

WELSH



INNOVATION FROM THE GROUND UP

Waters I

2900 Lone Oak Parkway
Eagan, Minnesota

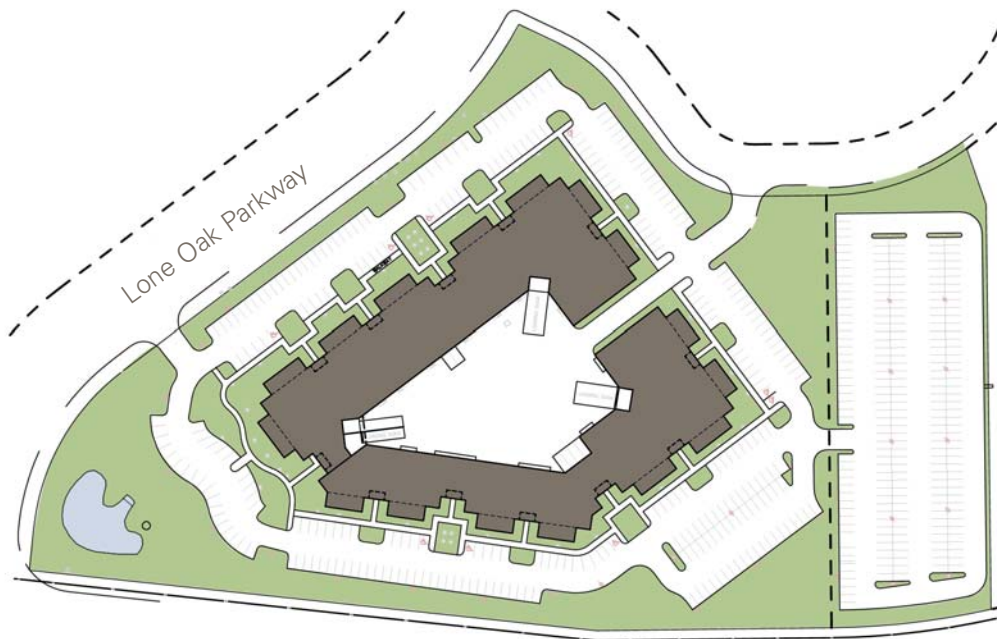
- For Lease
- 91,595 square foot high image office/showroom
- Premier corner location in the Waters Business Park
- Glass and brick exterior
- Beautifully landscaped grounds
- Dock and drive-in loading
- 14' clear height in warehouse
- Easy access to Highway 55, I-494, and I-35E
- Minutes from the Minneapolis/St. Paul International Airport
- 6.0/1,000 parking ratio
- Fiber available



For more information contact:

Evan Molde
952.897.7776
emolde@welshco.com

NAIWELSH



Dodd Road (Hwy 149)

For more information contact:

Evan Molde
952.897.7776
emolde@welshco.com



Waters I For Lease

Building Address:

2900 Lone Oak Parkway
Eagan, Minnesota

Evan Molde

- 952.897.7776
- emolde@welshco.com

Building Square Feet:

91,595 square feet total

Currently Available:

www.welshco.com

Suite 121

10,321 square feet total
876 square feet office
9,445 square feet warehouse
• Two (2) drive-ins

4350 Baker Road, Suite 400
Minnetonka, MN 55343

Tel: 952.897.7700

Fax: 952.842.7700

Suite 140

10,733 square feet total
10,733 square feet office

Ceiling Height:

14' clear

Rental Rates:

