

FLAGSHIP BUSINESS CAMPUS I

MINNEAPOLIS
AIRPORT SOUTHEAST

935 Blue Gentian Rd
Eagan, MN 55121



FOR LEASE

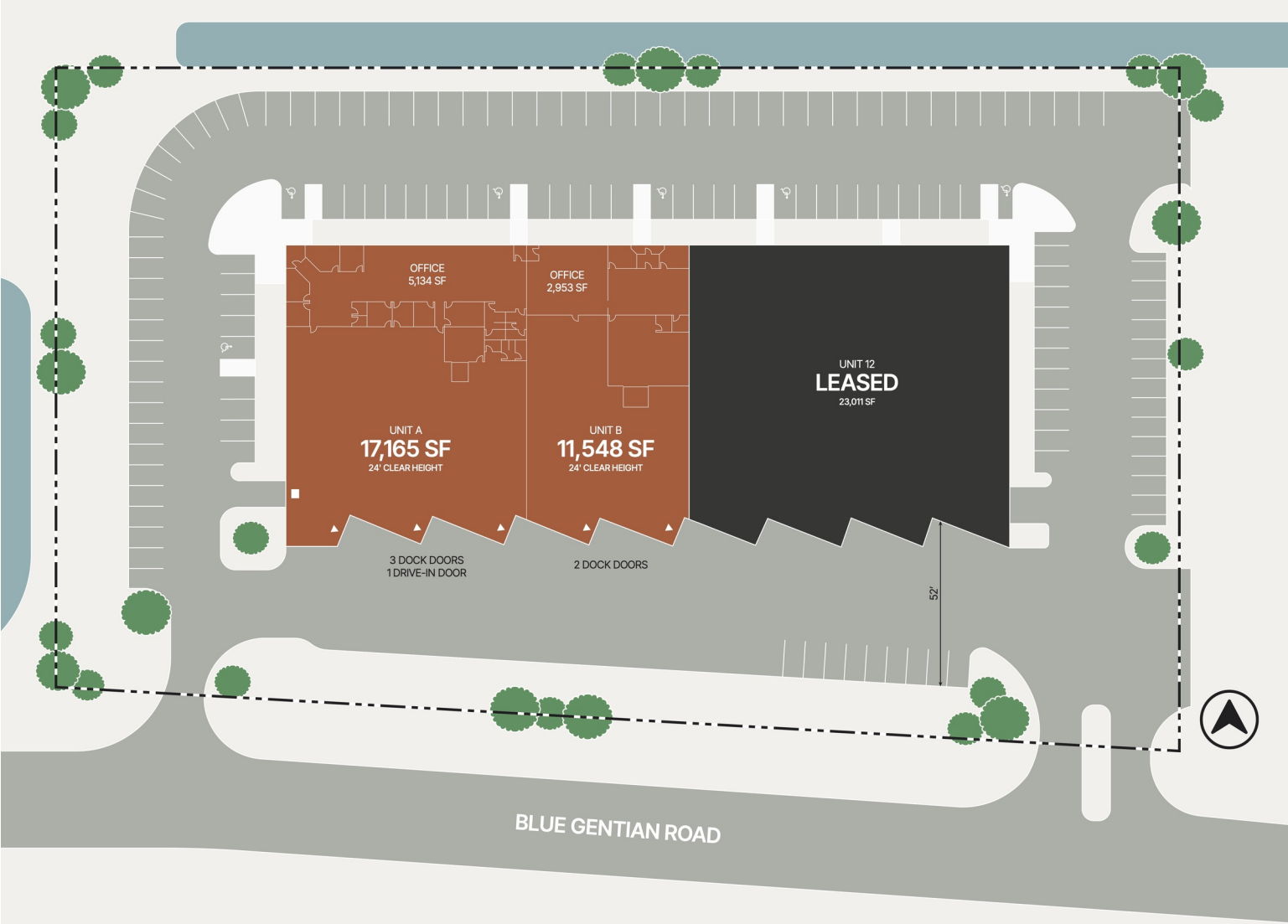
Suite 1

11,548 - 28,713 SF



LEASED BY





PROPERTY OVERVIEW

