

WELSH



INNOVATION FROM THE GROUND UP

Oakview Business Center I & II

Eagan, Minnesota

- For Lease
- Two buildings totaling 157,428 square feet
- 16'-17' clear ceiling height
- Fully sprinklered
- Custom designed spaces
- Convenient access to I-494, I-35E and Highway 55
- Close proximity to area shopping and dining
- Ample tenant and visitor parking
- Five minutes from Minneapolis/St. Paul International Airport

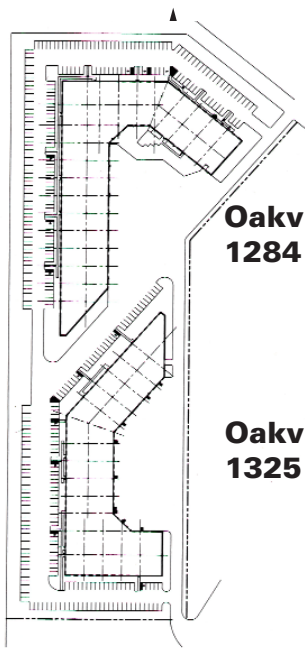


For more information contact:

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

Evan Molde
952.897.7776
emolde@welshco.com

NAIWELSH



Oakview I
1284 Corporate Center Dr.

Oakview II
1325 Eaganale Court

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Evan Molde
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Oakview Business Center I For Lease

Building Address:

1284 Corporate Center Drive
Eagan, Minnesota

Bill Ritter, CCIM, SIOR

- 952.897.7743
- britter@welshco.com

Building Square Feet:

85,600 square feet total

Currently Available:**Suite 150**

8,116 square feet total
1,953 square feet of office
6,163 square feet of warehouse

- Two (2) dock doors

Evan Molde

- 952.897.7776
- emolde@welshco.com

Suite 200

43,651 square feet total
18,878 square feet of office
24,773 square feet of warehouse

- Three (3) dock doors

www.welshco.com**Ceiling Height:**

16' clear

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

Rental Rates:

