

WATERS

BUSINESS CENTER

WATERS III
2945 LONE OAK DRIVE
EAGAN, MN



13,513 & 15,144 SF

AVAILABLE FOR LEASE



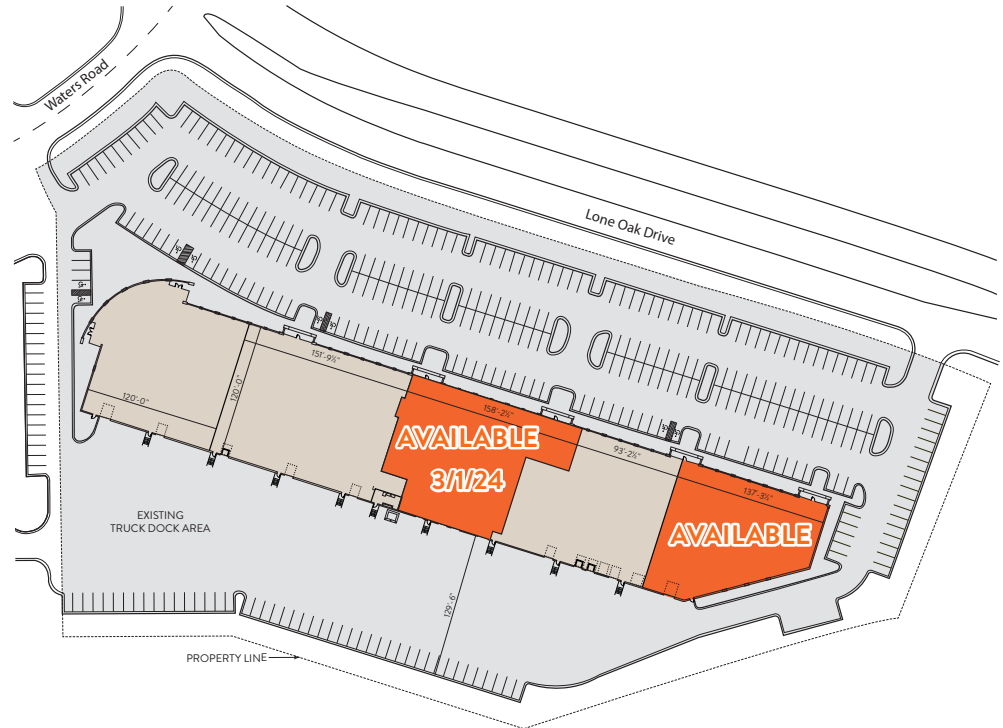
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Waters Business Center III

A 77,243 SF office-showroom building located in an six-building business park in Eagan, MN. Featuring close proximity to I-494, I-35E, Highway 149, and Hwy 55, as well as Minneapolis–St. Paul International Airport.



PROPERTY INFORMATION

									
Clear Height 14'-15'	Available Suite 190: Now Suite 160: 3/1/24	Building Size 77,243 SF	Parking 4.91/1,000 SF	Year Built 2000	Power 3-Phase	Loading Suite 190: 1 drive-in door Suite 160: 3 dock doors 1 drive-in door	Available Space Suite 190: 13,513 SF Total Endcap Suite 160: 15,144 SF Total	Asking Rate Negotiable	2023 Tax & CAM \$4.19 / SF

