

WELSH



INNOVATION FROM THE GROUND UP

WILL BE A LEED CERTIFIED BUILDING

For Lease

Waters Ridge Office Center
Dodd Road & Northwest Parkway
Eagan, Minnesota



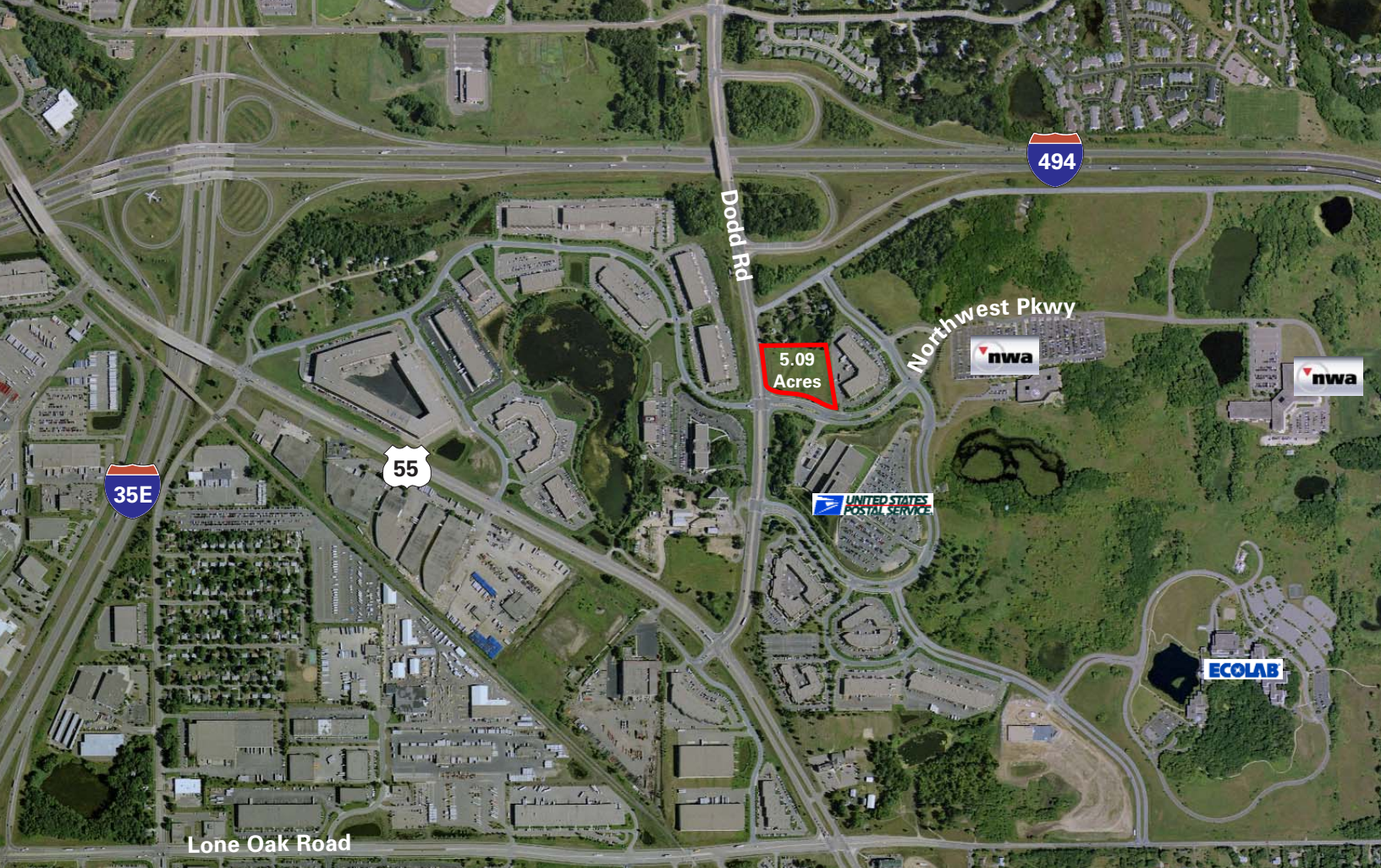
- Proposed 76,000 square foot office development
- Class A finishes
- Underground parking
- Two-story atrium with eating area
- Locker rooms and conference room facilities
- Highly visible at the entrance of the Waters Business Park
- Easy access to I-494, I-35E & Highway 55
- 5 minutes from the MSP International Airport
- Outdoor patio on pond

