

FOR LEASE

Owned and Operated by



Flagship Business Campus I

935 Blue Gentian Road | Eagan, MN 55121

28,713 SF



**LEASING INFO
& CONTACT**

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This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

PROPERTY OVERVIEW

Flagship Business Campus I is a 51,724 SF premier high-image business park in Eagan. Offering 24' clear height, flexible loading and finish levels, and unparalleled visibility and access to I-494.

- > Available 6/15/2024
- > 51,724 SF Office / Warehouse Building
- > Excellent visibility to I-494 | 113,000 vpd
- > One-way Ribbon Glass Lines
- > Ample Parking
- > Great Access to I-494, Dodd Rd, Hwy 55 and I-35E
- > Fully Sprinklered
- > 9 minute drive to Minneapolis-St. Paul International Airport
- > Five (5) Door Docks - 9'w x 10'h
- > One (1) Drive-in - 12'w x 14'h



Building Size:
51,724 SF



Available:
28,713 SF



Parking:
135 Surface
(2.61/1,000 SF)



Clear Height:
24'



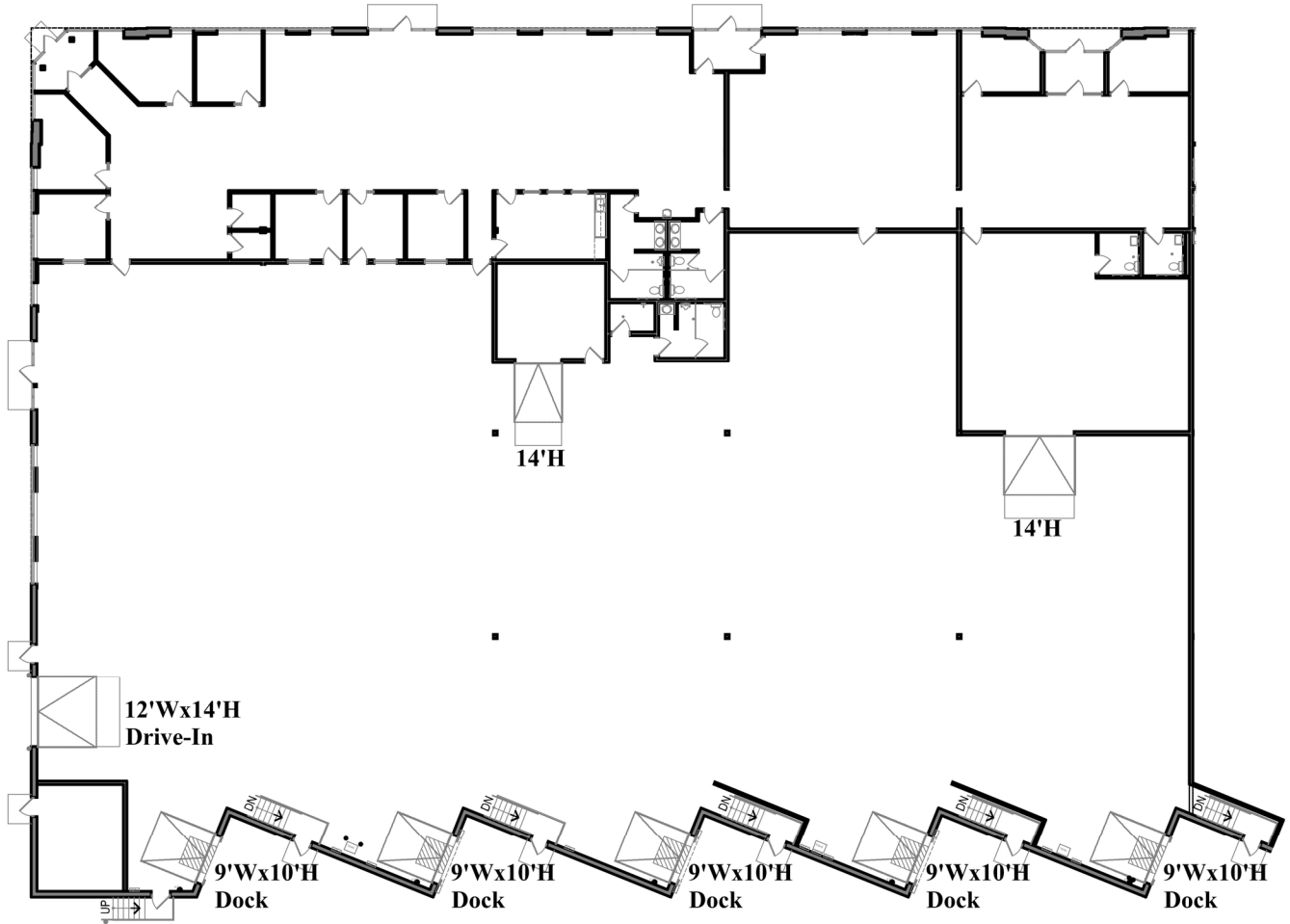
Lease Rate:
Negotiable



2025 Tax & CAM:
\$4.54 PSF



FLOOR PLAN



Floor Plan

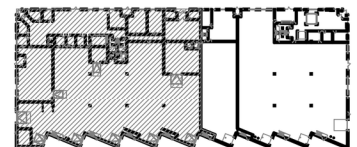
Scale 1" = 30'-0"