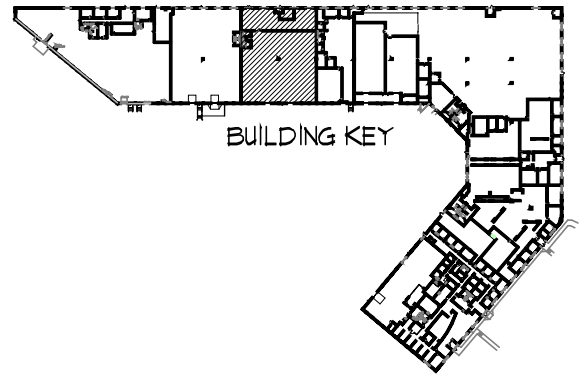
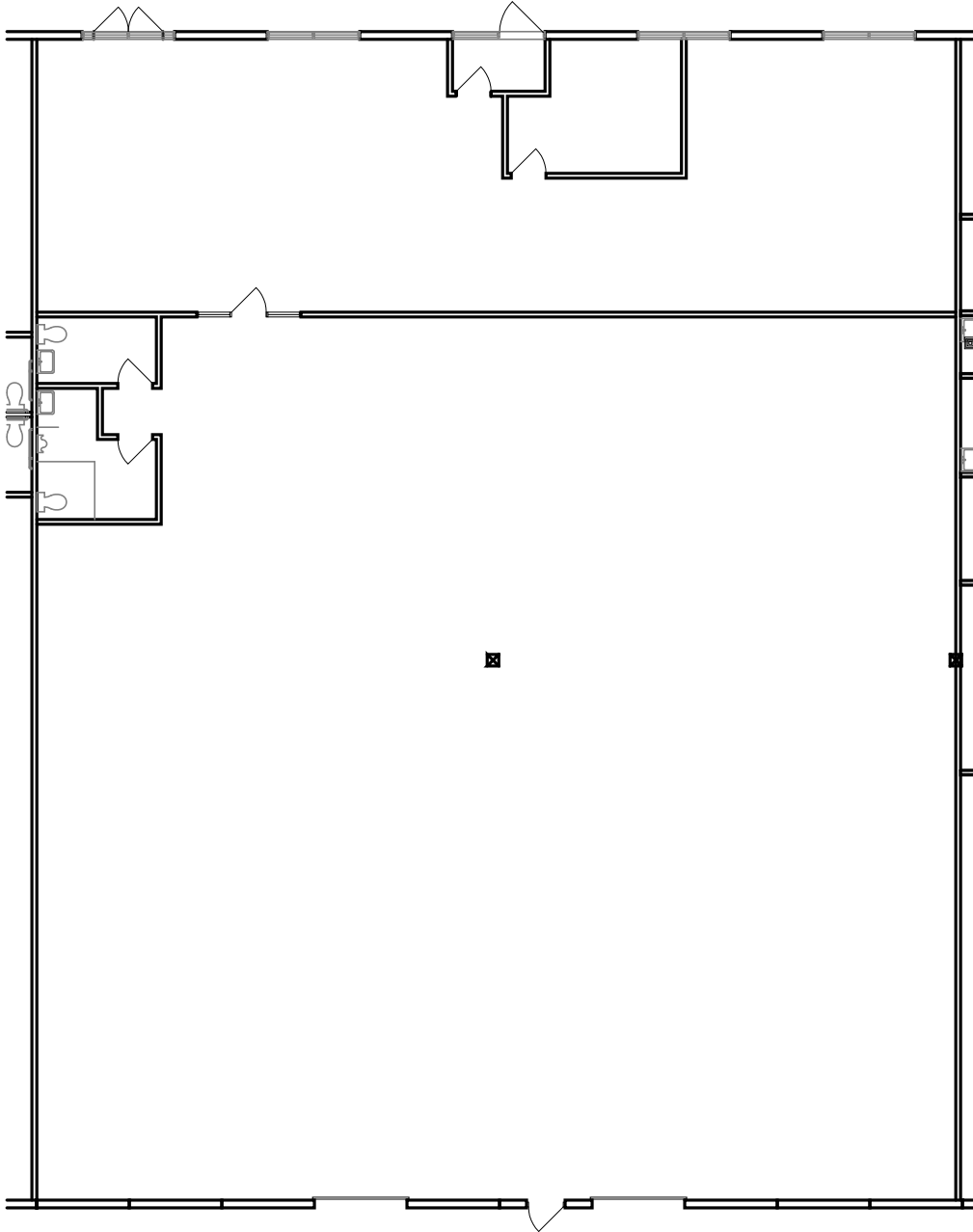
\$9.00 per square foot office
\$4.50 per square foot warehouse

2011 (est.) CAM & Tax:

\$1.19 psf for CAM
\$1.58 psf for real estate taxes
\$2.77 psf total

Amenities:

- Well located, less than 7 minutes from Mpls/St. Paul International Airport
- Great access to I-494, I-35E & Highways 52/55
- Office space built-to-suit



SQUARE FOOTAGE:

OFFICE = 1,953 s.f.
 WHSE. = 6,163 s.f.
 TOTAL = 8,116 s.f.