For more information contact:

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

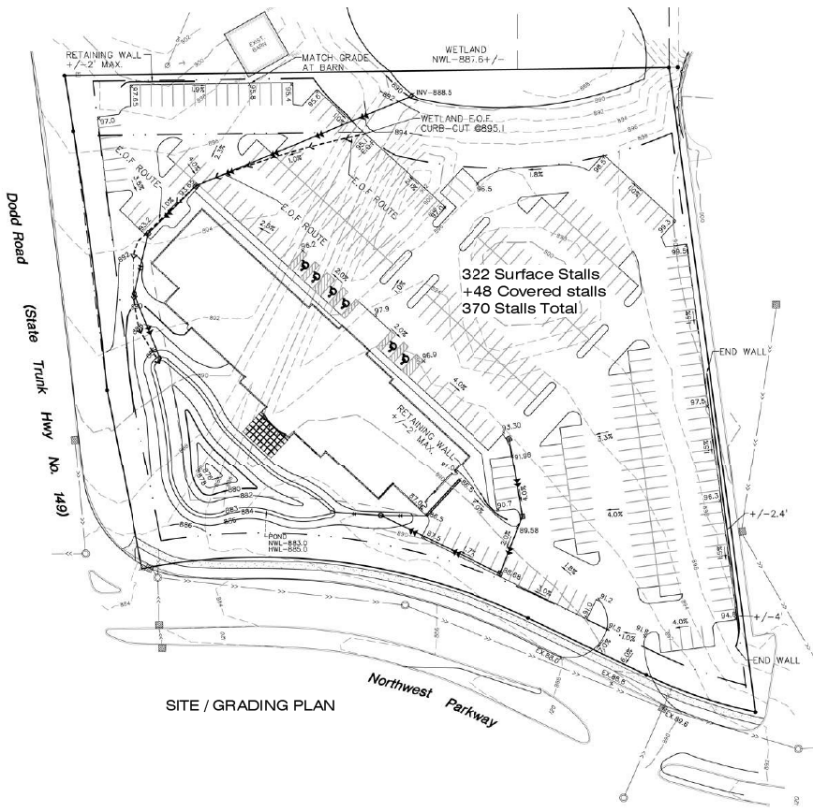
Eric Rapp, SIOR
952.837.3060
erapp@welshco.com

NAIWELSH



5.09 Acres

Lone Oak Road



SITE / GRADING PLAN

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Waters Ridge Office Center For Lease

Building Address: Dodd Road & Northwest Parkway
Eagan, Minnesota

Building Square Feet: 76,000 square feet total

Lot Size: 5.09 Acres

Currently Available: 76,000 square feet of office

Net Rental Rate: \$17.50 per square foot

2009 (est.) CAM & Real Estate Taxes*
\$6.00 psf for CAM
\$0.39 psf for real estate taxes
\$6.39 psf total

*CAM/Tax will be approximately \$9.00-\$9.50
psf total when taxes are fully assessed

PID #: 10-45700-010-00

Amenities:

- New Construction
- Design can be modified to fit Tenant needs
- Redundant power from multiple substations
- Multiple fiber providers
- Will be a LEED certified building

