.com

Ceiling Height:

16' clear

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

Loading:

One (1) Dock

Net Rental Rates:

\$11.50 psf office

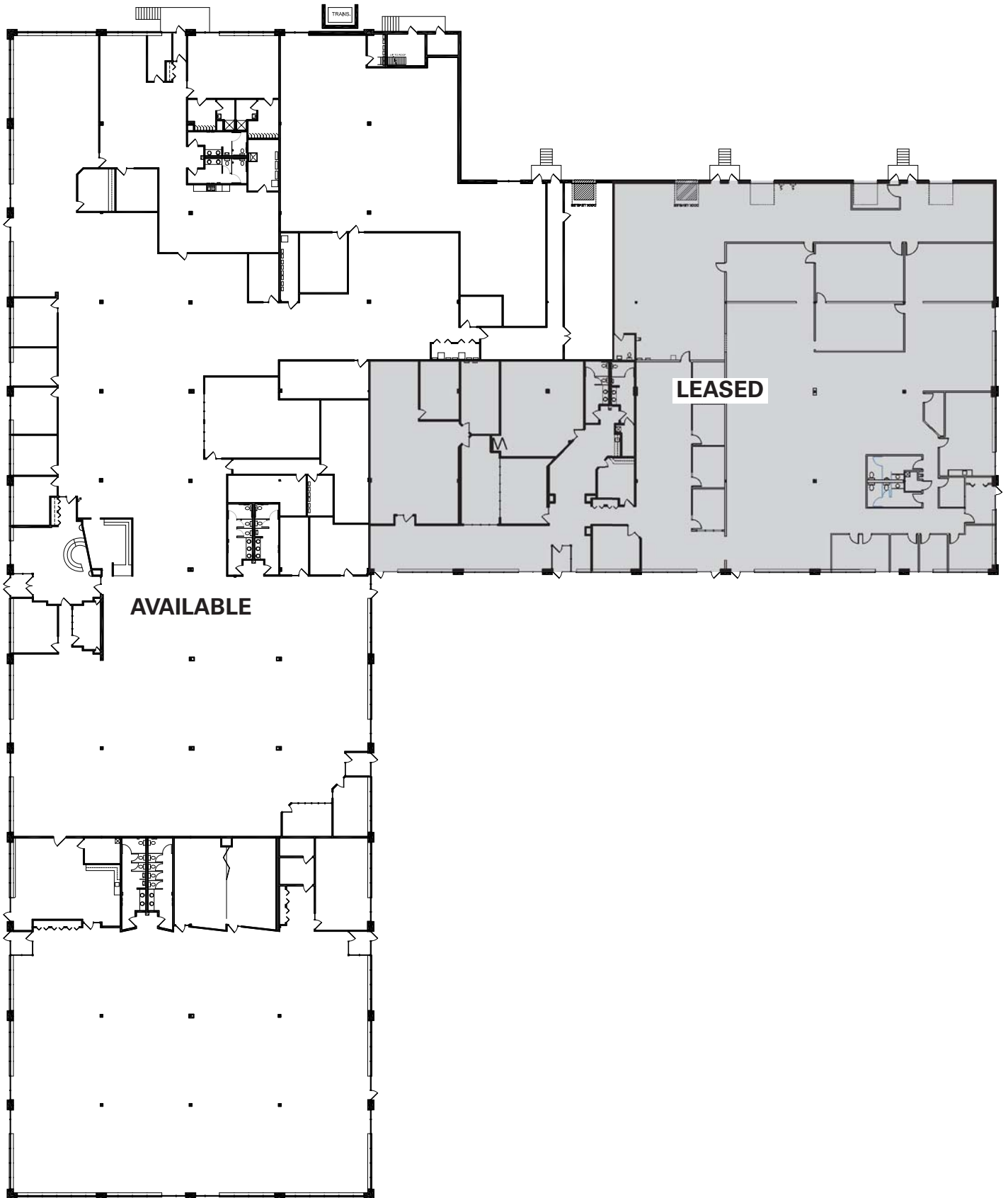
2011 (est.) CAM & Tax:

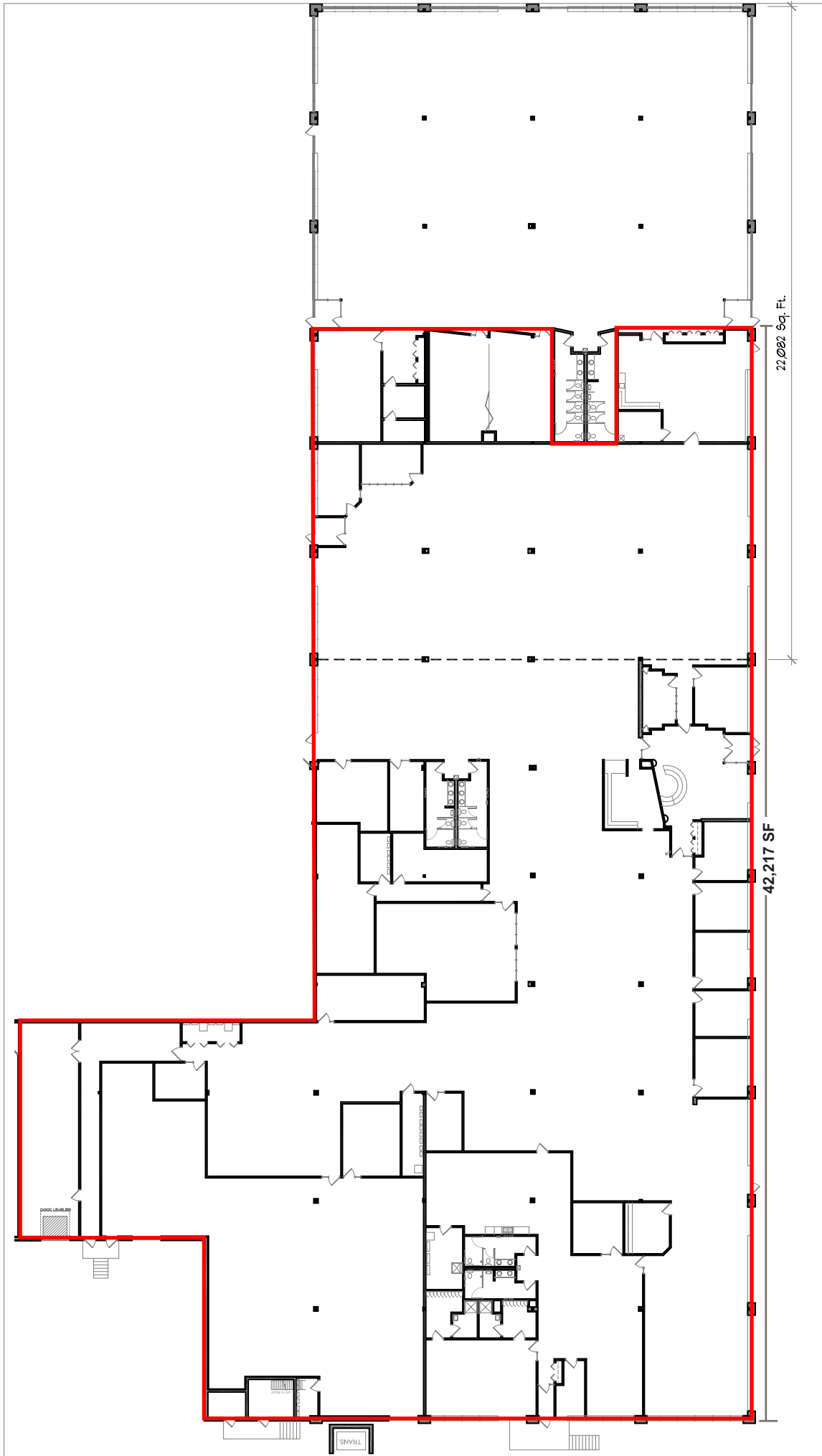
\$0.95 psf for CAM
\$3.16 psf for real estate taxes
\$4.11 psf total

Amenities:

- Efficient, single story building
- 4.28/1,000 parking ratio
- Ribbon glass line
- Five minutes from MSP International Airport
- Immediate access to I-494 & I-35E

Eagandale Technology Center
1303 Corporate Center Dr
Eagan, MN





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SUITE 400
 EAGANDALE TECHNOLOGY CENTER
 1303 CORPORATE CENTER DRIVE
 EAGAN, MN
 55112 SF.

SCALE: _____ N.T.S.
 JOB: _____ REVISION: _____
 DATE: _____

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4350 Baker Road, Suite 400
 Minneapolis, MN 55434
 952.897.7874 Fax: 952.897.7740



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SUITE 200
 EAG-ANDALE TECHNOLOGY CENTER
 1303 CORPORATE CENTER DRIVE
 EAGAN MN
 55112 SF.