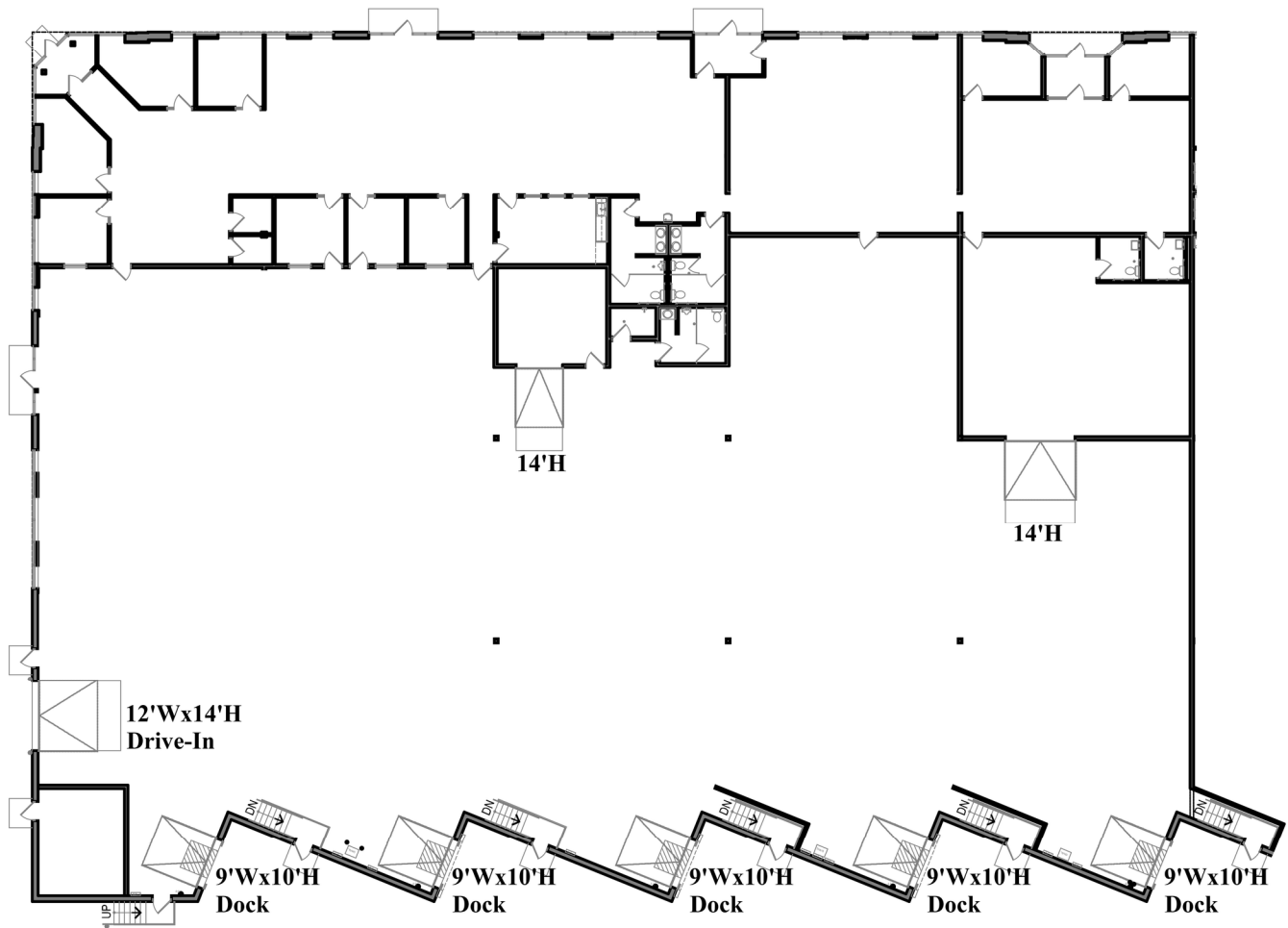
Flagship Business Campus IV is a 51,724 SF premier high-image business park in Eagan. Offering 24' clear height, flexible loading and finish levels, and unparalleled visibility and access to I-494.