Floor Plan



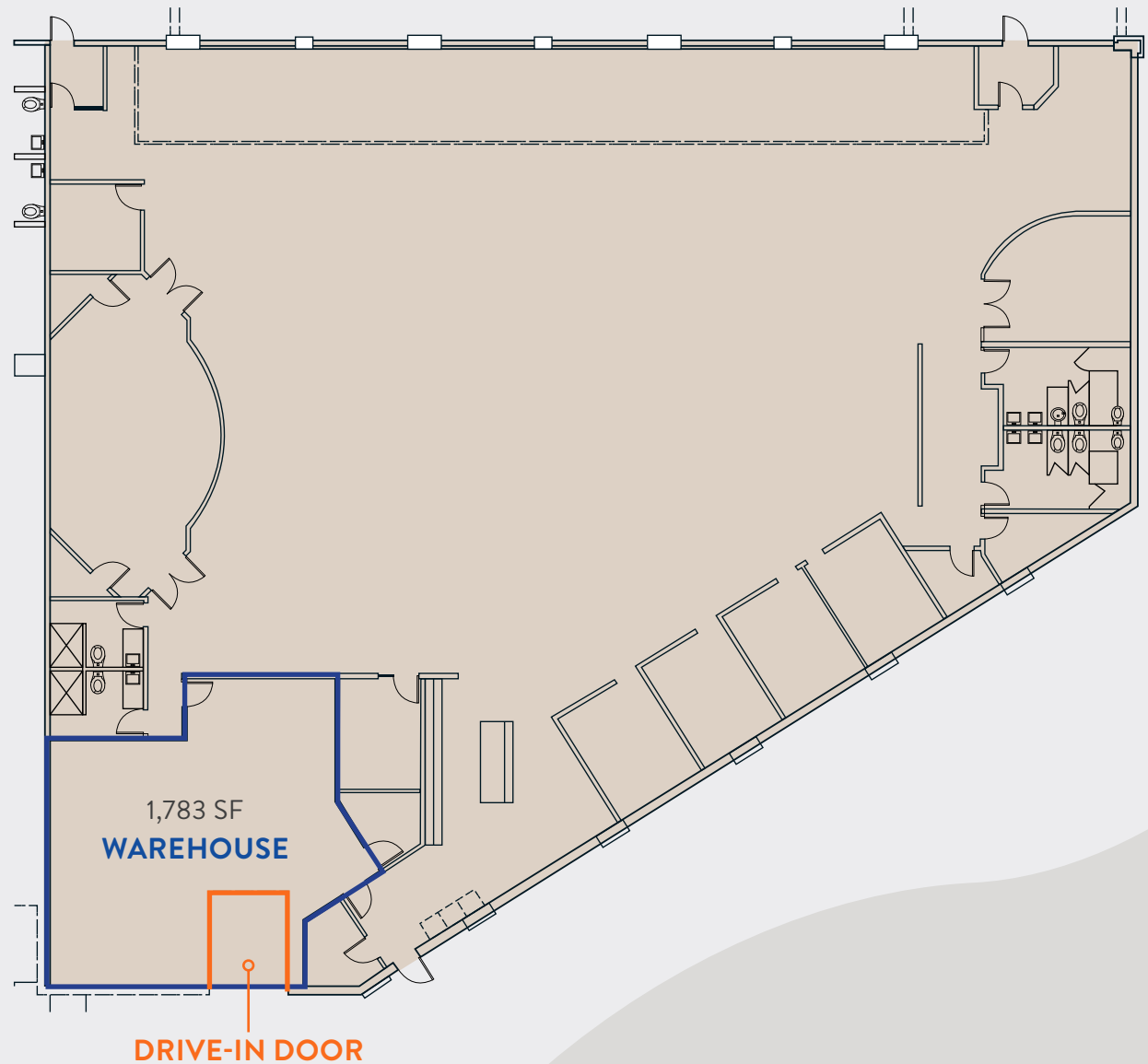
11,730 SF
OFFICE



1,783 SF
WAREHOUSE



13,513 SF
TOTAL



Floor Plan

SUITE 160



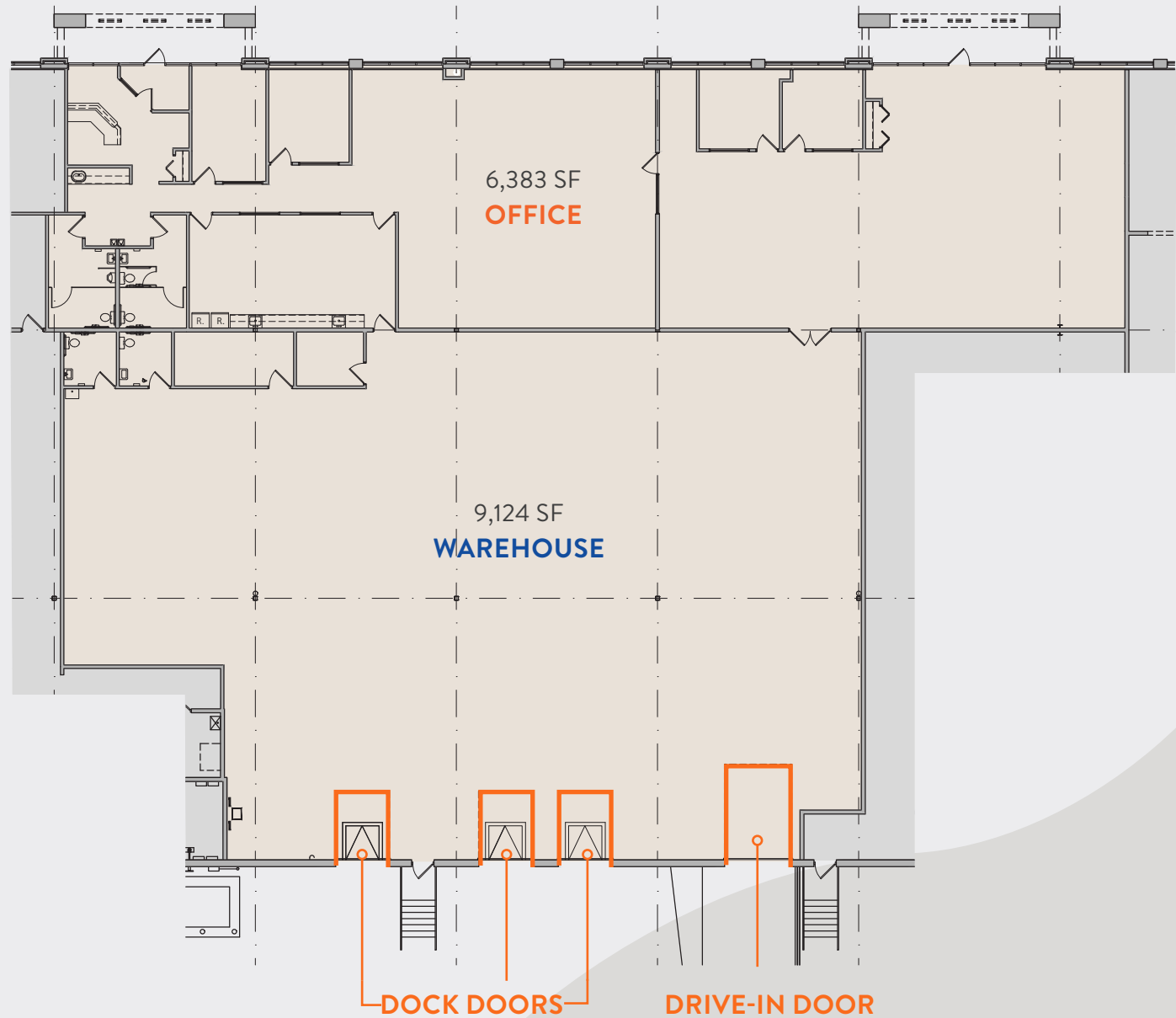
6,383 SF
OFFICE



9,124 SF
WAREHOUSE



15,144 SF
TOTAL



Premier Business Park



Waters Business Center features extensive access to green space with future planned walking paths throughout the business park.

