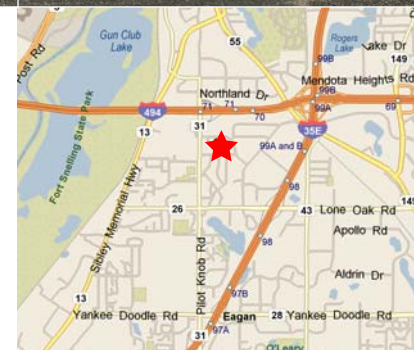




For Lease

Power Systems Office Building
1365 Corporate Center Curve
Eagan, Minnesota

- 21,776 usable square foot Class B office building
- Two-story building
- Built in 1998
- Key card access
- On-site management
- Ample parking
- Convenient location
- Easy access from Pilot Knob Rd, I-494, I-35E, Highway 55 & Highway 13
- Located within one of Eagan's dominant commercial areas

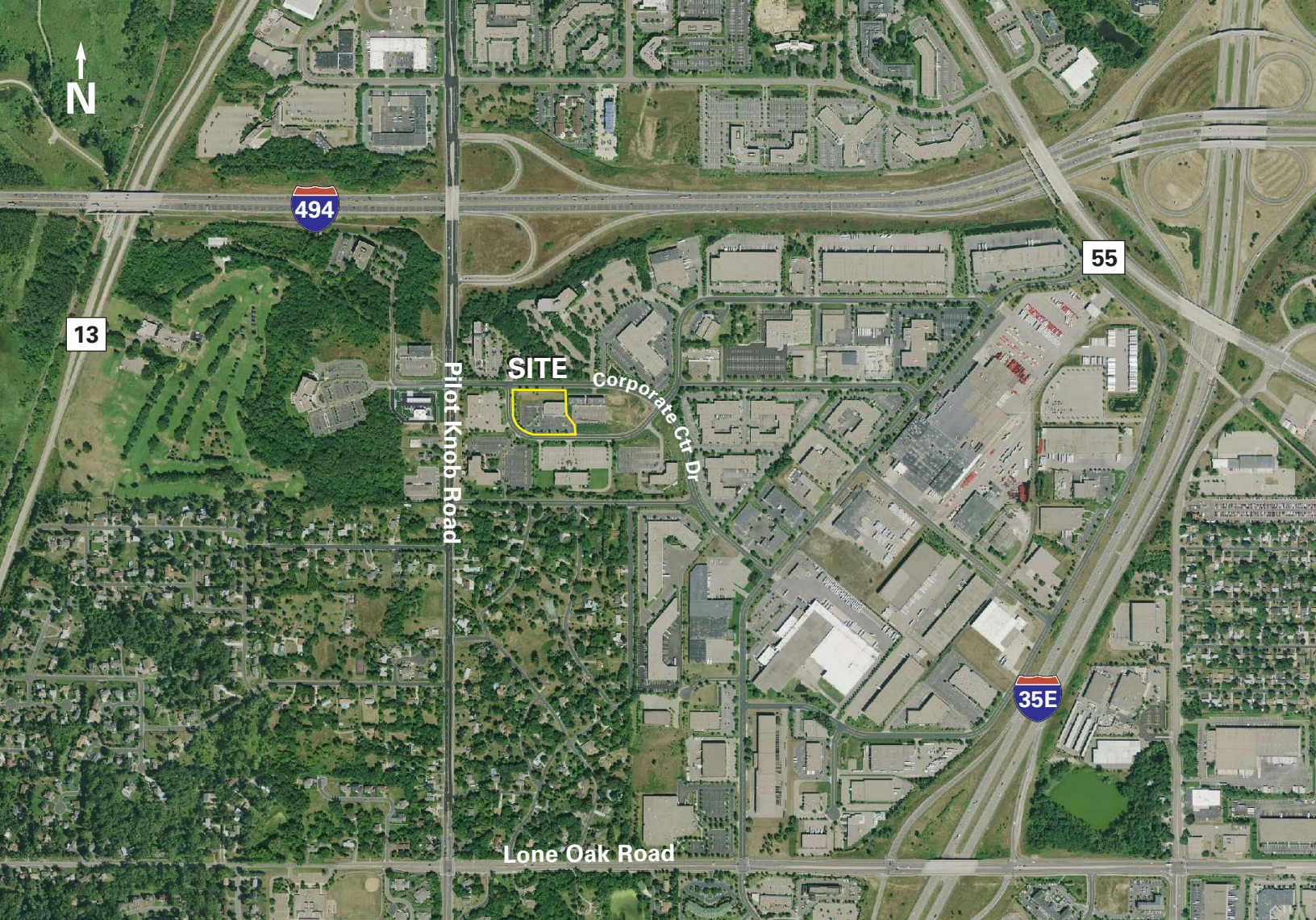


For more information contact:

Evan Molde
952.897.7776
emolde@welshco.com

Danielle Loffler
952.837.3065
dloffler@welshco.com

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



For more information contact:

