

FOR LEASE

Office/Flex Building
Eagan, Minnesota



CONTACTS:

Phil Simonet
(952) 854-8381
psimonet@paramountre.com

Zach Anderson
(952) 854-8309
zanderson@paramountre.com

WEBSITE:

www.paramountre.com

ADDRESS:

3601 Minnesota Drive
Suite 925
Bloomington, MN 55435
(952) 854-8290

FAX:

(952) 854-8295



EAGANDALE CROSSING

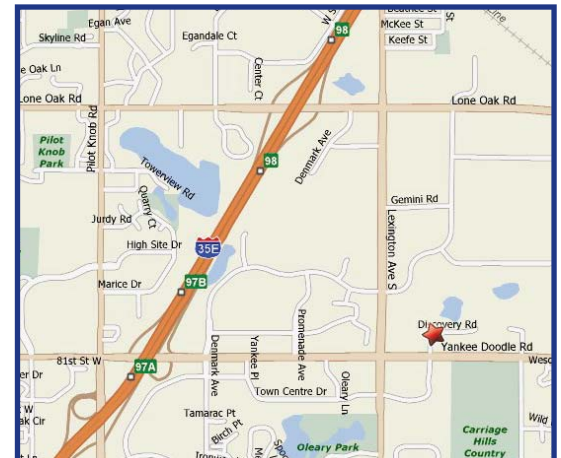
1020 Discovery Road
Eagan, Minnesota

FEATURES:

- ▶ Extensive glass line
- ▶ Brick construction
- ▶ Excellent presence along Yankee Doodle Road
- ▶ Heavy parking ratio
- ▶ Many nearby amenities
- ▶ Minutes from Minneapolis/St. Paul International Airport

BUILDING SPECIFICS:

- ▶ Flexible space sizes from 4,873 to 30,255 SF
- ▶ Can accommodate 100% office finish
- ▶ 16' warehouse clear height
- ▶ 10' office ceilings
- ▶ Multiple entrances
- ▶ Professionally managed by Wellington Management, Inc.
- ▶ Available immediately



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TRUSTED. DEDICATED. EXPERIENCED.



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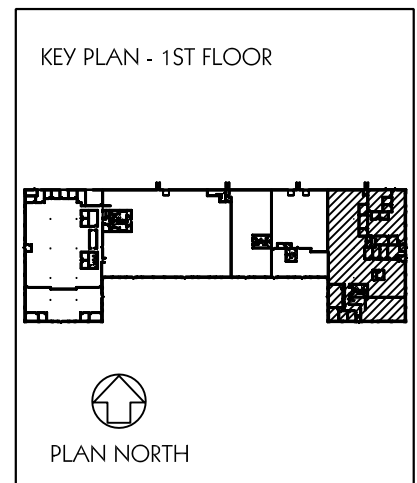
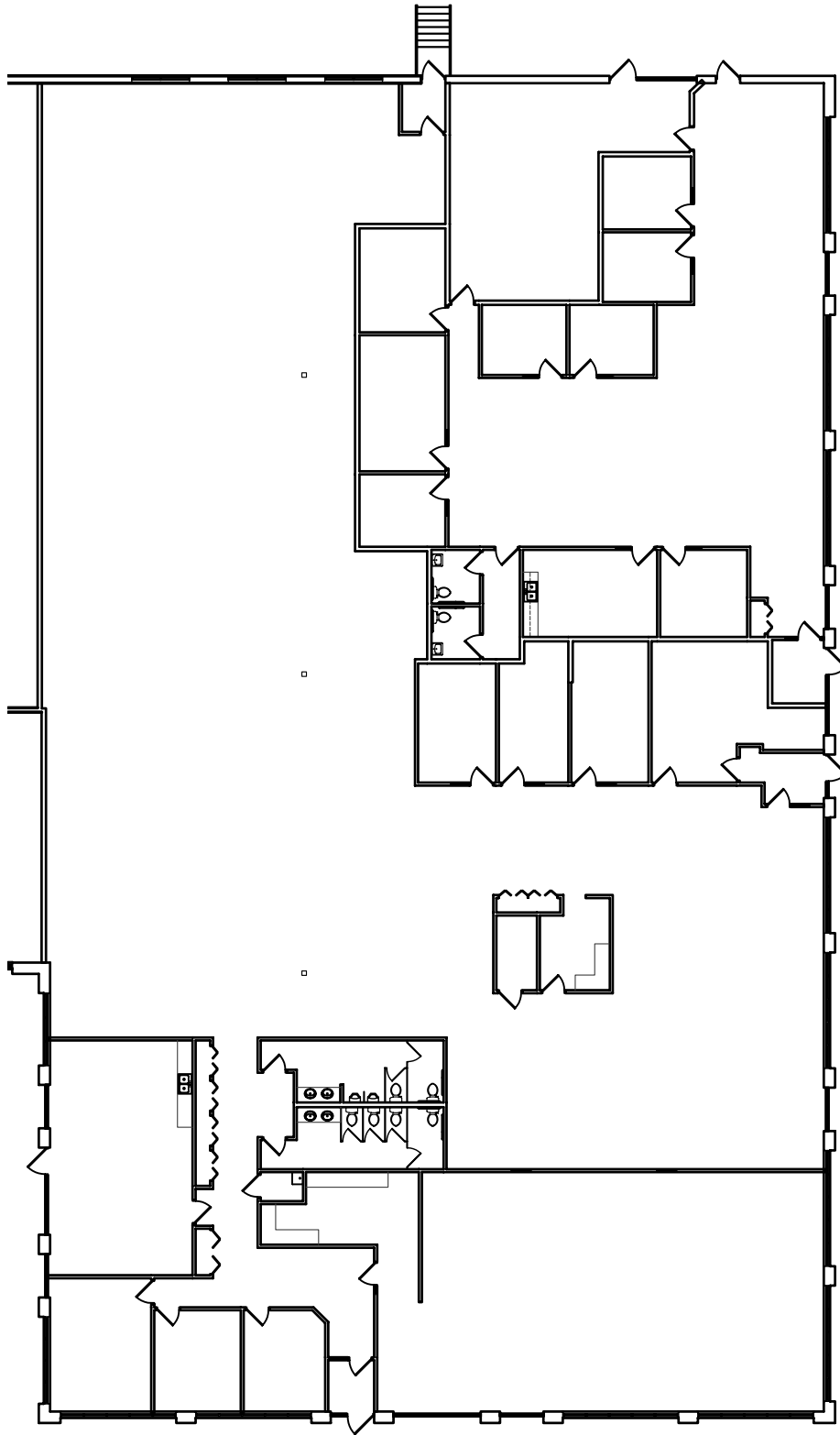
EAGANDALE CROSSING 1020 Discovery Road, Suite 170 & 180 Eagan, MN

BUILDING SIZE:	80,104 square feet total
TOTAL AVAILABLE SQUARE FEET:	20,423 square feet
NET RENTAL RATES:	\$12.00 per square foot office \$6.00 per square foot warehouse
2009 CAM & TAX:	\$4.06 per square foot
YEAR BUILT:	1998
CLEAR HEIGHT:	16'
LOADING:	Available
PARKING:	Approximately 5 / 1,000
AVAILABLE:	Immediately
COMMENTS:	Up to 20,423 contiguous square feet available. State of the art office-showroom, flex building. Can accommodate 100% office finish. Extensive glass lines, heavy parking, high visibility and many nearby amenities.

For further information contact:
PARAMOUNT REAL ESTATE CORP/TCN WORLDWIDE
Phil Simonet / Zach Anderson
(952) 854-8381 / (952) 854-8309
E-mail: psimonet@paramountre.com / zanderson@paramountre.com

◆ 3601 Minnesota Drive, Suite 925, Bloomington, MN 55435 ◆

Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.



Suite 170/180 - 20,423 RSF

Issued 09-17-08

Verified 09-08-08



Winther-Johnson-Robinson
Architects=Designers

8175-B Lewis Road
Golden Valley, Minnesota 55427

Phone: 763-398-0452 Fax: 763-398-0455

Eagandale Crossing

1020 Discovery Road
Eagan, MN 55121

Wellington

MANAGEMENT, INC.

1625 Energy Park Dr., Suite 100
St. Paul, MN 55108

Tel: 651-292-9844 Fax: 651-292-0072