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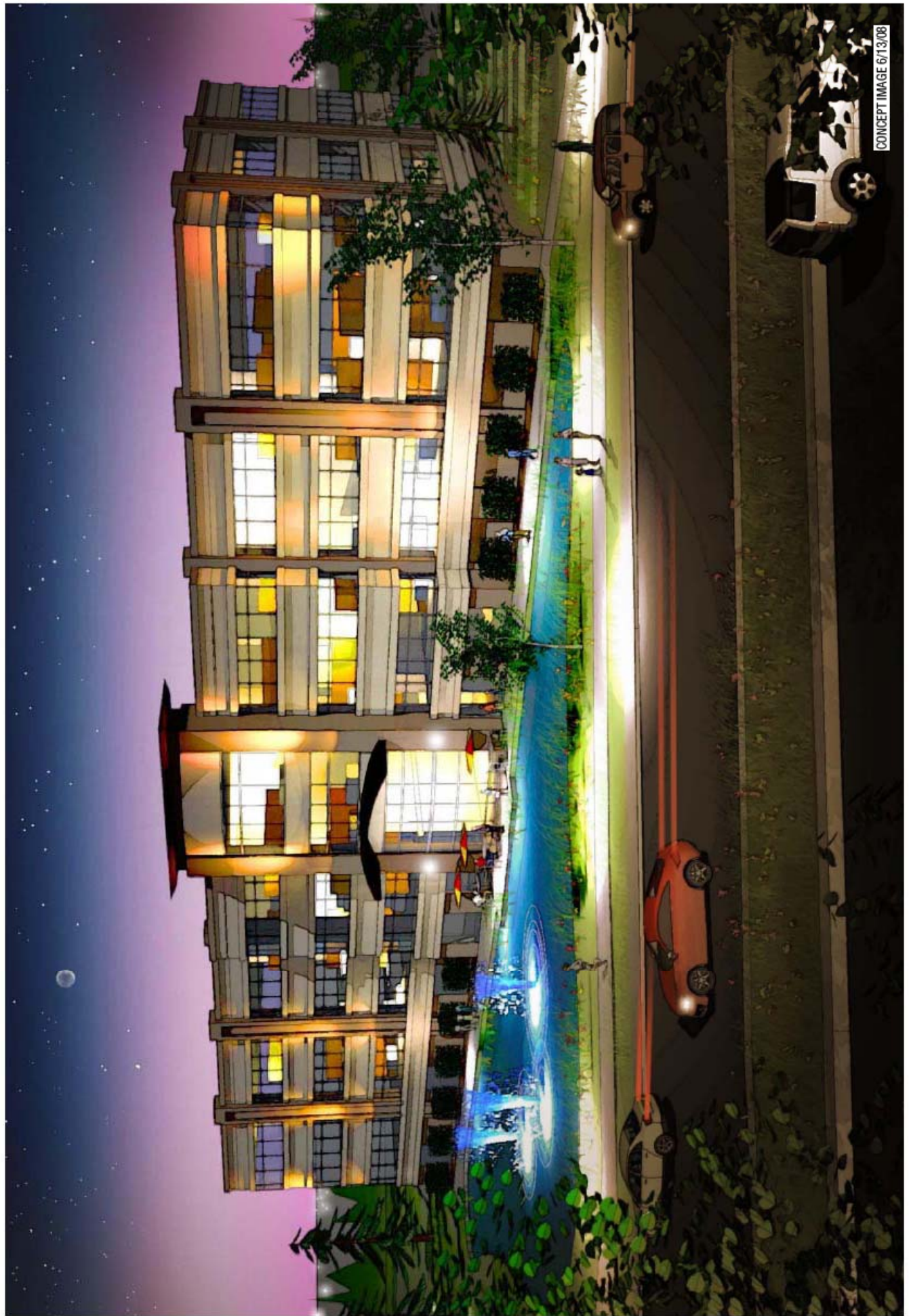
Fax: 952.842.7700

