



“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 Wiegratz

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

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Leasing Availabilities

Yankee Square Office



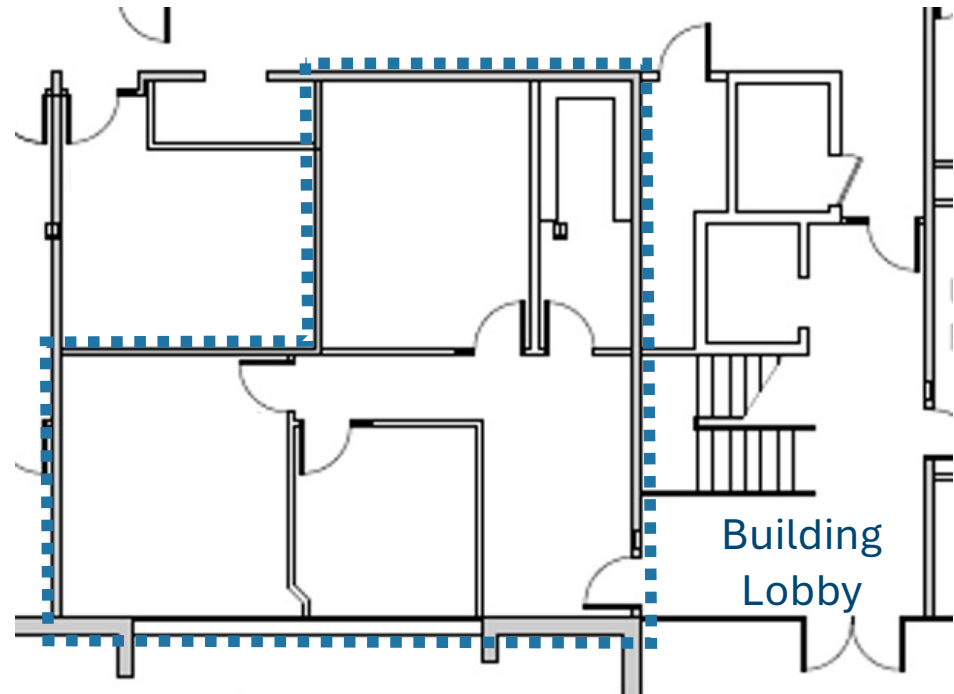
Premises Description Yankee Square II
3470 Washington Drive
Eagan, MN
Suite 122

Rentable Area 1,152 RSF

Availability 10/1/2026

Monthly Rent \$2,250 per month
(Gross)
(Includes Utilities & Janitorial)

- Layout Description**
- Immediate Lobby Access/Visibility
 - Two Windowed Offices
 - Reception / Cube Area
 - Conference Room
 - Storage Area
 - New Flooring and LED Lighting Throughout



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Leasing Availabilities

Yankee Square Office

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

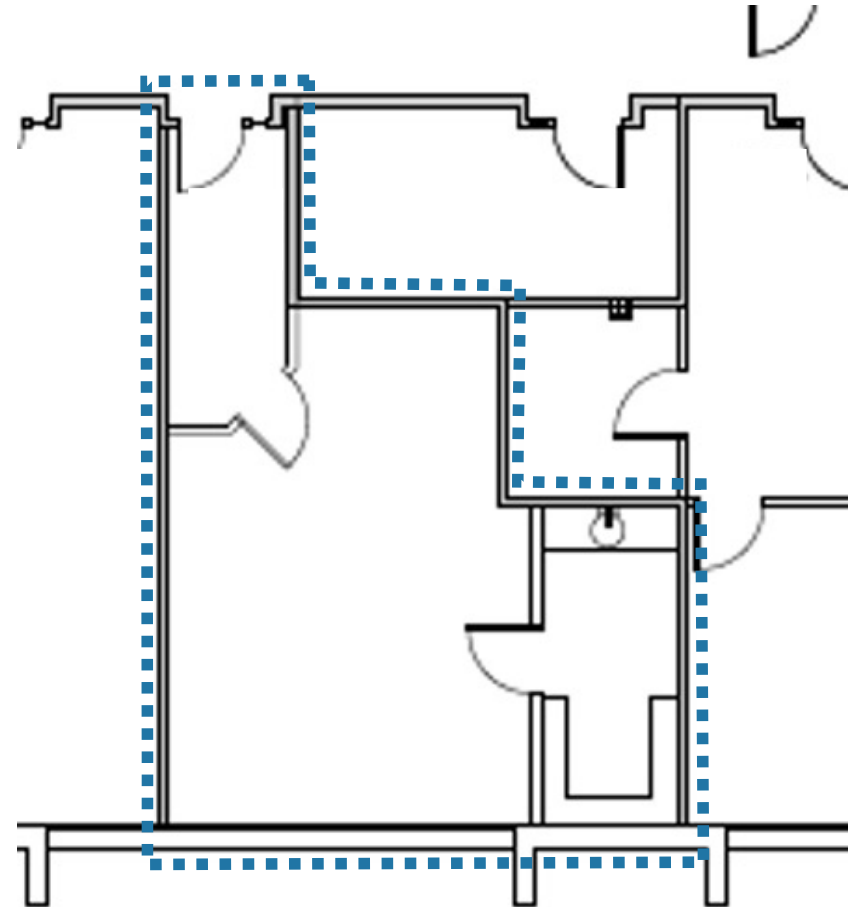
Rentable Area 689 RSF

Availability December 1, 2026

Monthly Rent \$1,495 per month per month
(Gross)
(Includes Utilities & Janitorial)

Layout Description

- Private entrance
- Open office area
- Small kitchenette



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Leasing Availabilities

Yankee Square Office

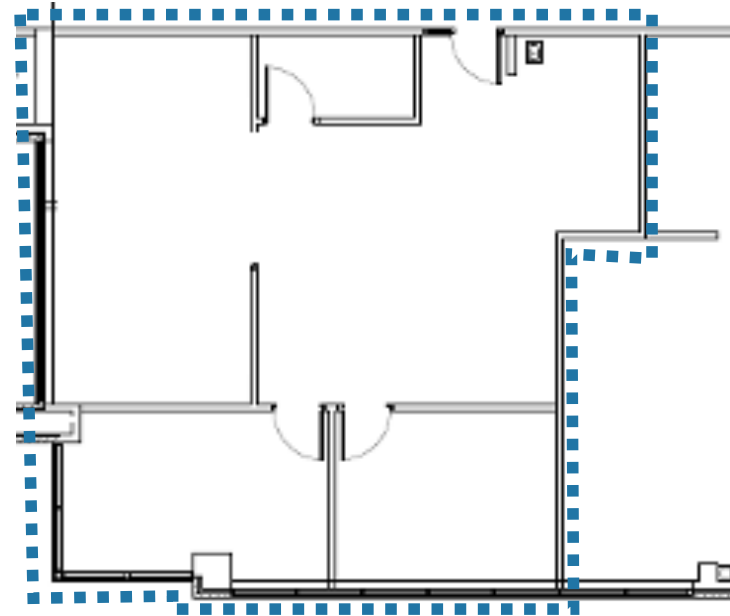
Premises Description Yankee Square V
3464 Washington Drive
Eagan, MN
Suite 120

Rentable Area 1,376 RSF

Availability Immediately

Monthly Rent \$3,325 per month
(Gross)
(Includes Utilities & Janitorial)

- Layout Description**
- Two Windowed Offices
 - Reception / Cube Area
 - Conference Room
 - Rare Kitchenette
 - Storage Area
 - New Flooring and LED Lighting Throughout
 - Furniture Available



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Premier Location

Yankee Square Office



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