

WELSH

INNOVATION FROM THE GROUND UP



For Lease

Grand Oak Business Center I
2700 Blue Water Road
Eagan, Minnesota



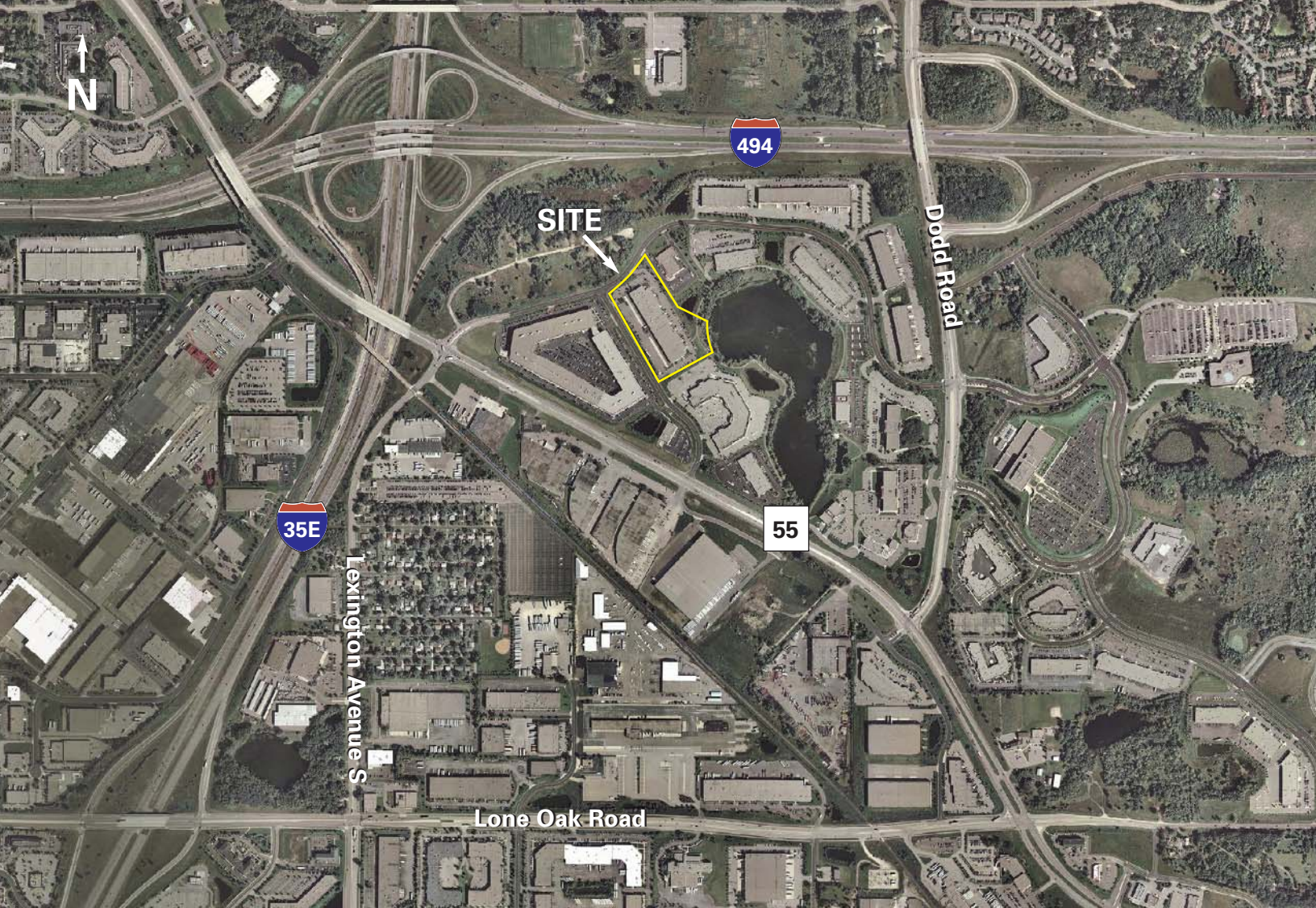
- 99,353 square foot industrial manufacturing building
- 24' clear height
- Dock & drive-in loading
- Built in 1999
- Elegant glass line
- 320 parking spaces
- Property overlooks a 20-acre lake with walking trails
- Prime access to I-494, 35E & Highway 55