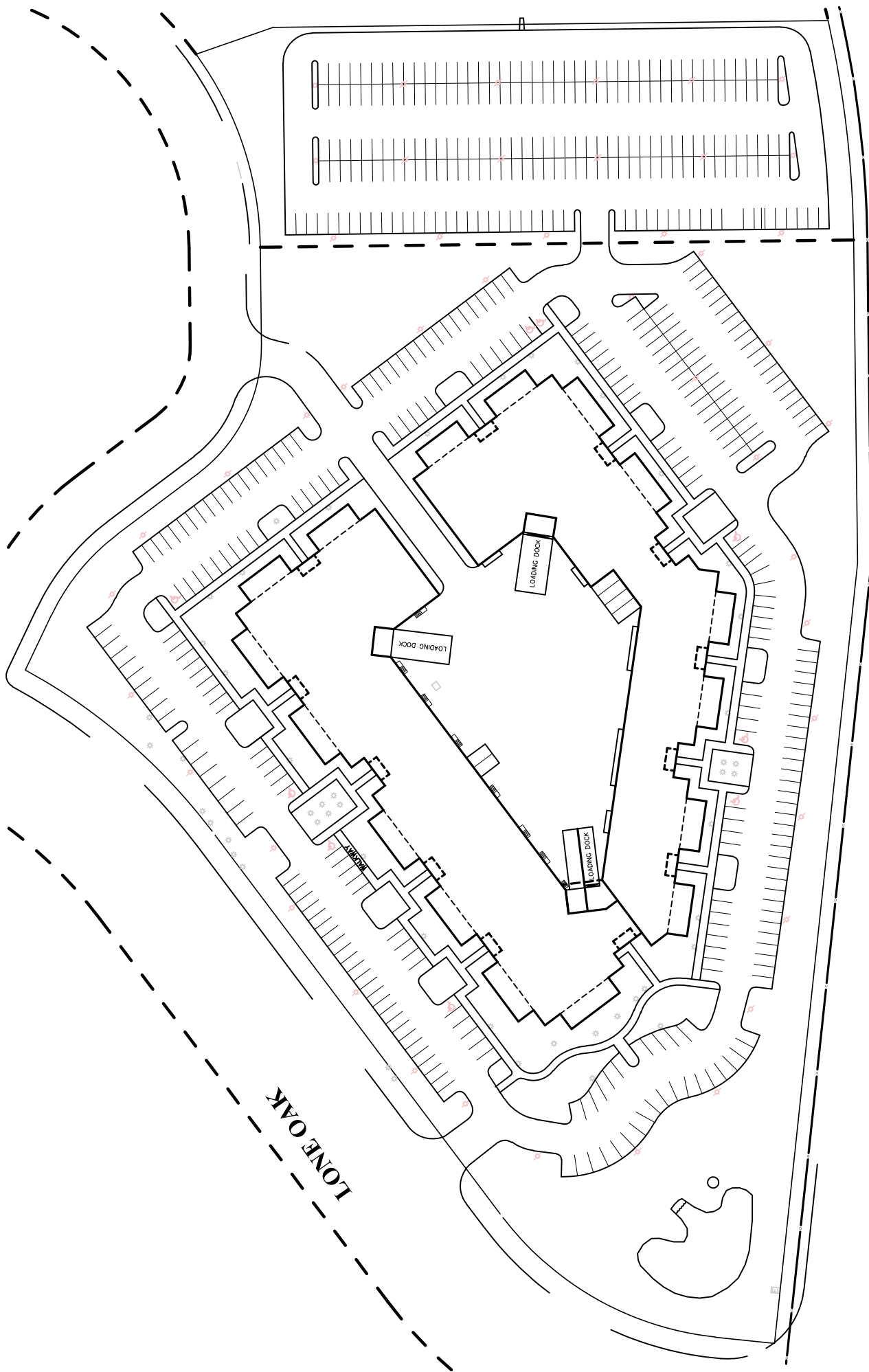
\$11.00 per square foot office
\$ 5.50 per square foot warehouse/storage

2011 (est.) CAM & Tax:

