

# FOR LEASE

**OFFICE-SHOWROOM BUILDING**  
Eagan, Minnesota



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## **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 160 - 5,662 SF available
  - 1,493 SF office; 4,169 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



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## WATERS BUSINESS CENTER I

2910 Waters Road, Suite 160 | Eagan, MN

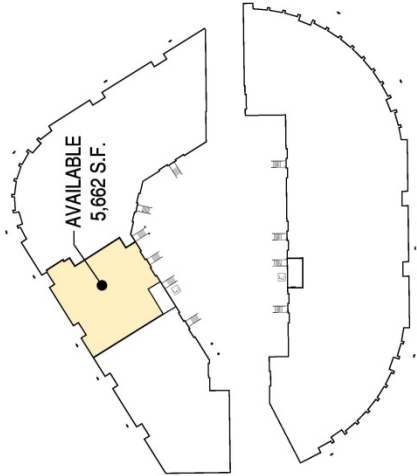
<b>BUILDING SIZE:</b>	66,154 square feet
<b>SQUARE FEET AVAILABLE:</b>	1,493 square feet office <u>4,169 square feet warehouse</u> <b>5,662 square feet total</b>
<b>YEAR BUILT:</b>	1999
<b>NET RENTAL RATES:</b>	\$9.50 per square foot Net – Office \$4.50 per square foot Net – Showroom   Warehouse
<b>2018 EST. CAM &amp; TAX:</b>	\$4.49 per sq. ft.
<b>LOADING:</b>	Two (2) docks
<b>PARKING:</b>	3.53/1,000 square feet
<b>CLEAR HEIGHT:</b>	16'
<b>COMMENTS:</b>	<ul style="list-style-type: none"><li>• Owned and managed by CSM Corporation</li><li>• Minutes from the MSP International Airport</li><li>• Adjacent to the new Vikings headquarters</li><li>• Part of an eight building professional business park</li></ul>

**For further information contact:**  
**PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE**  
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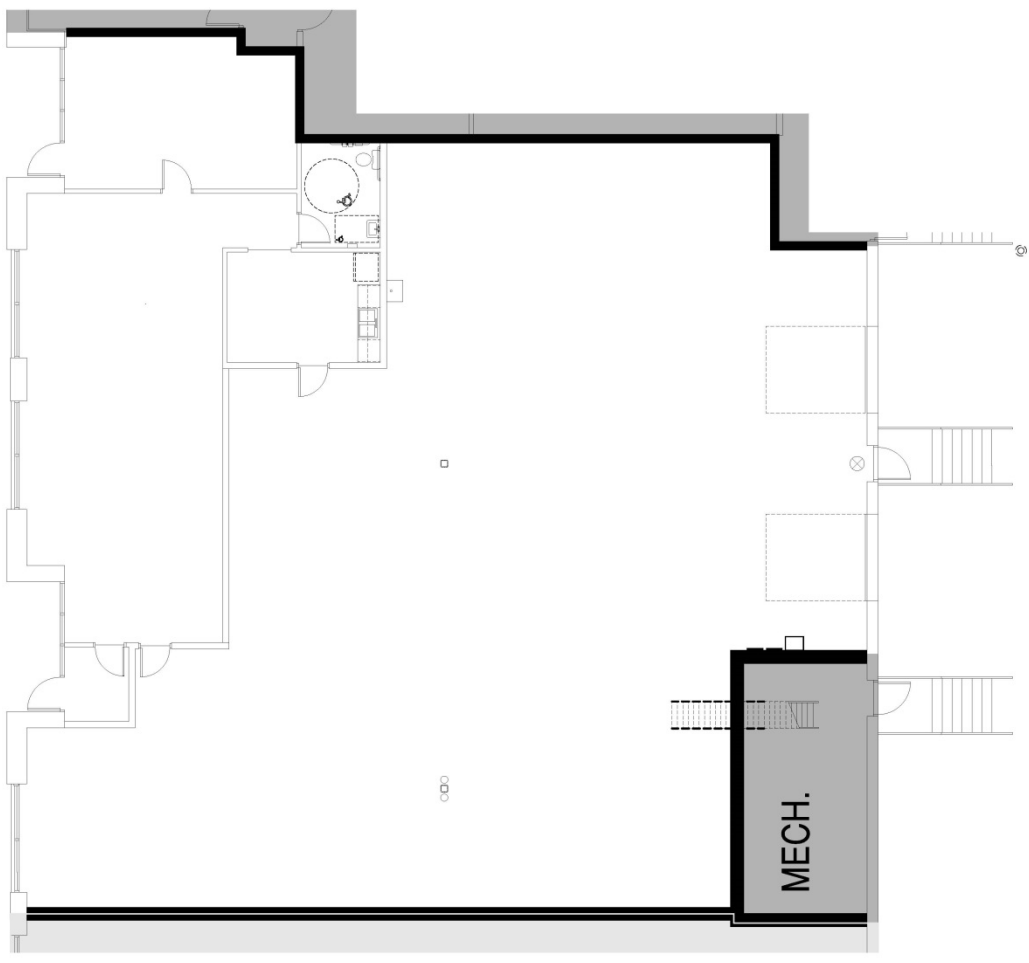
Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness. Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.