For more information contact:

Ted Carlson, CCIM, SIOR
952.897.7788
tcarlson@welshco.com

Evan Molde
952.897.7776
emolde@welshco.com

NAIWELSH



For more information contact:

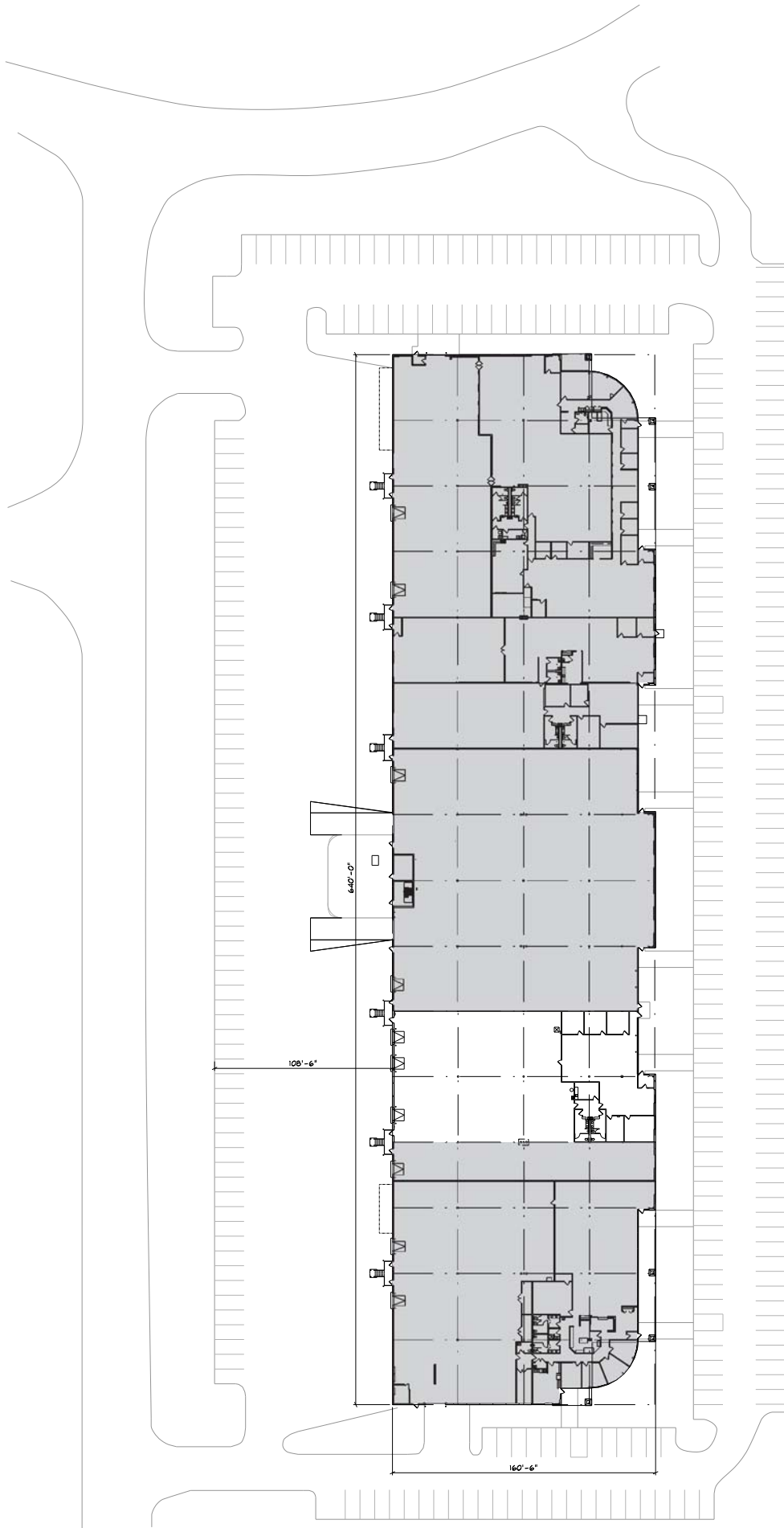
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Grand Oak Business Ctr I For Lease

