



“The premier small business office option in the southeast metro community.”

Yankee Square Office

Buildings II, III, & V

3460, 3464, & 3470 Washington Drive Eagan, MN

M·C

MODERN
COMMERCIAL

Leasing Contacts

Sam Maguire

p. 612.231.7644

e. SamM@modern-cre.com

David Wiegatz

p. 612.203.9917

e. DavidW@modern-cre.com

Property Information

Yankee Square Office



Rentable Area	Total: 57,392 RSF YSO II: 23,342 RSF YSO III: 23,355 RSF YSO V: 10,695 RSF
Year Built	YSO II & III: 1981 YSO IV: 2006
Land Area	2.63 acres (114,651 SF)
Building Class	B+ / B
Amenities	Building II: Conference Room (1 st Floor) Building III: Conference Room (2 nd Floor)
Parking	235 Parking Stalls 4.1 per 1,000 SF Ratio
Property Management	Modern Property Services, LLC On-Site Manager
Building Notes	Recently renovated building lobbies and corridors Elevator serviced (Buildings II & III) Monument signage available

Leasing Contacts

Sam Maguire / 612-231-7644 / SamM@modern-cre.com
David Wiegratz / 612-203-9917 / DavidW@modern-cre.com

Leasing Availabilities

Yankee Square Office

Premises Description Yankee Square II
3470 Washington Drive
Eagan, MN
Suite 206

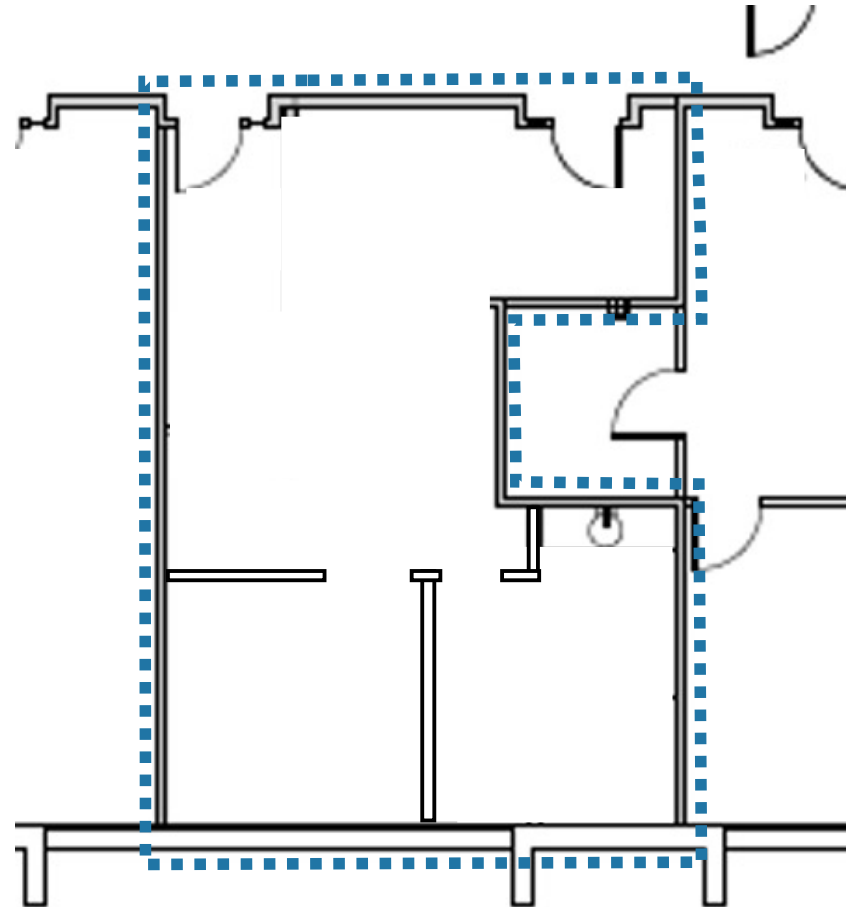
Rentable Area 892 RSF

Availability December 1, 2026

Monthly Rent \$1,950 per month per month
(Gross)
(Includes Utilities & Janitorial)

Layout Description

- Private entrance
- Open office area
- Small kitchenette



Leasing Contacts

Sam Maguire / 612-231-7644 / SamM@modern-cre.com
David Wiegratz / 612-203-9917 / DavidW@modern-cre.com