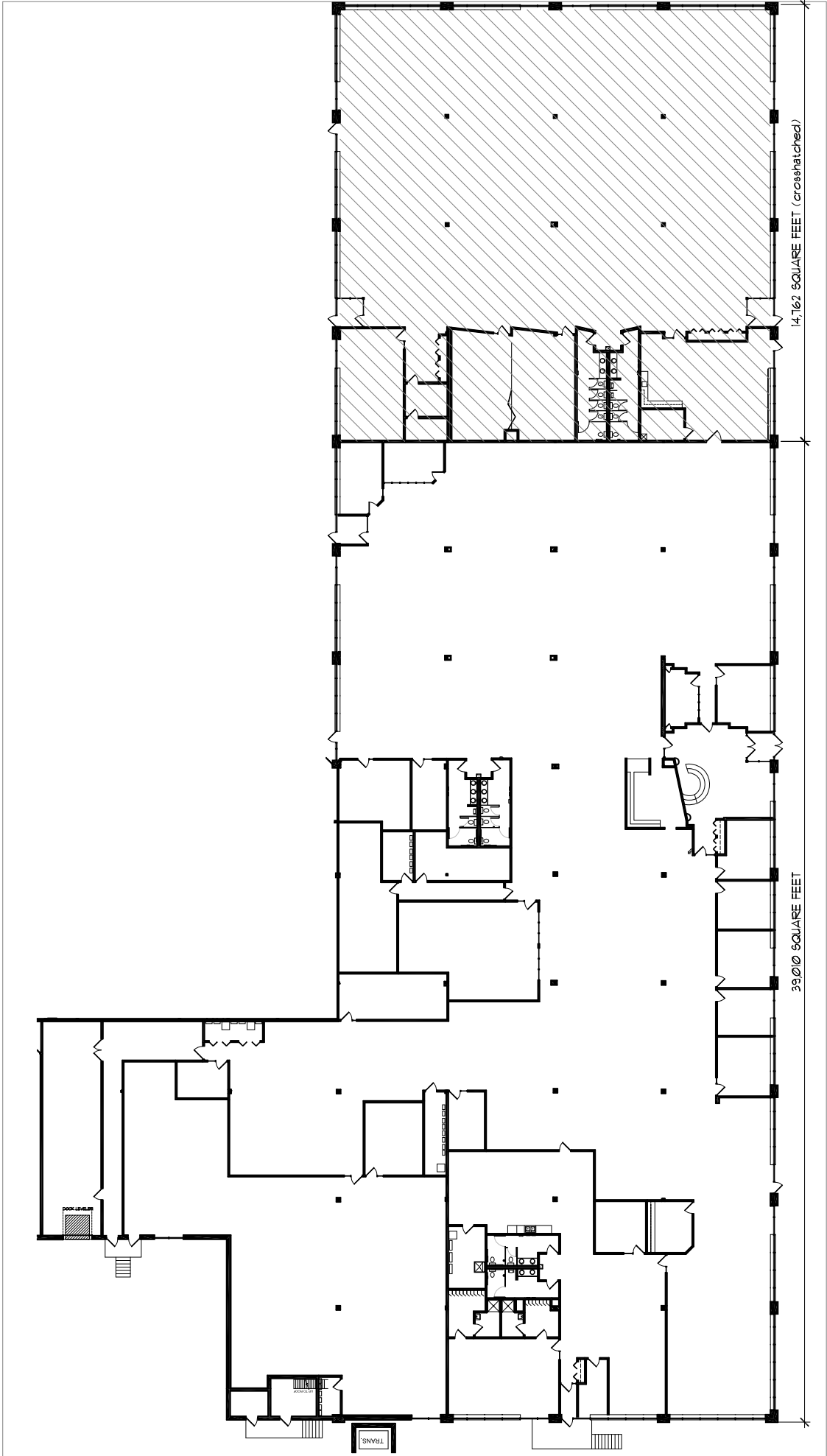
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 DATE:

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4350 Baker Road, Suite 400
 Minneapolis, MN 55425
 952.897.7574 Fax: 952.897.7540



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 DATE: _____

SUITE 200 DEMISING PLAN
 EAGANDALE TECHNOLOGY CENTER
 1303 CORPORATE CENTER DRIVE
 EAGAN, MN
 55,112 SF.

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4350 Baker Road, Suite 400
 55278-8006, MN, 55382
 952-897-7374 Fax: 952-897-7740

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 ARCHITECTURE

DRAWN BY:
 DATE: 29 OCT 08

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Eagandale Technical Center

BlueCross BlueShield
of Minnesota
1300 Century Avenue
Eagan, MN 55121

1st Floor