The Neighborhood



Minneapolis-Saint Paul
International Airport

INTERSTATE
494

Pilot Knob Road

Holiday Inn

INTERSTATE
35E

Costco
Caribou

Dodd Road

OMNI HOTELS
& RESORTS

WATERS
BUSINESS CENTER

INTERSTATE
494

Lone Oak Road

ZUPAS
HyVee PIADA
ITALIAN STREET FOOD

Central Park
Commons

Sonesta

SIERRA

INTERSTATE
35E

Lexington Avenue South

LUNDABYERLYS
STAY AMERICA
HOULIHAN'S

Yankee Doodle Road

BW | Best Western.
Hotels & Resorts

Eagan Town
Centre

KFC
DINER
Kyo's
Kohl's
Calver's

Prime Location

DEMOGRAPHICS

Within a 10 mile range



TOTAL POPULATION

905,709



TOTAL LABOR FORCE

473,153



AVERAGE
HOUSEHOLD INCOME

\$81,749



MEDIAN AGE

36.8



HIGH SCHOOL GRADUATE/
GED CERTIFICATE

92.7%



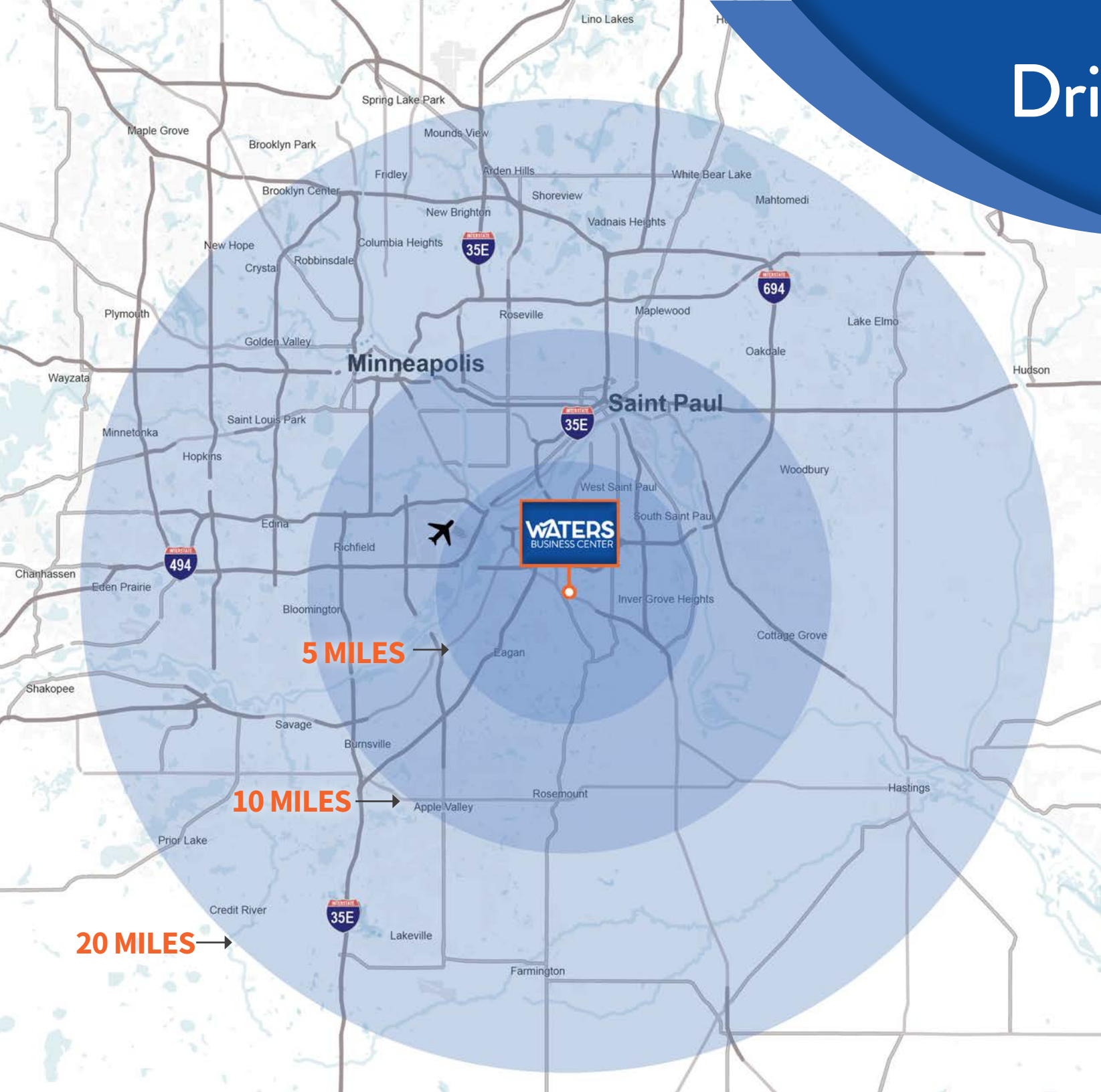
BACHELOR'S DEGREE

47.1%

Strategically located within 2 miles of the I-494/I-35 interchange, Waters Business Center provides access to the metro's south and east arteries.



Drive Times



4

MINUTES
to I-494/I-35E

15

MINUTES
to Downtown St. Paul, MN

10

MINUTES
to Minneapolis-St. Paul
International Airport

20

MINUTES
to Downtown Minneapolis, MN

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Leasing Contacts

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Locally Owned by

HYDE
DEVELOPMENT


Mortenson



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