Leasing Availabilities

Yankee Square Office

Premises Description Yankee Square II
3470 Washington Drive
Eagan, MN
Suite 214

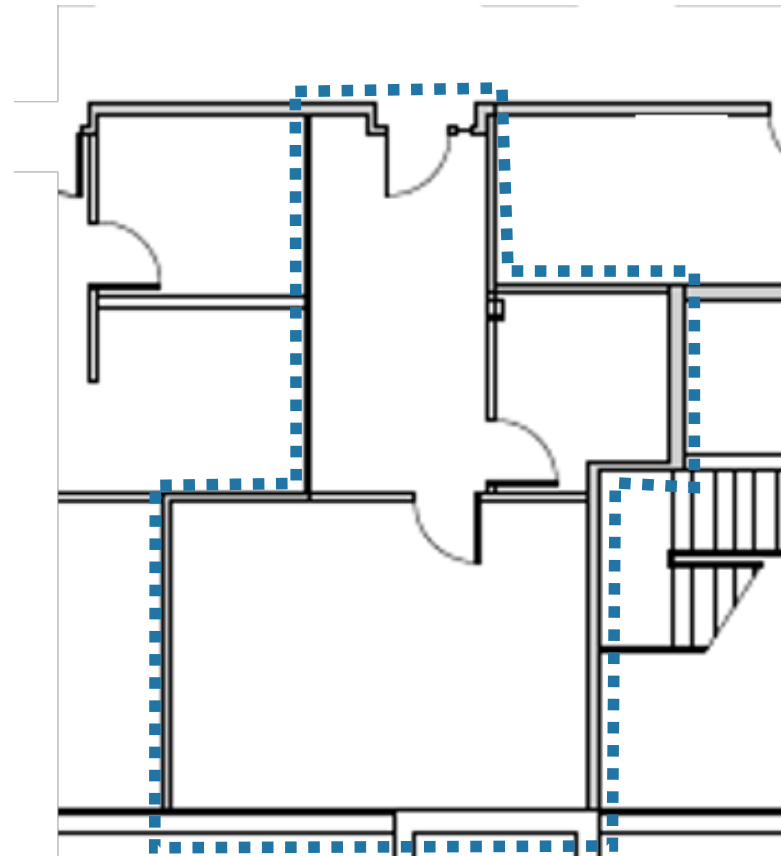
Rentable Area 683 RSF

Availability January 1, 2027

Monthly Rent \$1,475 per month per month
(Gross)
(Includes Utilities & Janitorial)

Layout Description

- Private entrance
- Open office area
- Storage Area
- Small kitchenette



Leasing Contacts

Sam Maguire / 612-231-7644 / SamM@modern-cre.com
David Wiegratz / 612-203-9917 / DavidW@modern-cre.com

Leasing Availabilities

Yankee Square Office



Premises Description Yankee Square II
3470 Washington Drive
Eagan, MN
Suite 209

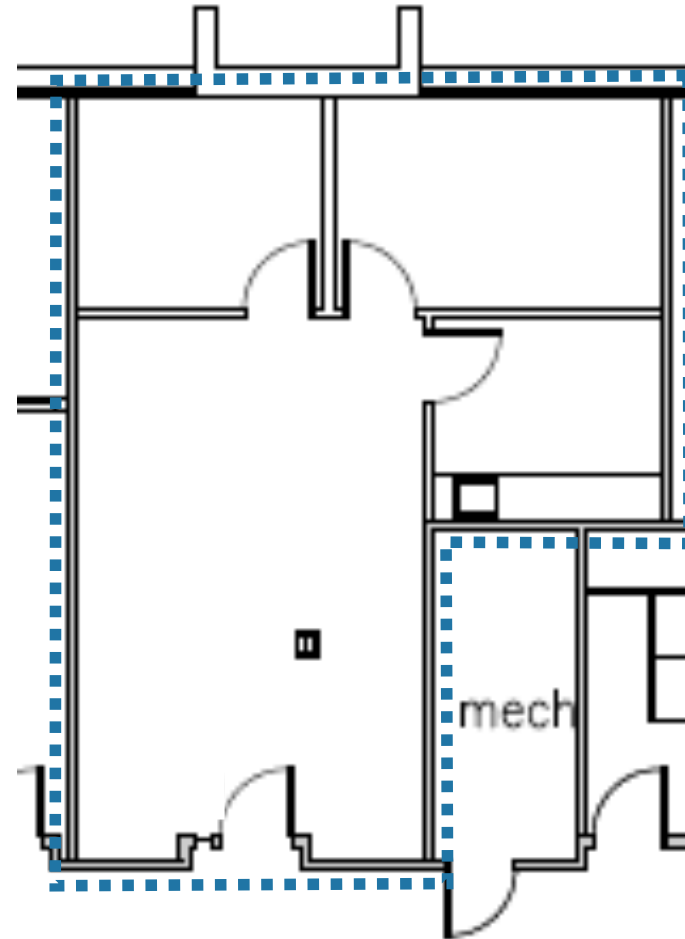
Rentable Area 1,084 RSF

Availability 30 Days

Monthly Rent \$2,350 per month per month
(Gross)
(Includes Utilities & Janitorial)

Layout Description

- Private Entrance
- Two Windowed Office
- Kitchenette with Sink
- Bullpen / Cube Area



Leasing Contacts

Sam Maguire / 612-231-7644 / SamM@modern-cre.com
David Wiegratz / 612-203-9917 / DavidW@modern-cre.com

Premier Location

Yankee Square Office



Leasing Contacts

Sam Maguire / 612-231-7644 / SamM@modern-cre.com
David Wiegatz / 612-203-9917 / DavidW@modern-cre.com