MARCH 2009

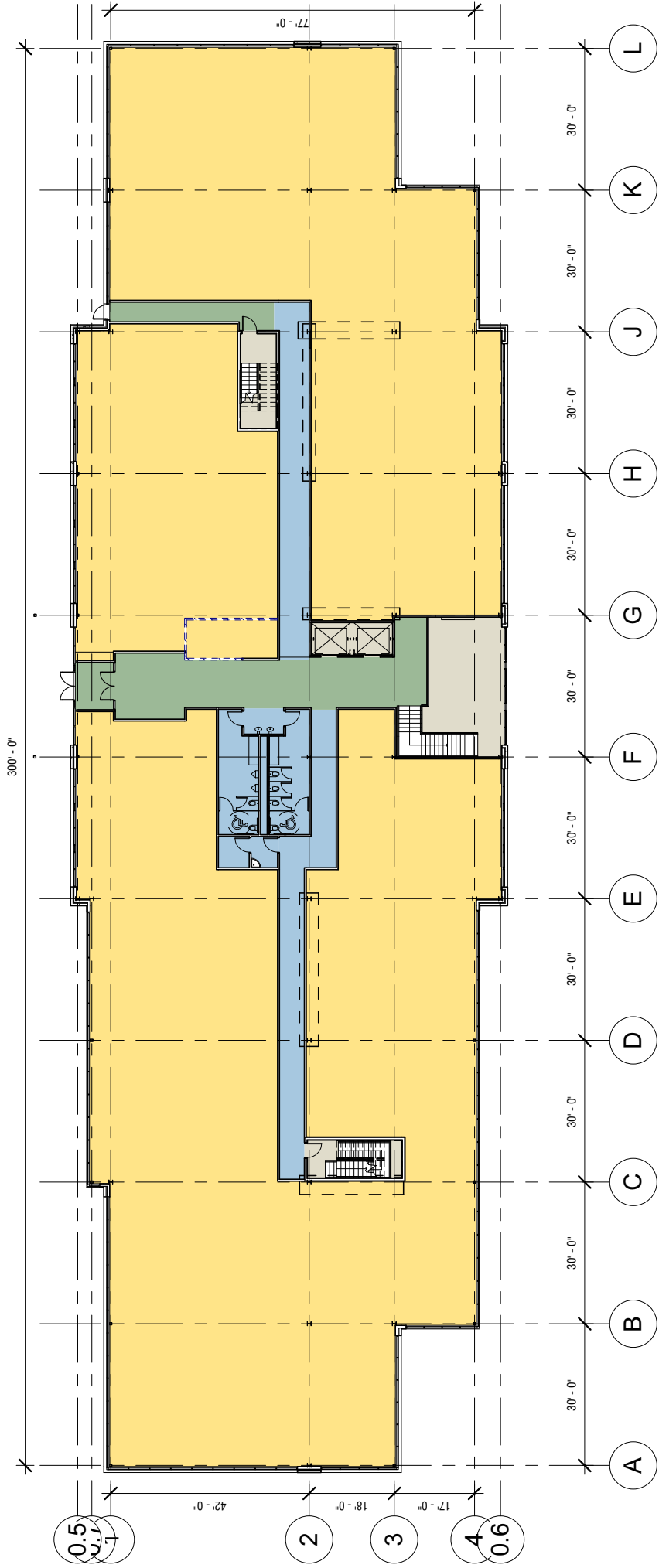
EAGAN OFFICE BUILDING

Site Plan





CONCEPT IMAGE 6/13/08



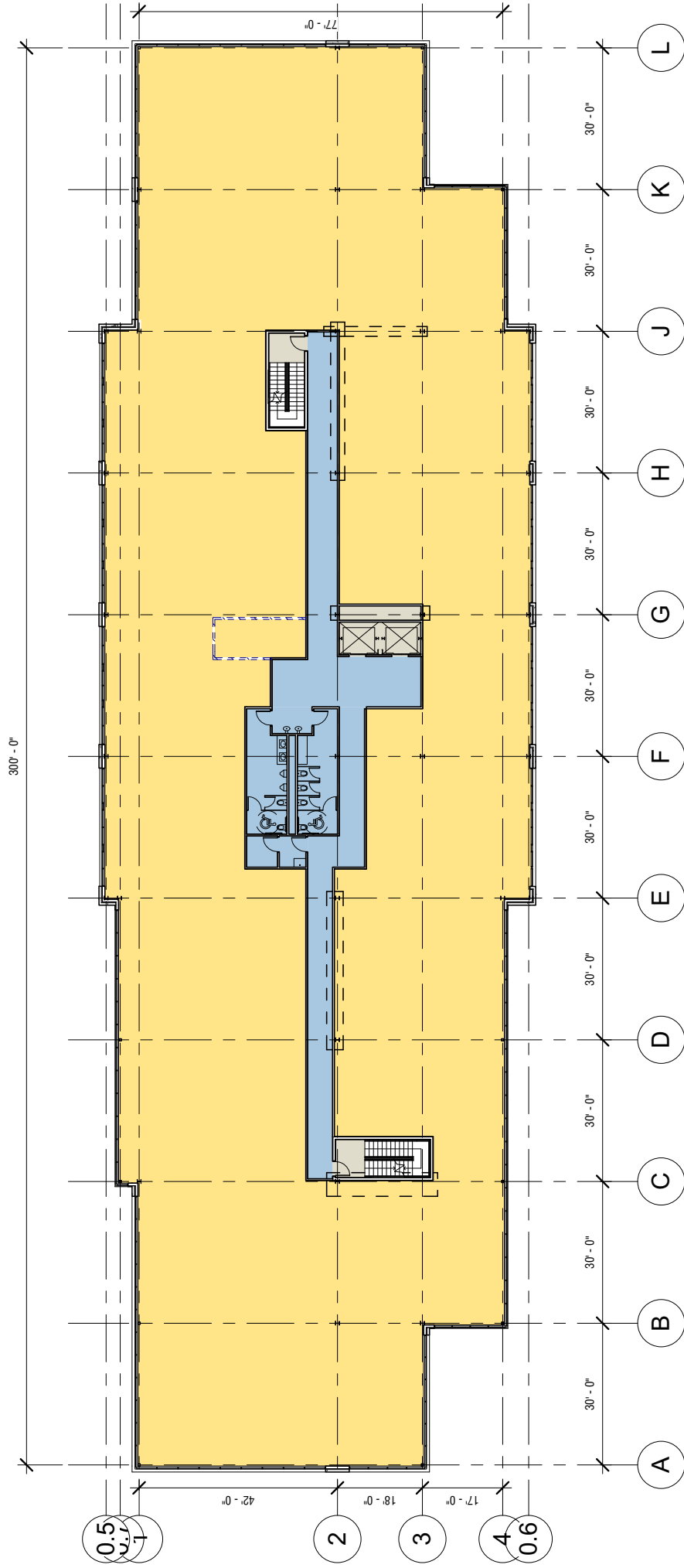
23,478 RSF

FIRST FLOOR PLAN

A5 - MARKETING

Egan Office Building
 Dodd Road and NorthWest Parkway 4/07/09