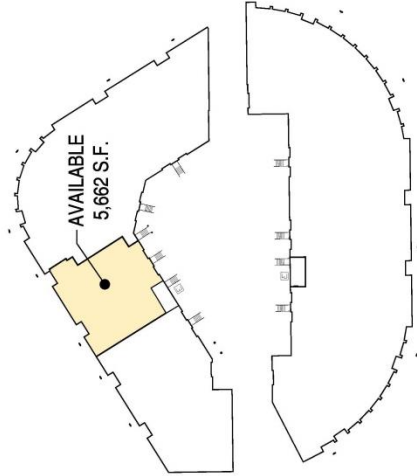


**BUILDING PLAN**

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	1,493 SF
WAREHOUSE AREA	4,169 SF
TOTAL	5,662 SF

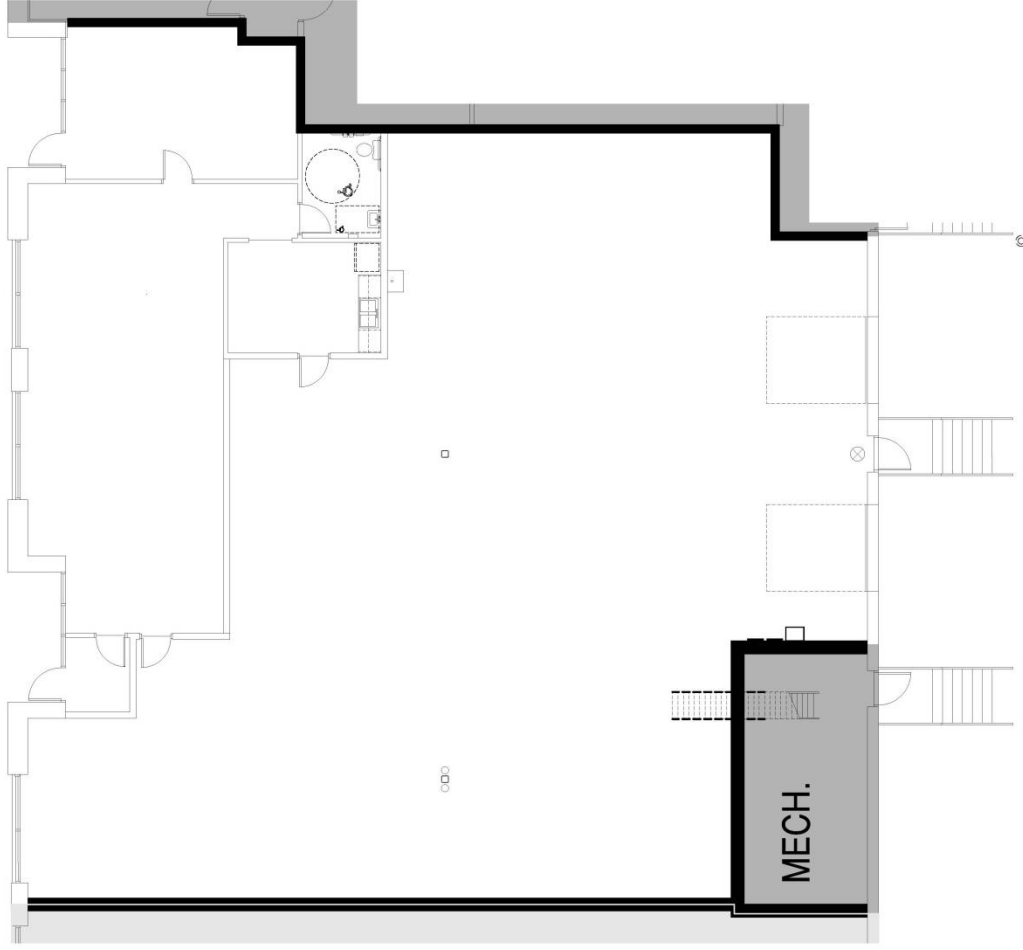


**FLOOR PLAN**



## BUILDING PLAN

TENANT SUMMARY - AVAILABLE	
OFFICE AREA	1,493 SF
WAREHOUSE AREA	4,169 SF
TOTAL	5,662 SF



## FLOOR PLAN