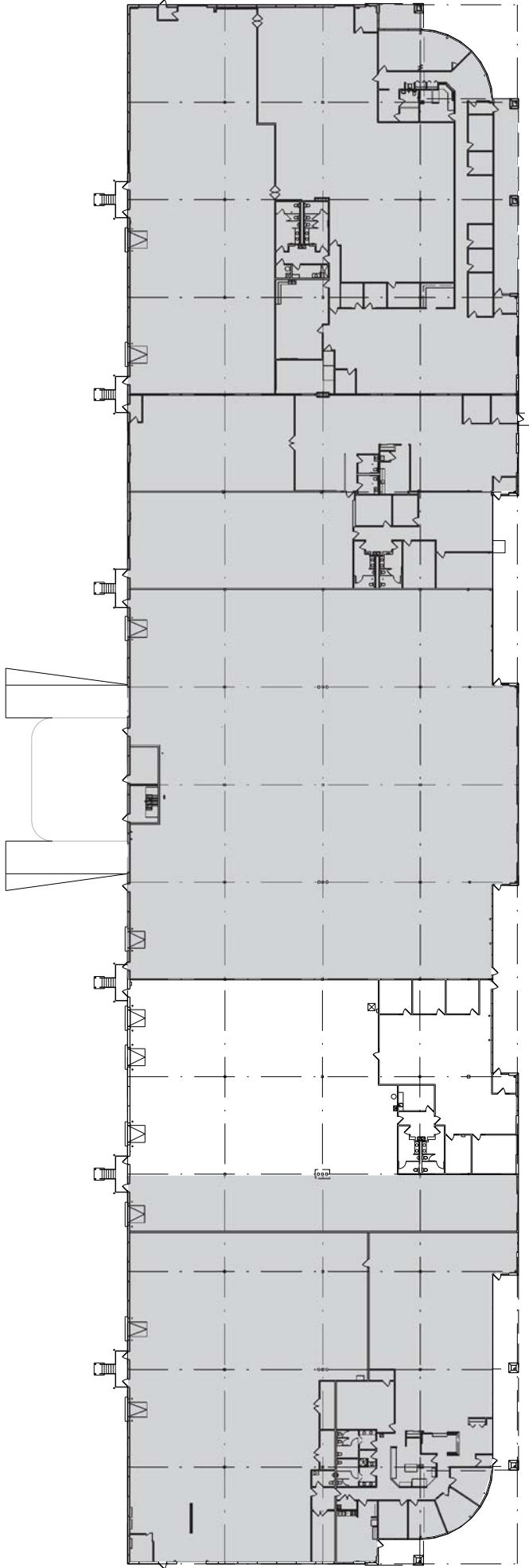
Building Address:	2700 Blue Water Road Eagan, Minnesota	Ted Carlson, CCIM, SIOR <ul style="list-style-type: none">• 952.897.7788• tcarlson@welshco.com
Building Square Feet:	99,353 square feet total	
Currently Available: Suite 300:	12,351 square feet total 3,941 square feet of office 8,410 square feet of warehouse	Evan Molde <ul style="list-style-type: none">• 952.897.7776• emolde@welshco.com
Ceiling Height:	24' clear	www.welshco.com
Loading:	Three (3) docks	
PID#:	10-30801-040-01	4350 Baker Road, Suite 400 Minnetonka, MN 55343 Tel: 952.897.7700 Fax: 952.842.7700
Power:	1600 amps/480 volts/3-phase	
Rental Rates:	\$9.50 psf office \$4.50 psf warehouse	
2010 (est.) CAM & Tax:	\$1.29 psf for CAM <u>\$2.05 psf for real estate taxes</u> \$3.41 psf total	
Comments:	<ul style="list-style-type: none">• Flexible spaces• Prime access to I-494, 35E & Hwy 55• Minutes from MSP International Airport• Restaurants & retail nearby• Local ownership & management	