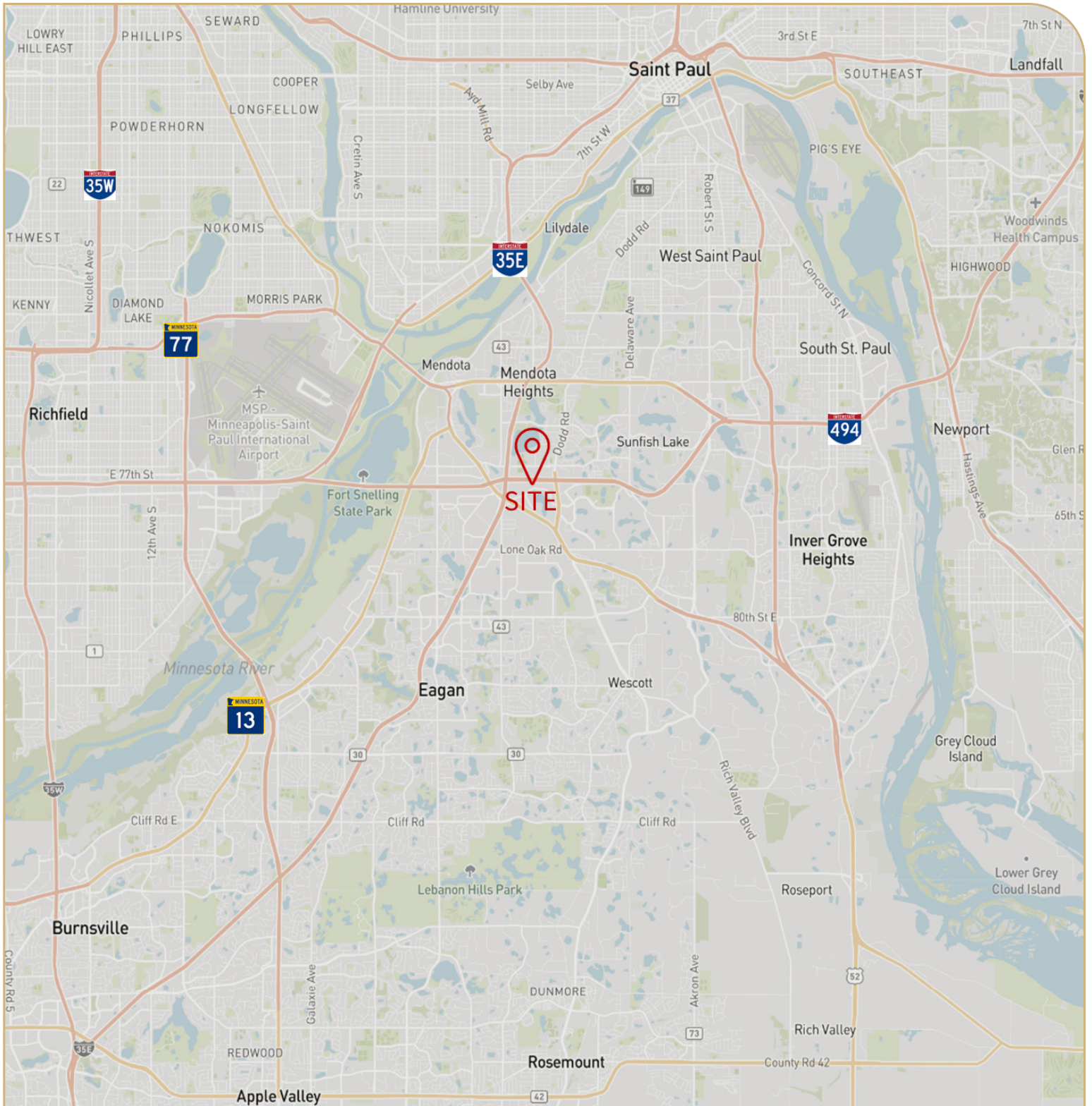
Office = 8,087 s.f.
 Whse. = 20,626 s.f.
 Total = 28,713 s.f.

Building Clear Heights:

Deck: 27'-0"
 Beams: 25'-0"
 Joists: 24'-9"

Building Key





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