4350 Baker Road, Suite 400
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 952.897.7874 Fax: 952.897.7740

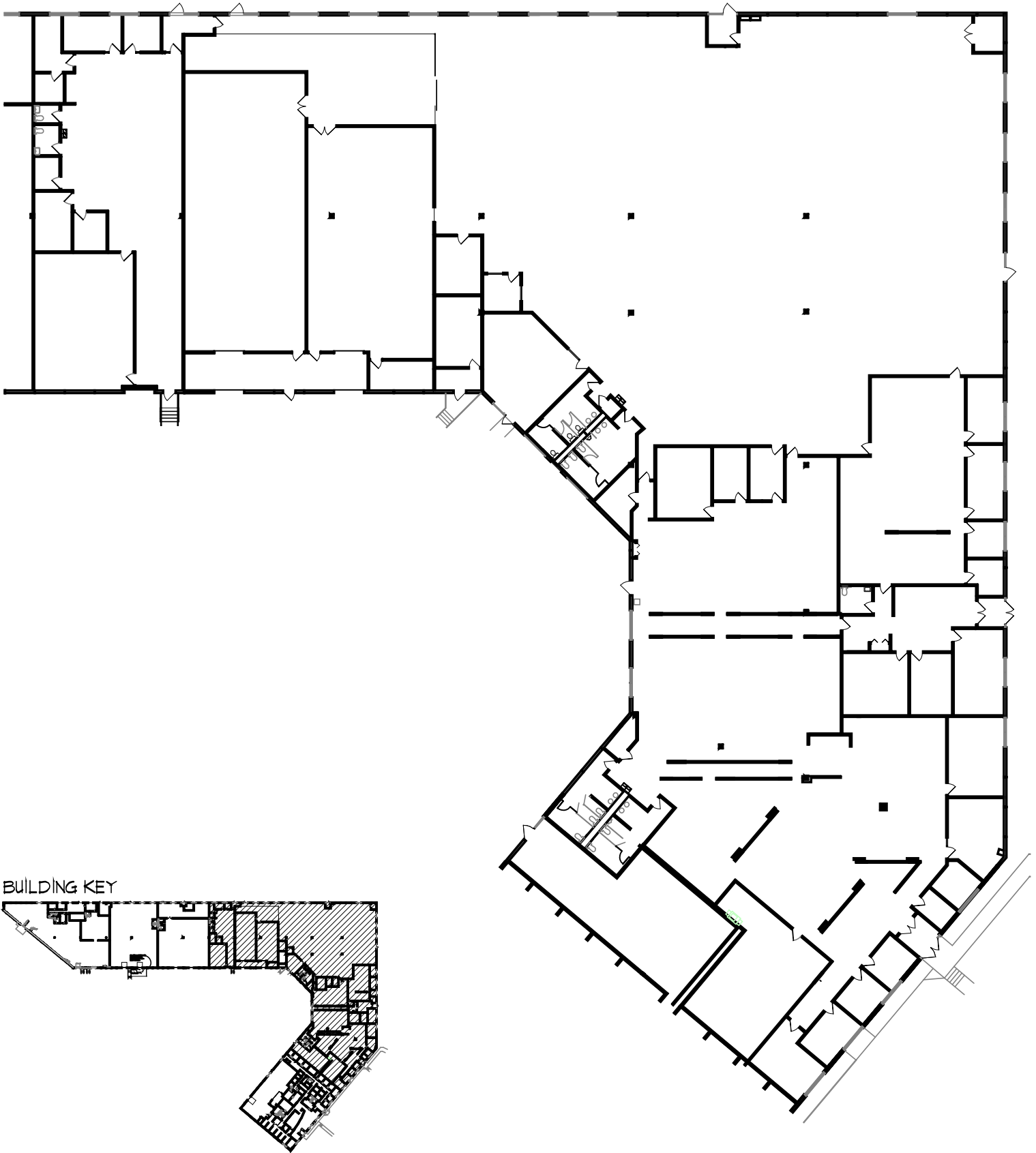
SUITE #150 - 8,116 s.f.

OAKVIEW BUSINESS PARK I
 1284 CORPORATE CENTER DRIVE
 EAGAN, MN 55121

SCALE: 1/6" = 1'-0"
 JOB:
 REVISION: DATE

DRAWN BY:
 DATE: 11 MAR 10

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BUILDING KEY



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

SUITE #200 - 43,651 s.f.

OAKVIEW BUSINESS PARK I
 1284 CORPORATE CENTER DRIVE
 EAGAN, MN 55121

SCALE: 1"=35'-0" DRAWN BY:
 JOB: DATE:
 REVISION: DATE:

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