

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

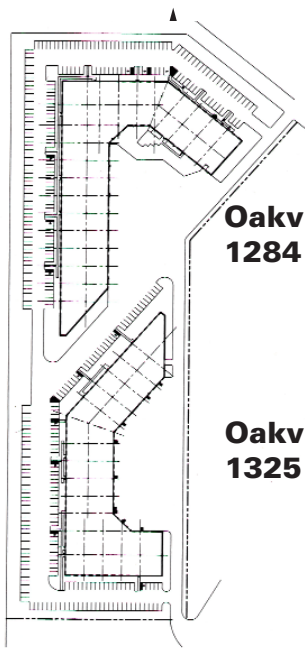


For more information contact:

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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Bill Ritter, CCIM, SIOR
952.897.7743
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Evan Molde
952.897.7776
emolde@welshco.com



Oakview Business Center II For Lease

Building Address:

1325 Eagandale Court
Eagan, Minnesota

Bill Ritter, CCIM, SIOR

- 952.897.7743
- britter@welshco.com

Building Square Feet:

71,828 square feet total

Currently Available:

Evan Molde

- 952.897.7776
- emolde@welshco.com

Suite 190

8,321 square feet total
0 square feet of office
8,321 square feet of warehouse

- One (1) dock door
- One (1) drive-in

www.welshco.com

Ceiling Height:

17' clear

Rental Rates:

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

4350 Baker Road, Suite 400

Minnetonka, MN 55343

Tel: 952.897.7700

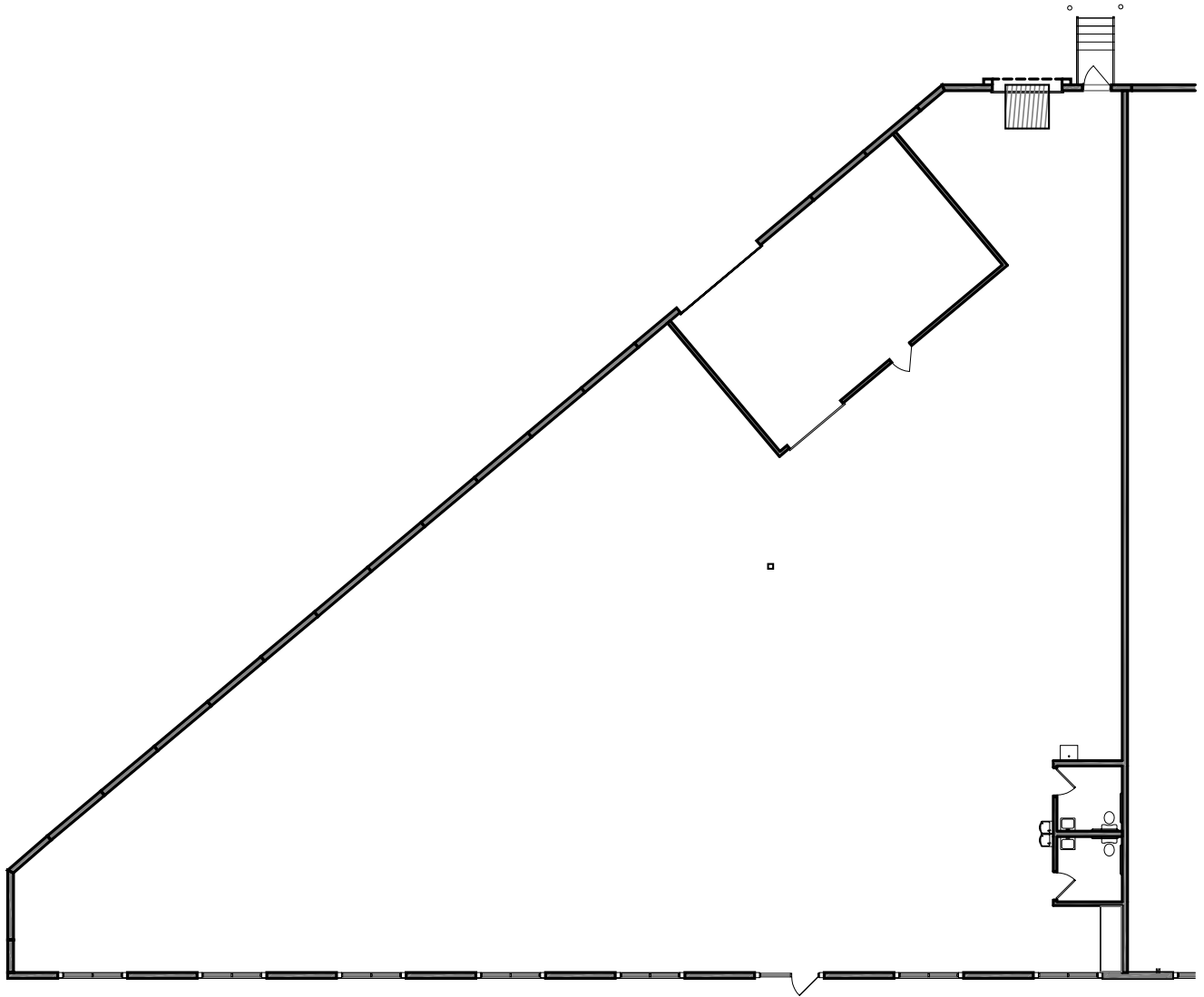
Fax: 952.842.7700

2011 (est.) CAM & Tax:

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

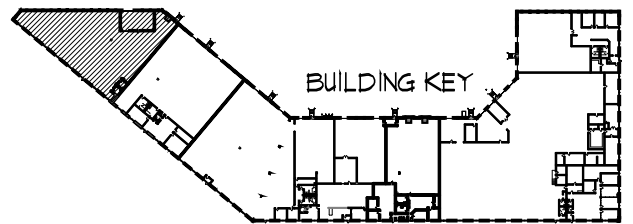
Amenities:

- 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 = 0 s.f.
 WHSE. = 8,321 s.f.
 TOTAL = 8,321 s.f.



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

SUITE: 190 - 8,321 SF
 OAKVIEW BUSINESS CENTER II
 1325 EAGANDALE COURT
 EAGAN, MN 55121

SCALE: 1" = 20'-0"
 JOB: _____
 REVISION: _____ DATE: _____
 DRAWN BY: _____
 DATE: 11 MAR 10

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