

EAGAN

PROFESSIONAL BUILDING

EAGAN, MN

**OFFICE SPACE
AVAILABLE**



**AVISON
YOUNG**

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PROPERTY INFORMATION

2640 Eagan Woods Drive, Eagan, MN 55121

BUILDING SF: 25,516 SF

FLOORS: 2

YEAR BUILT: 2006

PARKING: Surface Spaces

AVAILABILITY: 2nd Floor: 3,549 SF

NET RENTAL RATES: \$12-\$14 PSF NNN

2020 EST. CAM & TAXES: \$10.92 PSF

AERIAL MAP



BUILDING HIGHLIGHTS

2640 Eagan Woods Drive, Eagan, MN 55121



EXCELLENT VISIBILITY AND ACCESS FROM PILOT KNOB ROAD



ENCLOSED EXECUTIVE PARKING



CLOSE PROXIMITY TO MALL OF AMERICA, TWIN CITIES PREMIUM OUTLETS, CENTRAL PARK COMMONS & MANY MORE SHOPPING CENTERS



CONVENIENT ACCESS TO I-35E, I-494 AND HIGHWAY 77



MINUTES FROM MSP INTERNATIONAL AIRPORT



RESPONSIVE LOCAL OWNERSHIP AND MANAGEMENT

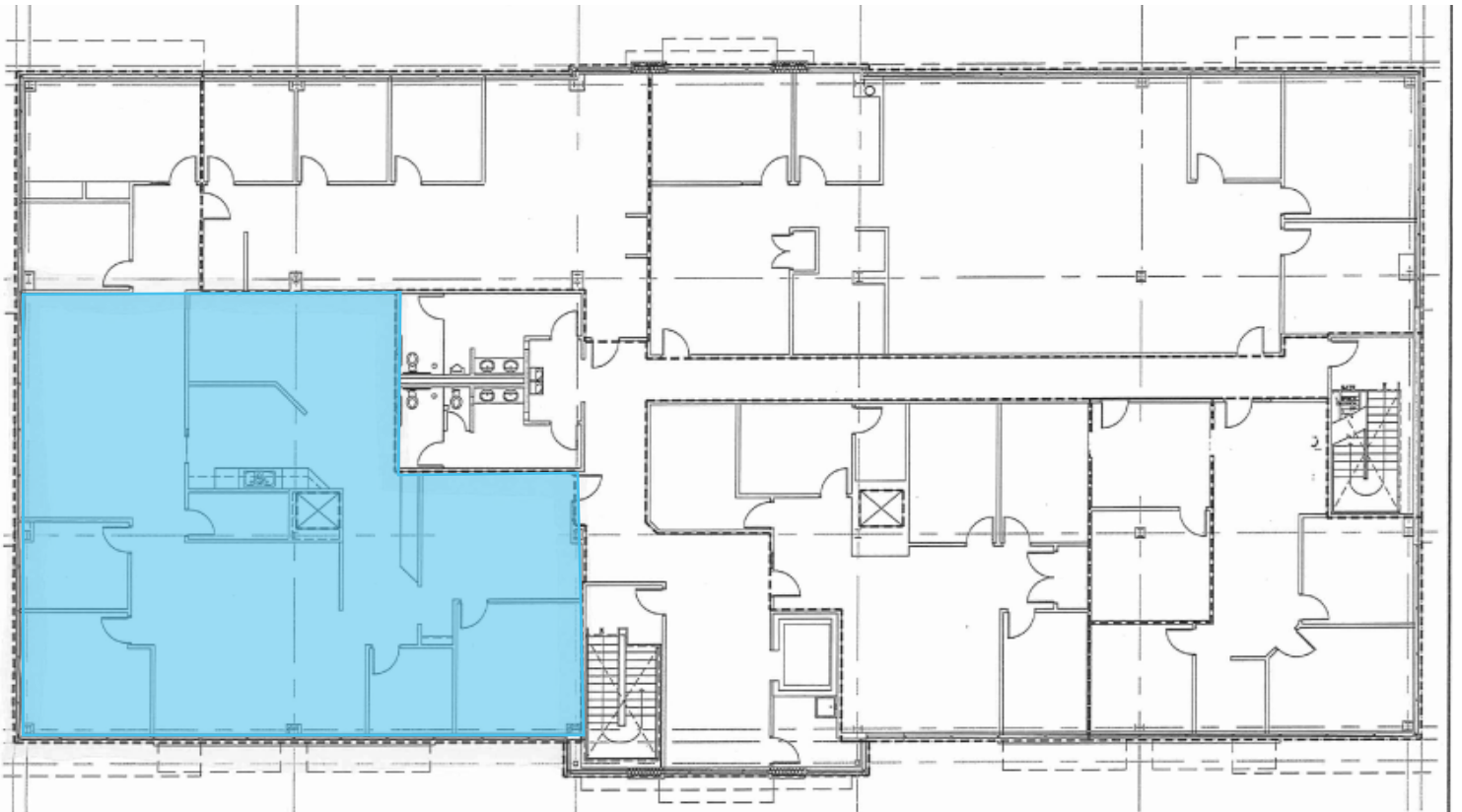
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FLOOR PLANS

