

FOR SALE

GRAND OAK

OFFICE VIII



 TRANSWESTERN

GRAND OAK OFFICE VIII

SALE OFFERING

Transwestern is pleased to present 2770 Blue Gentian Road for sale, a premier office property located in the heart of Eagan's Grand Oak Office Park. This well-maintained, professional building offers 40,246 square feet of space, including 253 surface parking spaces. Built in 2002, the property features high-quality construction and a flexible layout suited for a range of business operations. The building is equipped with one dock and two drive-in doors with potential to add additional loading bays, providing convenience for users with light industrial, storage or distribution needs. With its strategic location and great visibility from Highway 55, Grand Oak Office VIII presents an outstanding opportunity for owner-users or investors in one of the Twin Cities' most desirable suburban markets.

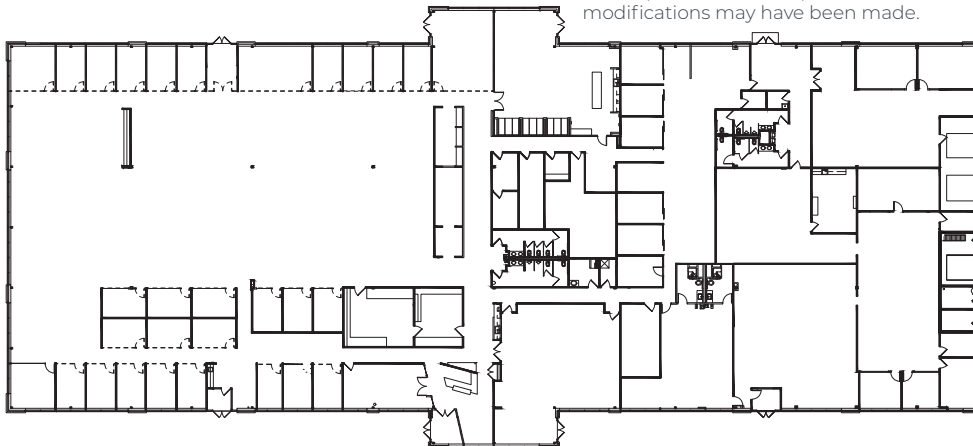


PROPERTY DETAILS

PURCHASE PRICE:	\$6,100,000
ADDRESS:	2770 Blue Water Road, Eagan, MN
YEAR BUILT:	2002
BUILDING SF:	Approximately 40,246
STORIES:	1
CEILING HEIGHTS:	Office: Varies Whse/Storage: 16' Clear
LAND AREA:	Approximately 6.82 Acres (Net)
PARKING:	253 Spaces
LOADING:	1 Dock, 2 Drive-ins
ZONING:	BP - Business Park
PID:	10-30803-01-020



