

EAGANDALE POINT

1400 Corporate Center Curve, Eagan, MN 55121



OFFERING SUMMARY

AVAILABLE SF:	1st Floor: 3,499 SF 2nd Floor: 3,596 SF
LEASE RATE:	\$13.00 SF/YR (Net)
2021 TAX/R.E. CAM:	\$9.60/SF/YR
BUILDING SIZE:	24,407 SF
TRAFFIC COUNT:	20,500

PROPERTY OVERVIEW

Eagandale Point is a well located Class B office building on the southeast corner of Pilot Knob Road and Corporate Center Drive just south of I-494. The location offers a tenant excellent exposure to Pilot knob Road and tenants have monument signage facing the signalized intersection.

Spaces are in good condition with updated common areas. This professional office building offers is set amongst corporate offices with easy and quick access to both Minneapolis and St. Paul, Mall of America, Minnesota Vikings TCO Performance Center, retail, dining, hotels, MSP International Airport and so much more.

PROPERTY HIGHLIGHTS

- 9' Ceilings
- 126 Parking Stalls (5.16/1,000 parking ratio)
- Monument Signage
- Easy access to 494, 35E, Hwy 55 and Hwy 13
- Close to restaurants, hotels and shopping

KW COMMERCIAL
14665 Galaxie Avenue, Suite 350
Apple Valley, MN 55124

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OFFICE FOR LEASE

EAGANDALE POINT

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BUILDING INFORMATION

ADDRESS:	1400 Corporate Center Curve Eagan, MN 55121
BUILDING SIZE:	24,407 SF
YEAR BUILT:	1997
AVAILABLE SPACE:	Suite 100 - 3,499 SF Suite 250 - 3,596 SF
BUILDING CLASS:	B
SITE SIZE:	2.41 Acres
LEASE RATE:	\$13.00/SF/YR
CAM & RE TAX:	\$9.60/SF/YR
PARKING:	126 Parking Stalls

BUILDING FEATURES:

CROSS STREETS:	Pilot Knob Rd & Corporate Center Dr
FLOORS:	Two
SIGNAGE:	Monument Signage
ACCESSIBILITY:	Parking Lot from Corporate Center Curve
TRAFFIC COUNT:	20,500 along Pilot Knob Rd
AMENITIES:	Elevator Locally Owned & Managed
LOCATION:	Across from Holiday Station, Holiday Inn Hotel, Summit Orthopedic, MSP International Airport, Minutes from Mall of America, Downtown Minneapolis and Downtown St. Paul



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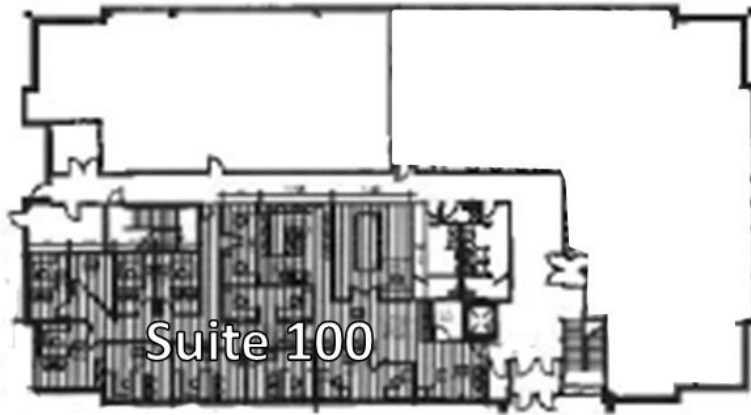
OFFICE FOR LEASE

FIRST FLOOR

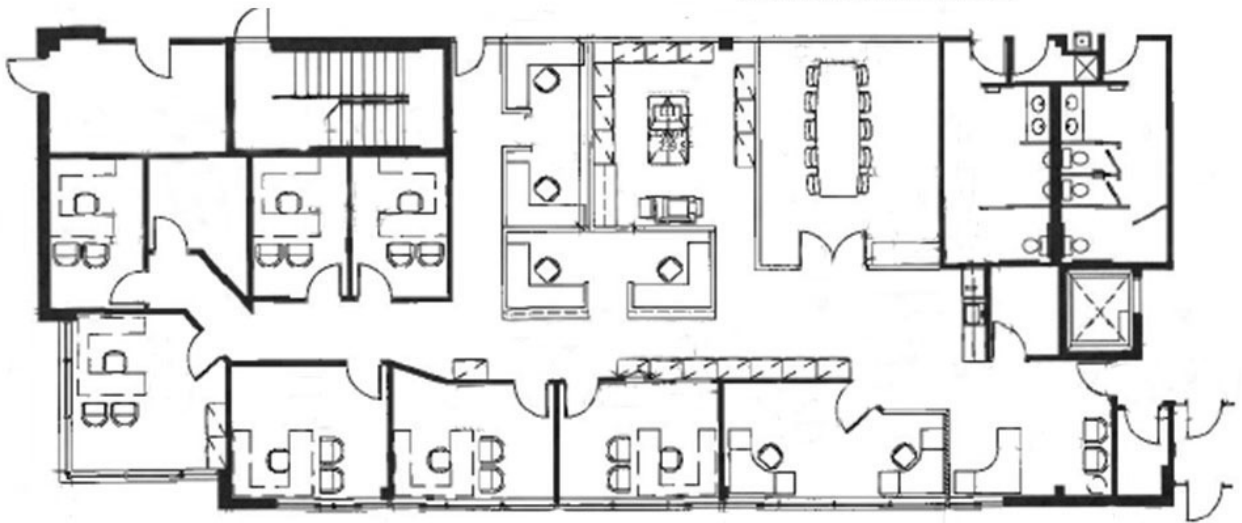
Suite 100: 3,499 SF



First Floor



SUITE 100
3,499 RSF
Available 10/01/2021



AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 100	3,499 SF	Net	\$13.00 SF/yr	Available 10/01/2021