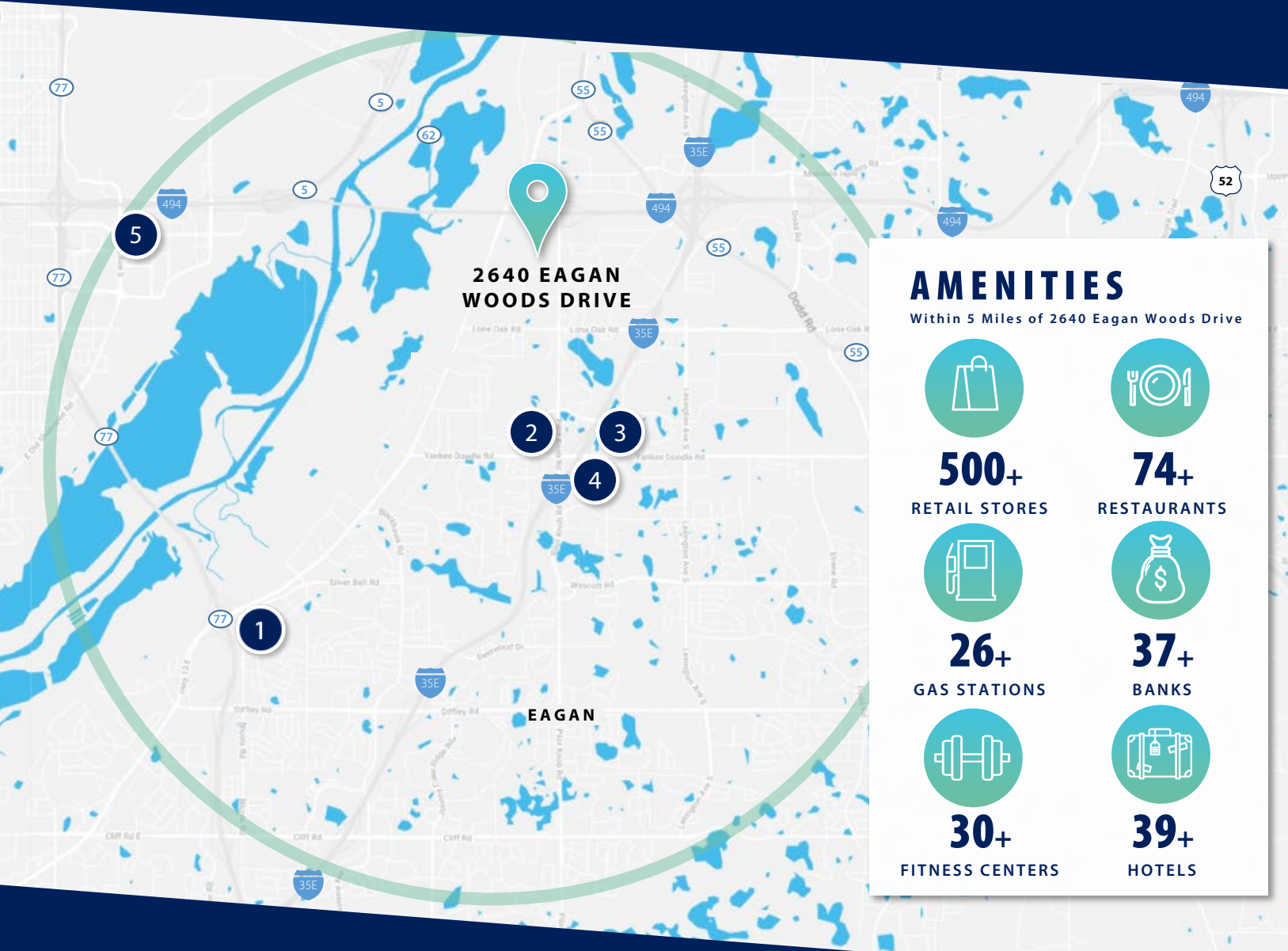
2ND FLOOR - 3,549 SF



AVISON
YOUNG

Partnership. Performance.

AMENITY MAP



AMENITIES

Within 5 Miles of 2640 Eagan Woods Drive



500+

RETAIL STORES



74+

RESTAURANTS



26+

GAS STATIONS



37+

BANKS



30+

FITNESS CENTERS



39+

HOTELS

AMENITY MAP GUIDE

1 TWIN CITIES PREMIUM OUTLETS

Auntie Annes Pretzels
Chicken Now
China Max
Green Leafs Beyond Great
Salads
Starbucks Coffee
Villa Fresh Italian Kitchen
Adidas
American Eagle/Aerie
Ann Taylor
Banana Republic
Brooks Brothers
Calvin Klein
Chicos
Eddie Bauer
Express
Francescas Collections
Gap

Guess
J. Crew
Levis
Lucky Brand
Michael Kors
Motherhood Maternity
New York & Company
Nike
Oakley Vault
Old Navy
Pacsun
Pendleton
Polo Ralph Lauren
Saks Fifth Avenue Off 5th
Tommy Hilfiger
Under Armour
Van Heusen/Izod Golf
White House Black Market
Wilsons Leather
And more...

2 CENTRAL PARK COMMONS

Sierra Trading Post
Five Below
Marshalls
Hobby Lobby
Cafe Zupas
Hawaii Poke Bowl
Naf Naf Grill
Piada Italian Street Food
Punch Pizza
R Taco

3 EAGAN PROMENADE

Pier One Imports
Barnes and Noble
Old Navy
Lunds & Byerly's
Bed Bath & Beyond
Michael's
TJ Maxx
Hallmark
Home Depot

4 TOWN CENTRE SHOPS

Cloud Nine Salon & Spa
Kohl's
Erik's Bike Shop
Big Lots
Sally Beauty Supply
Walmart

5 MALL OF AMERICA & IKEA

Abundance of retail and restaurants