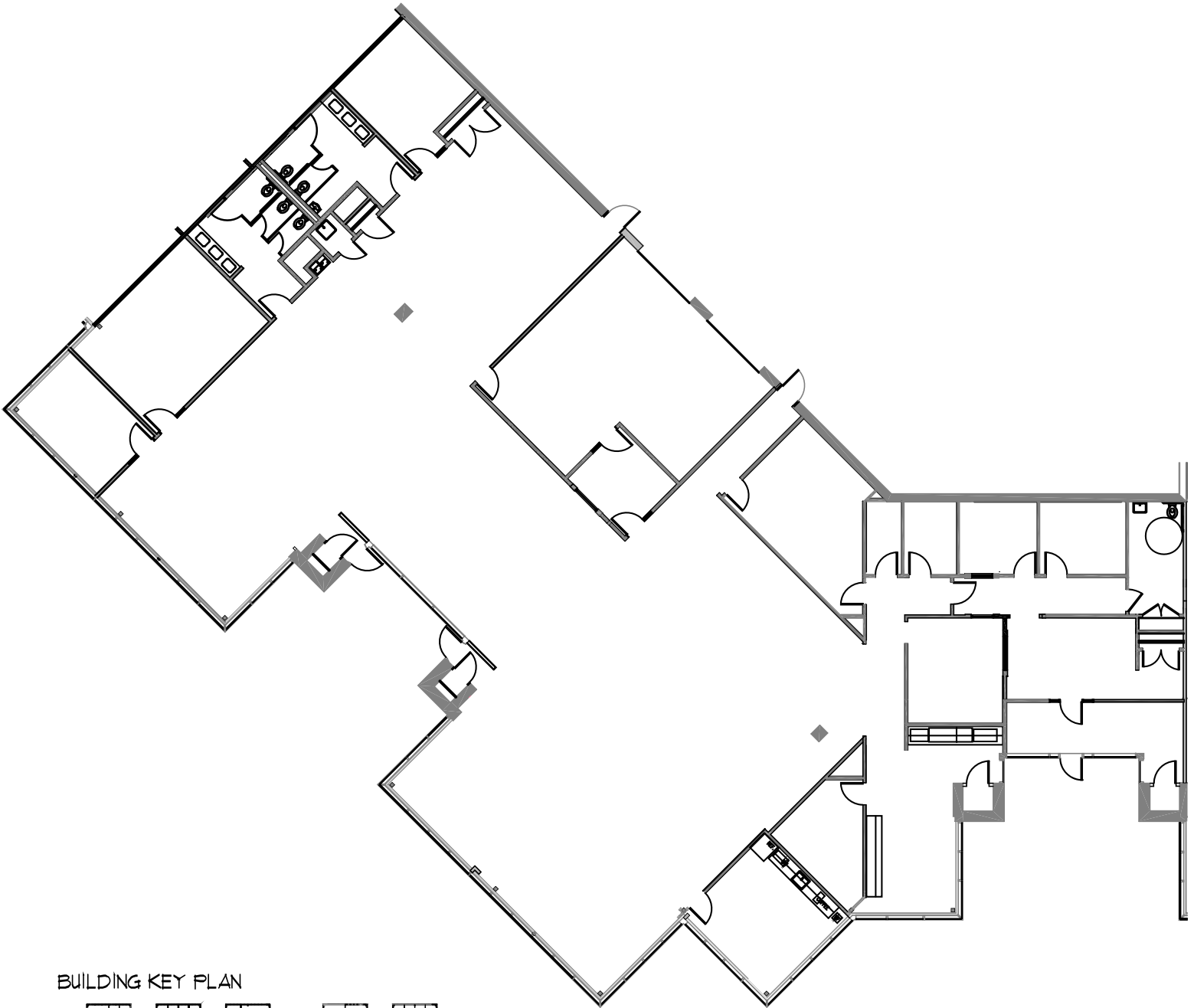
\$2.01 psf for CAM
\$2.28 psf for real estate taxes
\$4.29 psf total

Amenities:

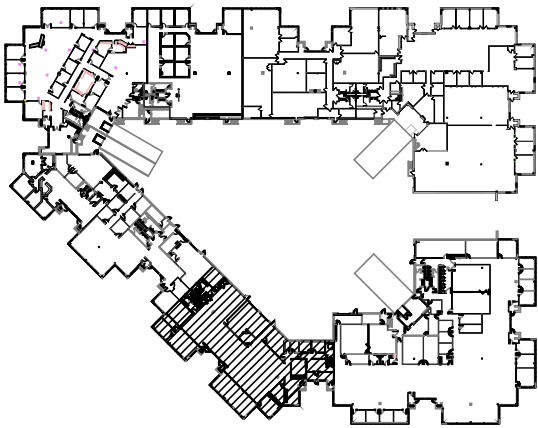
- Premier corner location in the Waters Business Park
- Fiber to the building
- Redundant power & fiber in the street



THE WATERS I
2900 LONE OAK PARKWAY
EAGAN, MN 55121-1594



BUILDING KEY PLAN



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

SUITE #21

THE WATERS I
 2900 LONE OAK PARKWAY
 EAGAN, MN 55121
 10,321 s.f.