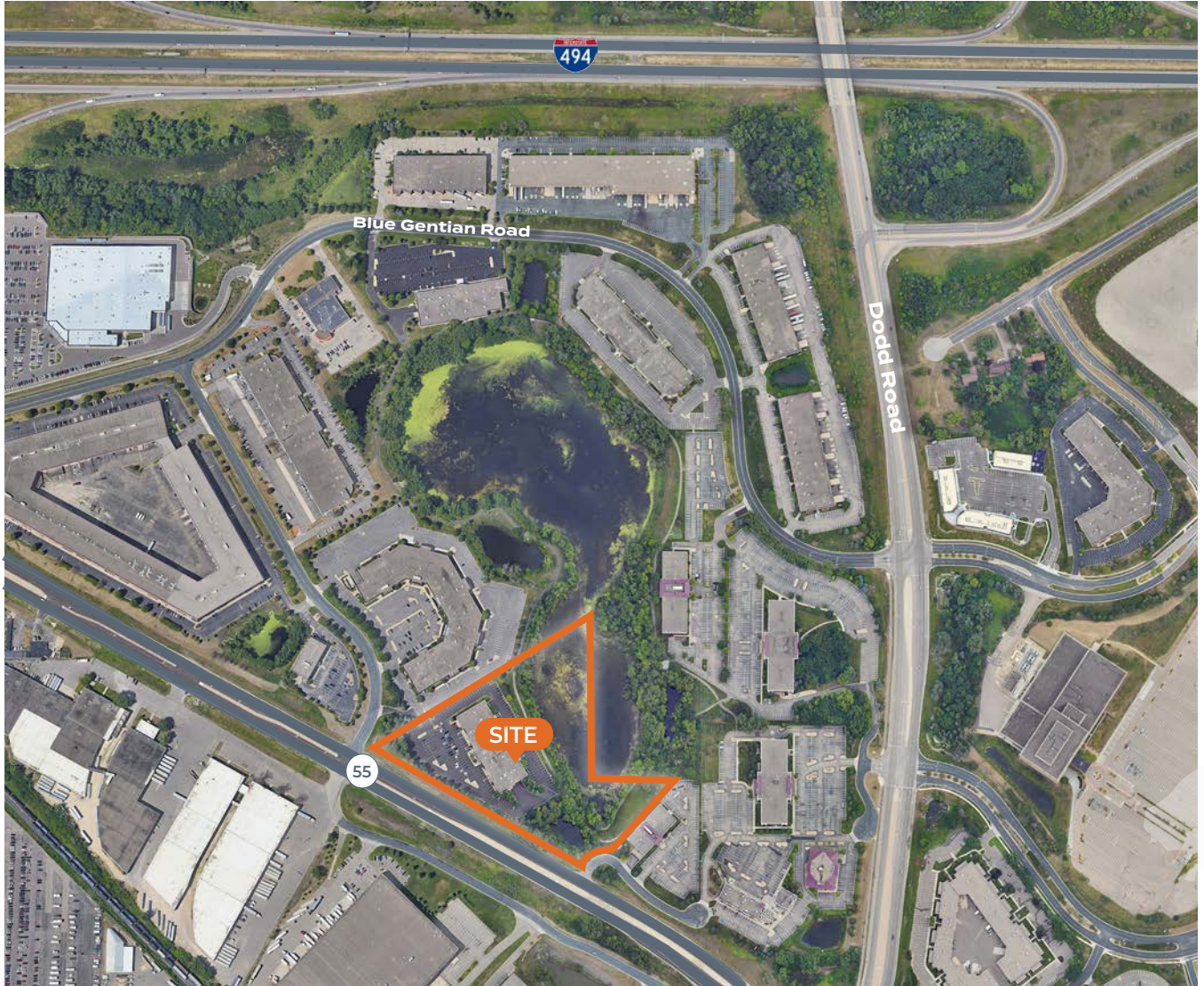
FLOOR PLAN



* Floor plan is based on previous tenant's buildout, modifications may have been made.

Disclaimer: The information contained in this report was gathered by Transwestern from various primary and secondary sources believed to be reliable. Transwestern, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.

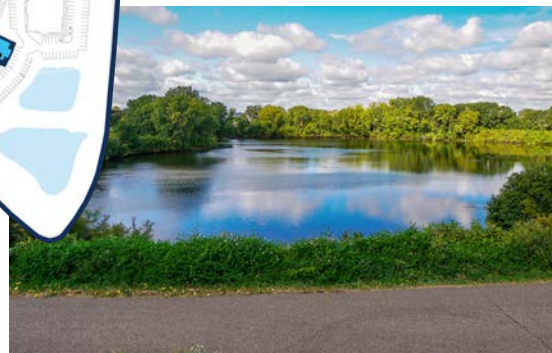
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PARK AMENITIES PACKAGE

- Walking trails
- Tenant plazas
- Patios and outdoor seating
- Nine-hole putting green
- Dining options including Jimmy Johns and Union 32 Craft House



NEIGHBORHOOD AMENITIES





PREMIER EAGAN LOCATION

Eagan has firmly established itself as a premier office destination in the Twin Cities metro. With its location near MSP International Airport and direct access to major highways including I-494, I-35E, and Highway 55, Eagan offers unmatched regional connectivity for both businesses and employees. The city is home to a significant concentration of Fortune 500 companies and major corporate headquarters, including Thomson Reuters, BlueCross BlueShield, Prime Therapeutics, and Solventum. In addition to its business infrastructure, Eagan boasts top-tier amenities, executive housing, and a highly educated workforce. The balance of accessibility, talent, and high quality of life make Eagan a standout choice for companies looking to establish or expand their presence in the Twin Cities market.



DEMOGRAPHICS



DAYTIME POPULATION

1-Mile	3-Mile	5-Mile
8,370	65,226	182,715



AVERAGE HOUSEHOLD INCOME

1-Mile	3-Mile	5-Mile
\$177,465	\$144,358	\$124,231



POPULATION WITH BACHELOR'S AND ABOVE

1-Mile	3-Mile	5-Mile
62.3%	57.9%	50.4%



MEDIAN AGE

1-Mile	3-Mile	5-Mile
42.2	39.9	40.3



OFFICE VIII

LOCATED IN EAGAN, MN



TRANSWESTERN

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