Evan Molde
952.897.7776
emolde@welshco.com

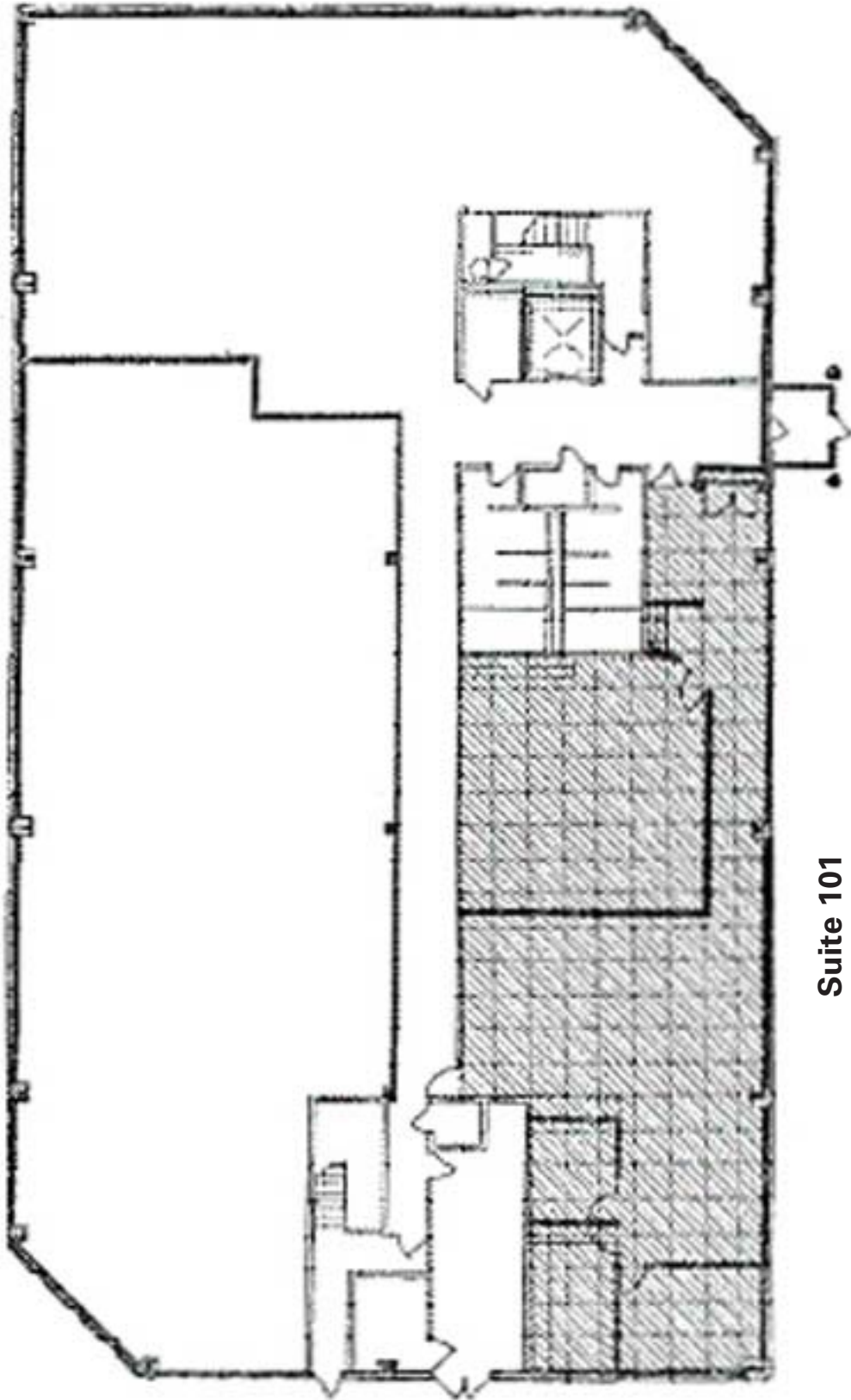
Danielle Loffler
952.837.3065
dloffler@welshco.com

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



Power Systems Office Building For Lease

| | | |
|-----------------------------------|---|--|
| Building Address: | 1365 Corporate Center Curve Eagan, Minnesota | Evan Molde <ul style="list-style-type: none">• 952.897.7776• emolde@welshco.com |
| Usable Square Feet: | 21,776 square feet total | |
| Currently Available: | | Danielle Loffler <ul style="list-style-type: none">• 952.837.3065• dloffler@welshco.com |
| Suite 100 | 1,665 square feet | |
| Suite 101 | 2,923 square feet | |
| Building Class: | Class B | Ted Carlson, CCIM, SIOR <ul style="list-style-type: none">• 952.897.7788• tcarlson@welshco.com |
| R/U Factor: | 1.08 | |
| Parking: | 125 spaces | |
| Year Built: | 1998 | www.welshco.com |
| Rental Rates: | \$12.50 psf office | 4350 Baker Road, Suite 400 Minnetonka, MN 55343 Tel: 952.897.7700 Fax: 952.842.7700 |
| 2010 (est.) CAM & Tax: | \$3.77 psf for CAM <u>\$3.68 psf for real estate taxes</u> \$7.45 psf total | |
| Comments: | <ul style="list-style-type: none">• Two-story office building• Key card access• On-site management• Great access to Pilot Knob Rd, I-494, I-35E, Hwy 55 & Hwy 13 | |



Suite 101

FIRST FLOOR DIAGRAM