- > Available Now
- > 24' Clear
- > 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) Dock Doors
- > One (1) Drive-in

SUITE 400

Building SF	51,724 SF
Available SF	11,548 - 28,713 SF
Office SF	2,953 - 8,087 SF
Warehouse SF	8,595 - 20,626 SF
Loading	Five (5) dock doors One (1) drive-in
Rate	Negotiable
2026 Tax/CAM	\$4.89 PSF

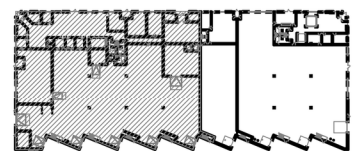
FLOOR PLAN



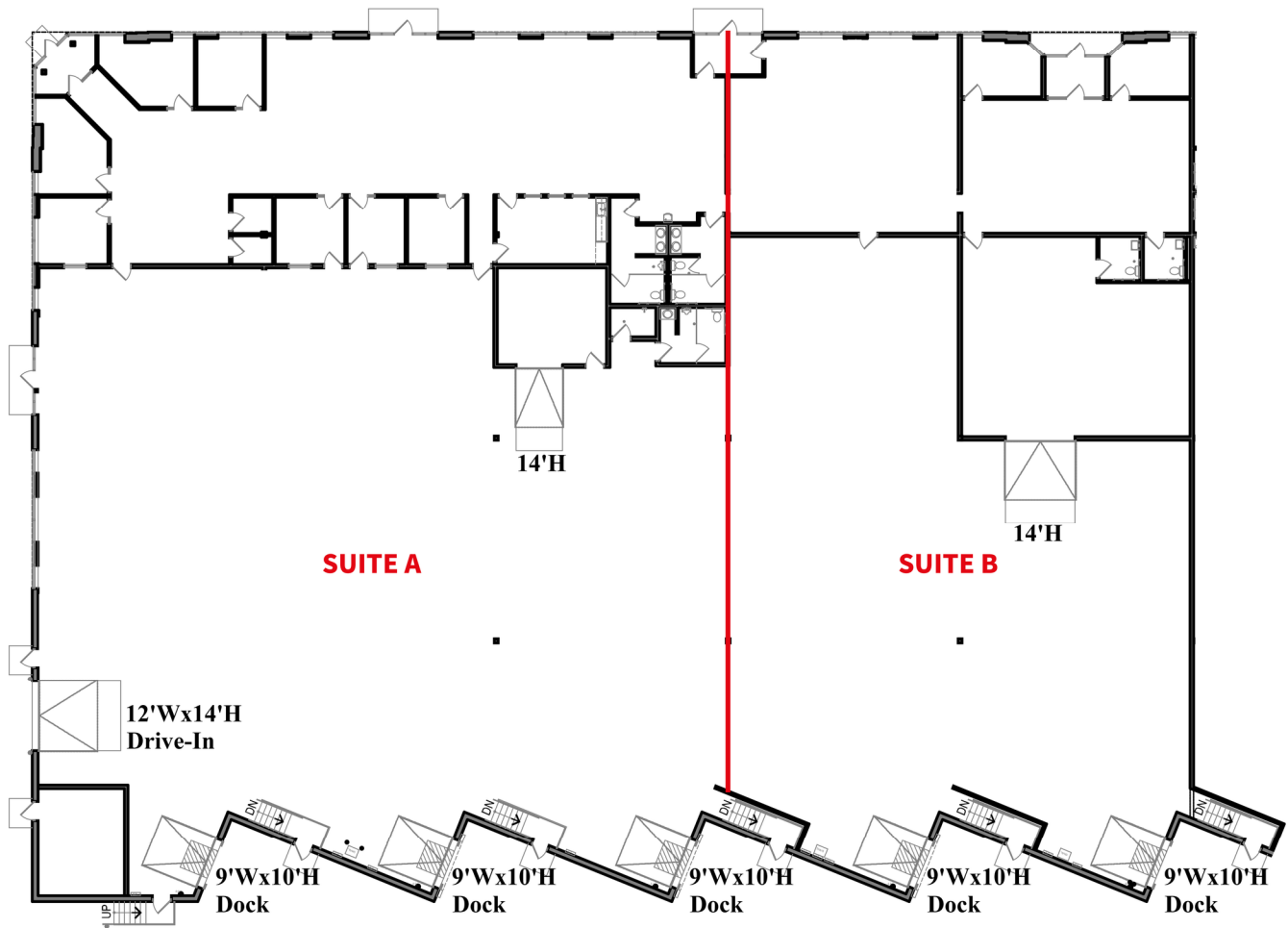
8,087 SF Office
20,626 SF Warehouse
28,713 SF Total

Five (5) dock doors
One (1) drive-in door

Building Key



FLOOR PLAN



SUITE A

5,134 SF Office

12,031 SF Warehouse

17,165 SF Total

Three (3) dock doors
One (1) drive-in door

SUITE B

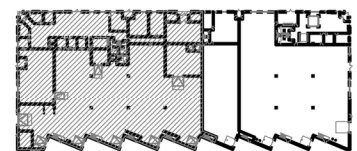
2,953 SF Office

8,595 SF Warehouse

11,548 SF Total

Two (2) dock doors

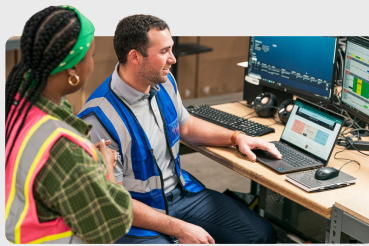
Building Key



Committed to Driving Value for Our Customers

Properties with a Competitive Edge

Our scale, proprietary data and local relationships allow our 1,200+ skilled team members to help customers stay ahead of market trends.

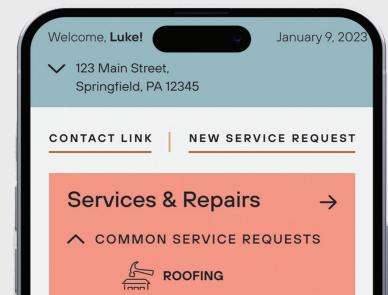


Best-in-Class Customer Service

Our on-the-ground regional teams provide you with local expertise, leveraging data-driven insights to find the right solutions for your business.

Link+

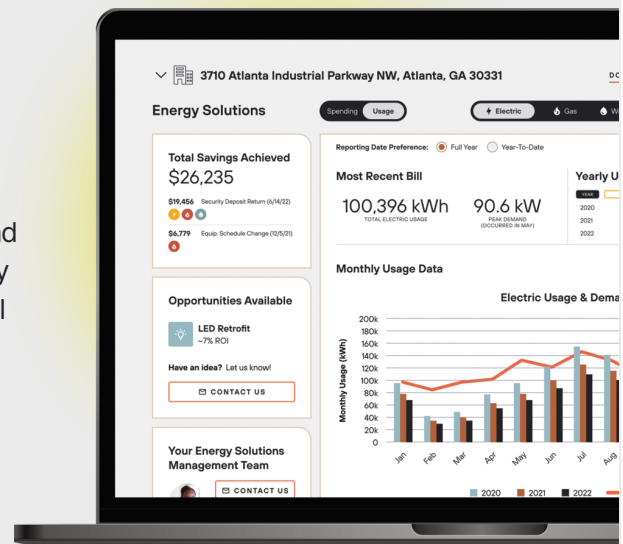
Our digital customer experience platform provides easy access to your property management teams, lease documents, billing and service requests. Sign up today!



500 Million
Square Foot
Portfolio

Energy Solutions

Link Logistics' award-winning utility management program helps customers save time and money while unlocking energy efficiency opportunities. Enroll today through Link+.



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