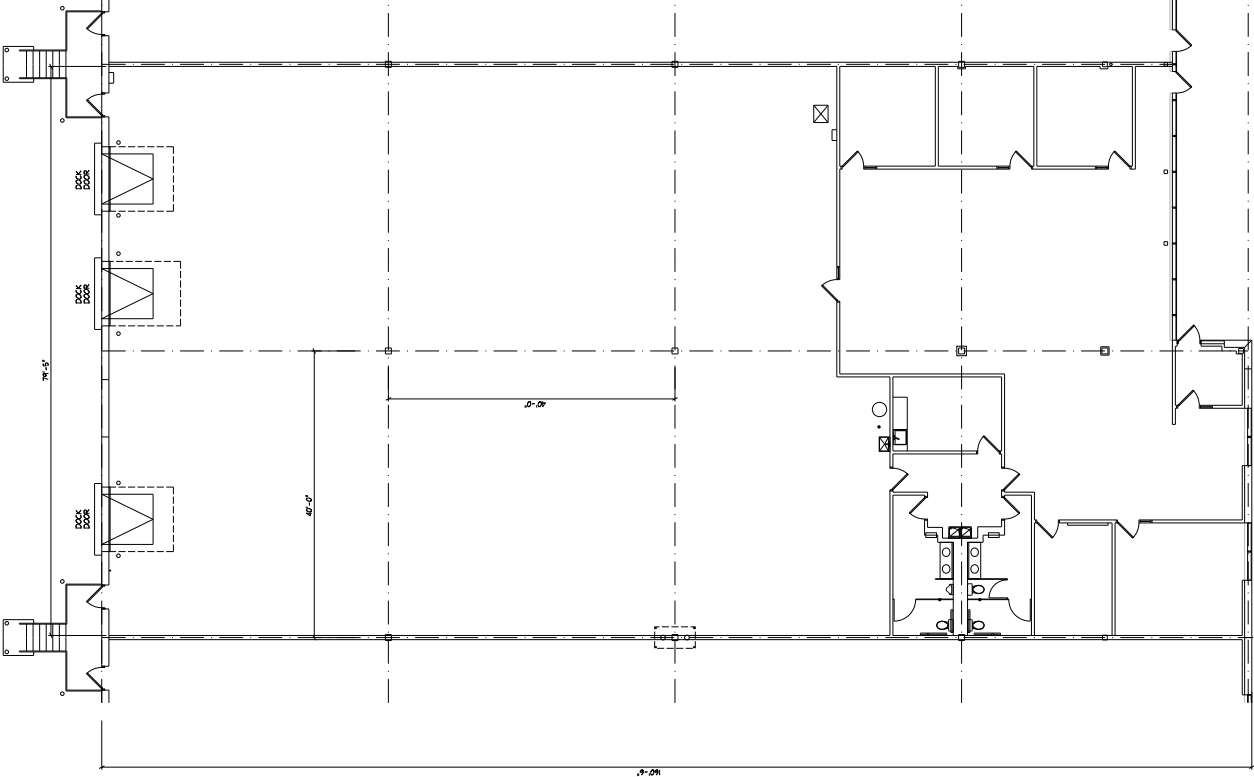
1 SITE PLAN

SCALE 1" = 40'-0"

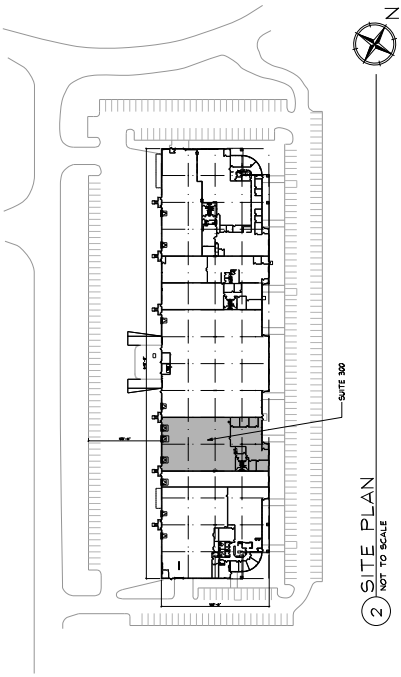
0 20 40 60 80



Suite 300



① FLOOR PLAN
SCALE 1/8" = 1'-0"



② SITE PLAN
NOT TO SCALE

BUILDING DATA:

TOTAL BUILDING AREA	97,285 SF
TOTAL PARKING	320
TYPICAL STRUCTURAL BAY	40'-0" X 40'-0"
TENANT DOCK DOORS	3
TENANT OFFICE AREA	3,941 SF
TENANT WAREHOUSE AREA	8,410 SF
TOTAL TENANT AREA	12,351 SF

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DATE: _____ LICENSE #: _____
 SIGNATURE: _____
 TITLE: _____

Issue & Revision Dates
 DATE 09-06-10

2100491A
 EXISTING CONDITIONS
 A1.0
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Prepared For: