

FOR LEASE

OFFICE-SHOWROOM BUILDING
Eagan, Minnesota



CONTACT:

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

John Young, CCIM | (952) 854-5067
jyoung@paramountre.com

WEBSITE:

www.paramountre.com

ADDRESS:

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

FAX:

(952) 854-8295

WATERS BUSINESS CENTER I

2910 Waters Road | Eagan, MN

FEATURES:

- ▶ Two building project within The Waters Business Park
- ▶ 66,154 square foot office-showroom building
- ▶ Close proximity to the Minneapolis | St. Paul International Airport
- ▶ Easy access to I-494, I-35E, Hwy 149 and Hwy 55
- ▶ Part of an eight building professional business park

BUILDING SPECIFICS:

- ▶ Suite 110: 4,899 SF available
 - 1,369 SF office; 3,530 SF warehouse
- ▶ Built in 1999
- ▶ 16' clear height
- ▶ Two (2) dock doors
- ▶ Parking: Up to 3.53/1,000 SF
- ▶ Zoned: Planned Development (PD)
- ▶ Available immediately
- ▶ Owned and managed by CSM Corporation



FOR LEASE



WATERS BUSINESS CENTER I

2910 Waters Road | Eagan, MN

CONTACT:



3601 Minnesota Drive | Suite 925
Bloomington, MN 55435

952-854-8290 | FAX 952-854-8295

www.paramountre.com



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



John Young, CCIM
(952) 854-5067
jyoung@paramountre.com



TRUSTED. DEDICATED. EXPERIENCED.



FOR LEASE

WATERS BUSINESS CENTER I

2910 Waters Road, Suite 110 | Eagan, MN

BUILDING SIZE:	66,154 square feet
SQUARE FEET AVAILABLE:	1,369 square feet office <u>3,530 square feet warehouse</u> 4,899 square feet total
YEAR BUILT:	1999
NET RENTAL RATES:	\$9.50 per square foot Net – Office \$4.50 per square foot Net – Showroom Warehouse
2018 EST. CAM & TAX:	\$4.49 per sq. ft.
LOADING:	Two (2) docks
PARKING:	3.53/1,000 square feet
CLEAR HEIGHT:	16'
POWER:	277/400 volts, 200 amps – 3 phase
COMMENTS:	<ul style="list-style-type: none">• Owned and managed by CSM Corporation• Minutes from the MSP International Airport• Adjacent to the new Vikings headquarters• Part of an eight building professional business park

For further information contact:

PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE

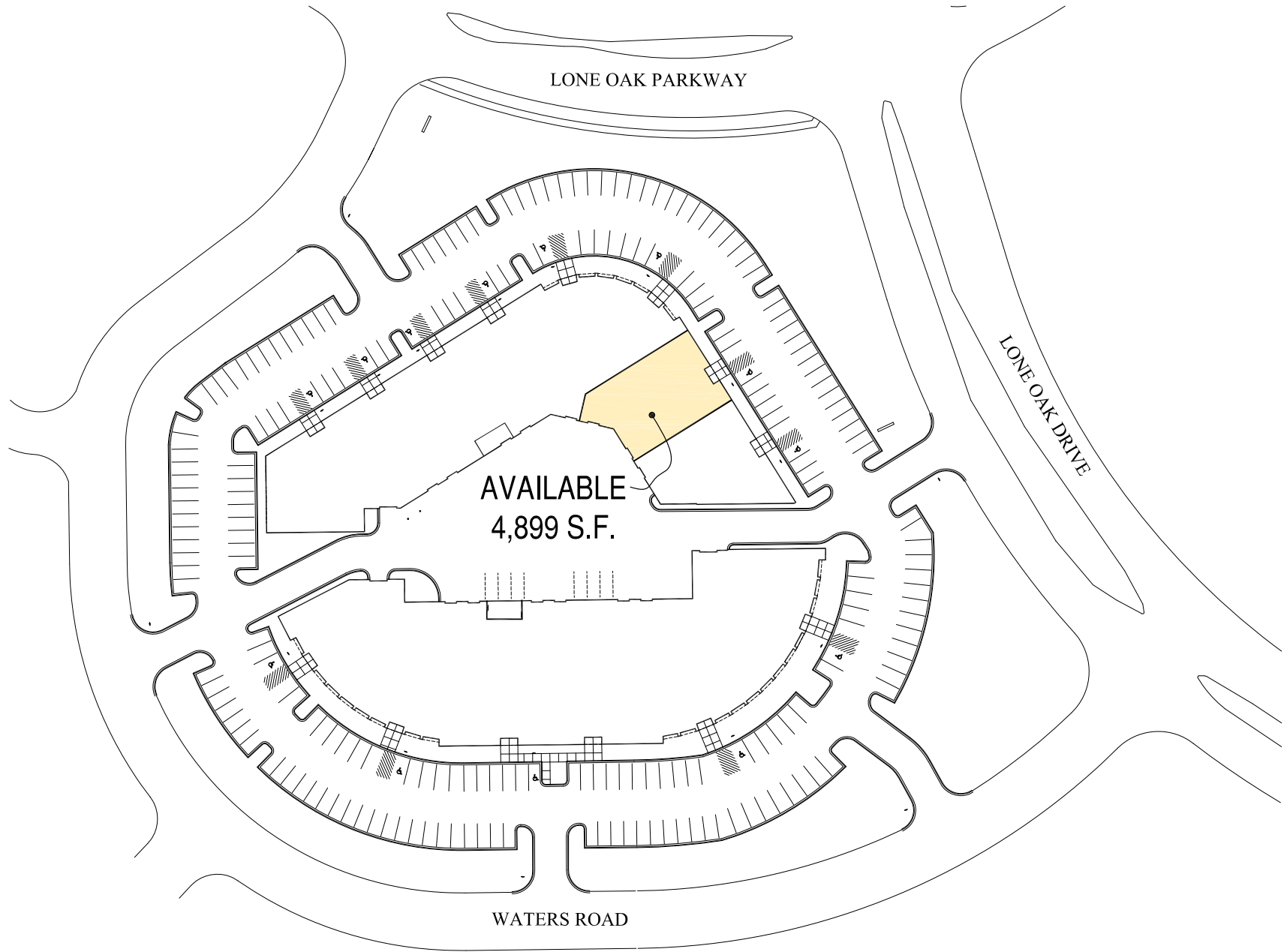
Phil Simonet | (952) 854-8381 | psimonet@paramountre.com

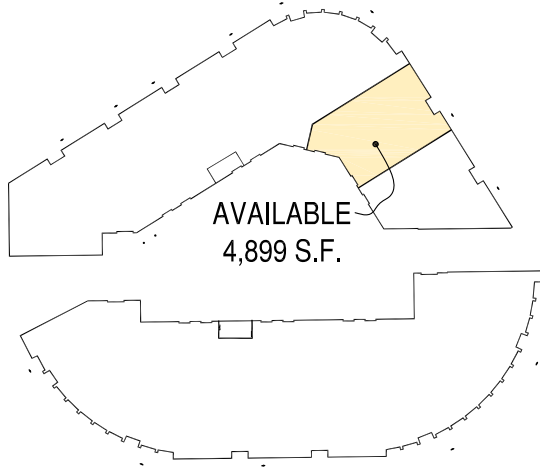
John Young, CCIM | (952) 854-5067 | jyoung@paramountre.com

◆ 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.

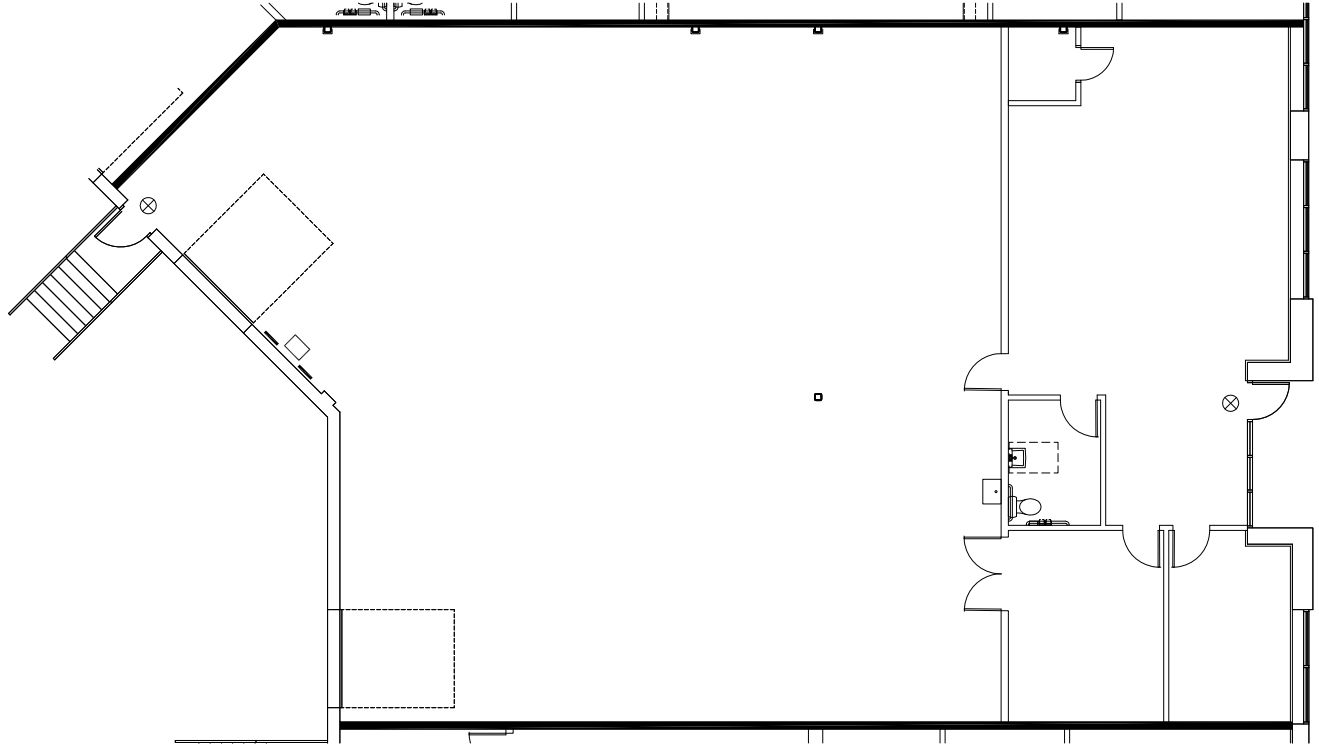
SITE PLAN





BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	1,369 SF
WAREHOUSE	3,530 SF
TOTAL	4,899 SF



FLOOR PLAN