25,137 RSF

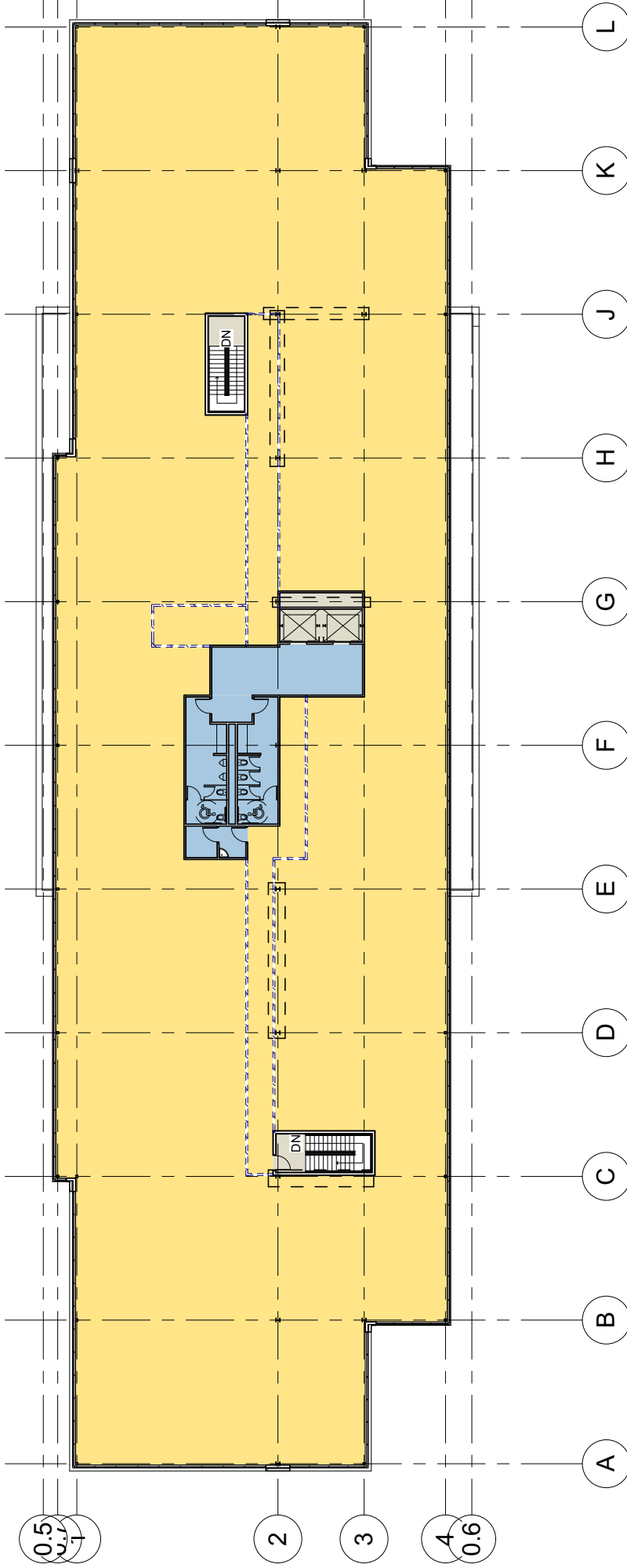
SECOND FLOOR PLAN

A4 - MARKETING

Eagan Office Building

Dodd Road and NorthWest Parkway 4/07/09





23,780 RSF

MARKETING - THIRD FLOOR PLAN

A9

Egan Office Building

Dodd Road and NorthWest Parkway 4/07/09