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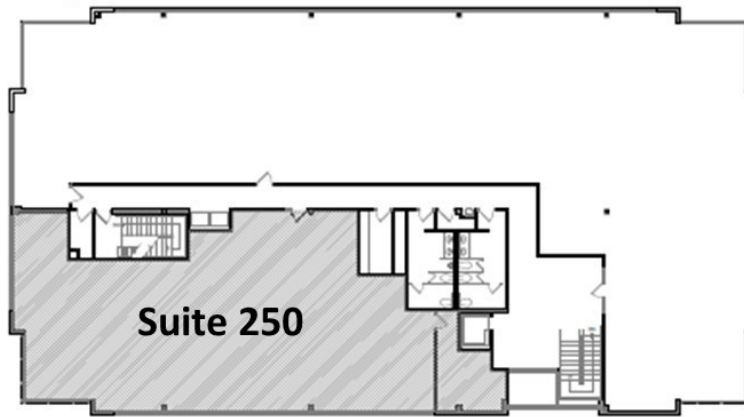
OFFICE FOR LEASE

SECOND FLOOR

Suite 250: 3,596 SF



Second Floor



AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 250	Available	3,596 SF	Net	\$13.00 SF/yr	Available 12/01/2021

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Monument signage facing the intersection provides excellent exposure to passing traffic.



At the signalized intersection of Pilot Knob Road and Corporate Center Drive just south of I-494

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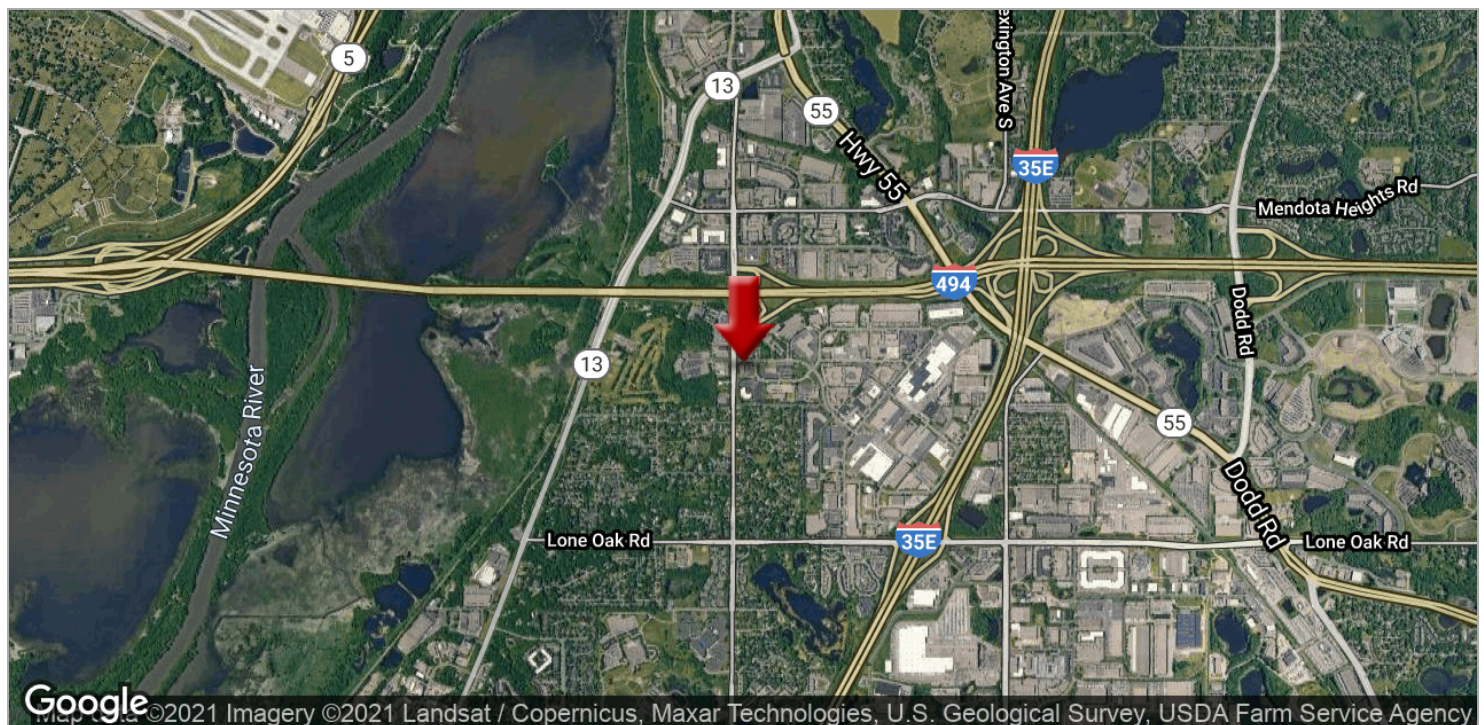
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