

Lone Oak Business Center II Sublease

1060 LONE OAK ROAD | EAGAN, MN

Up to 17,624 SF Available

Dock and Drive-In Loading

Great Access to I-35E



Cetra Partners

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Property Overview

LOCATION

Lone Oak Business Center II

1060 Lone Oak Road | Eagan, MN

AVAILABLE SUBLEASE SPACE

Suite 130

4,095 SF - Office

13,529 SF - Warehouse

17,624 SF - Total

Three (3) Dock Doors

One (1) Drive-In Door

SUBLEASE RATES

\$7.95 PSF NNN

2026 EST. CAM/TAX

\$4.59 PSF

CLEAR HEIGHT

18'

SUBLEASE EXPIRATION

4/31/2028*

*Option for Future Lease Past 2028

PROPERTY HIGHLIGHTS

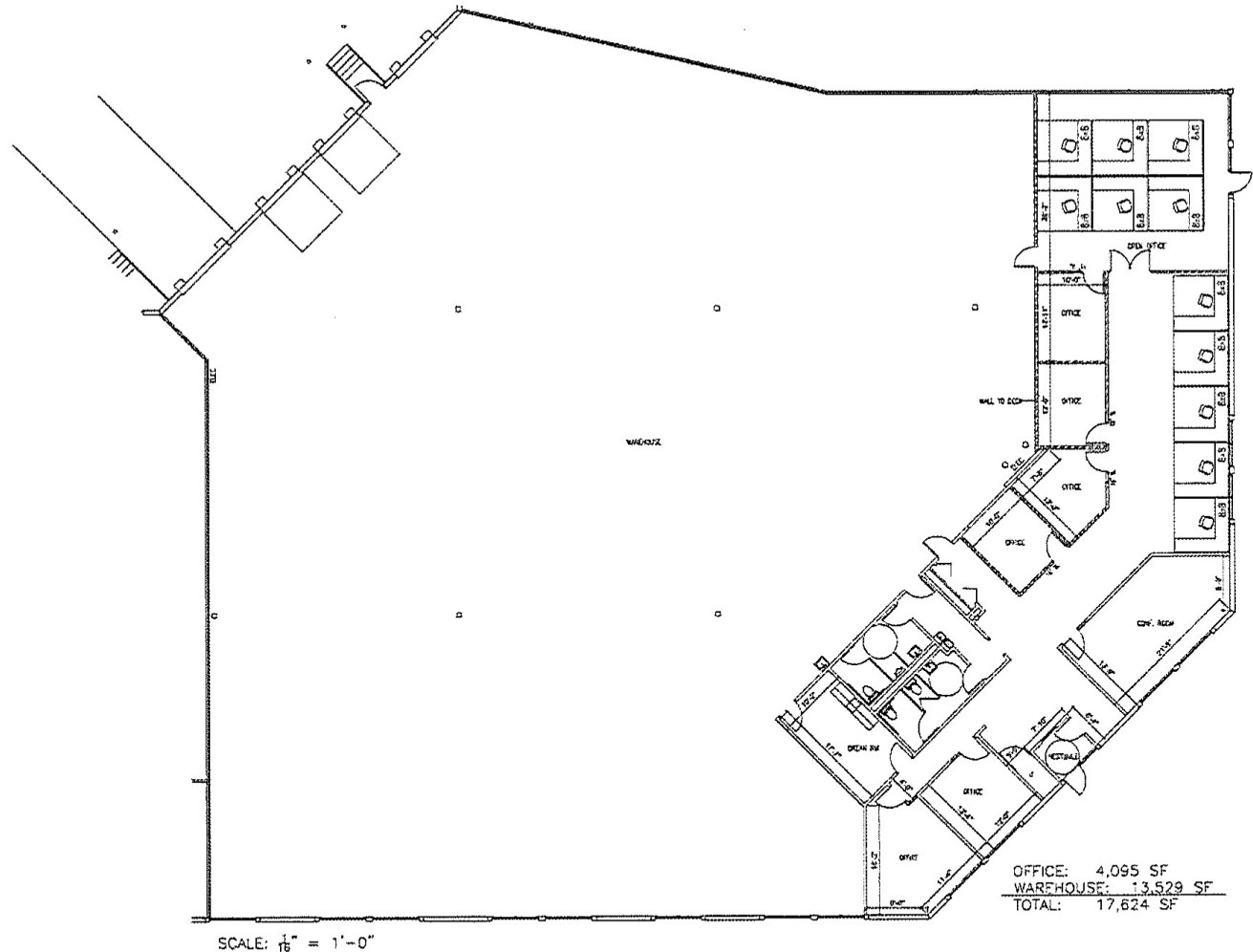
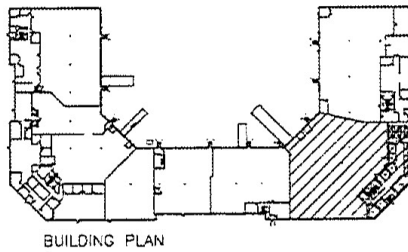
- Great Access to I-35E and Highway 55
- Central Eagan Location
- 100% Climate-Controlled



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Floor Plan -
17,624 SF
Available



PASE

LONE OAK BUSINESS CENTER II

SCALE: NTS
DATE: 12.04.15

1060 LONE OAK ROAD
EAGAN, MN

FIRST
INDUSTRIAL
REALTY GROUP
10140 West 76th Street
Eden Prairie, MN 55344



Lone Oak Business Center II Sublease

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**Regional Map -
17,624 SF
Available**



Regional Map Distances

I-35W 0.50 Mile

Highway 55 0.50 Mile

Downtown Minneapolis 16.20 Miles

Downtown St. Paul 9.80 Miles

MSP International Airport 6.70 Miles