SCALE:

1" = 20'-0"

DRAWN BY:

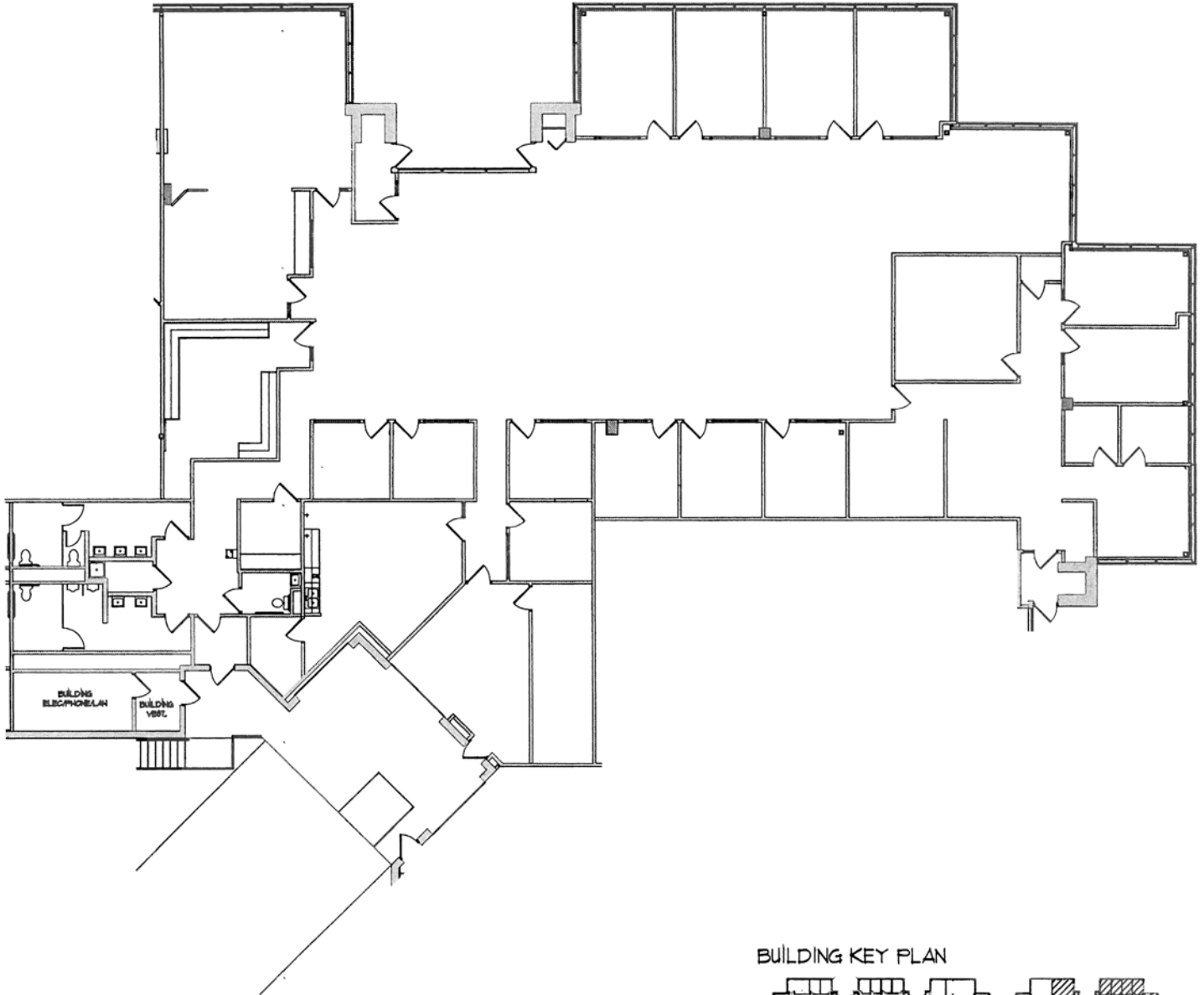
JOB:

DATE:

REVISION:

DATE

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BUILDING KEY PLAN



GENESIS
ARCHITECTURE

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

THE WATERS I - STE. 140
2900 LONE OAK PARKWAY
EAGAN, MN 55121
10,133 s.f.

SCALE: 1"=20'-0" DRAWN BY:
JOB: DATE:
REVISION: DATE:

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