

WATERS

BUSINESS CENTER

WATERS VI
2975 LONE OAK DRIVE
EAGAN, MN



9,055 SF

AVAILABLE FOR LEASE



Eric Batiza, SIOR

+1 612 217 5123
eric.batiza@jll.com

Dan Larew, CCIM

+1 612 217 6726
dan.larew@jll.com

Connor Ott

+1 612 217 6741
connor.ott@jll.com

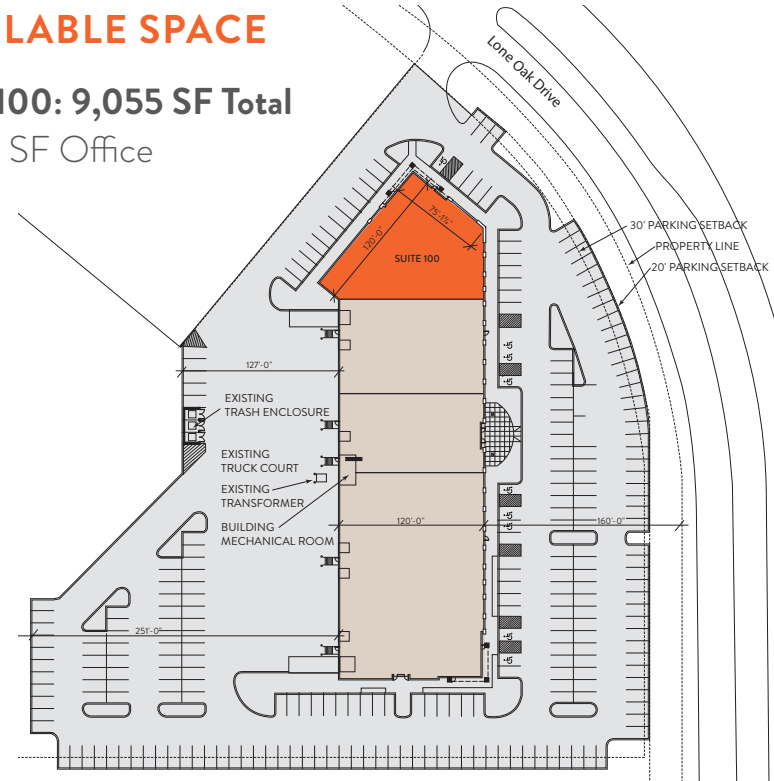
Waters Business Center VI

A 45,472 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.



AVAILABLE SPACE

Suite 100: 9,055 SF Total
9,055 SF Office



PROPERTY INFORMATION



Clear Height
18'



Available
Now



Building Size
45,472 SF



Parking
5.7/1,000 SF



Year Built
2006



Power
**250 amp,
480/277 volt,
3-phase**



Loading
Suite 100: None*
*Ability to add drive-in door



Asking Rate
Negotiable



2023 Tax & CAM
\$4.85 / SF

Floor Plan

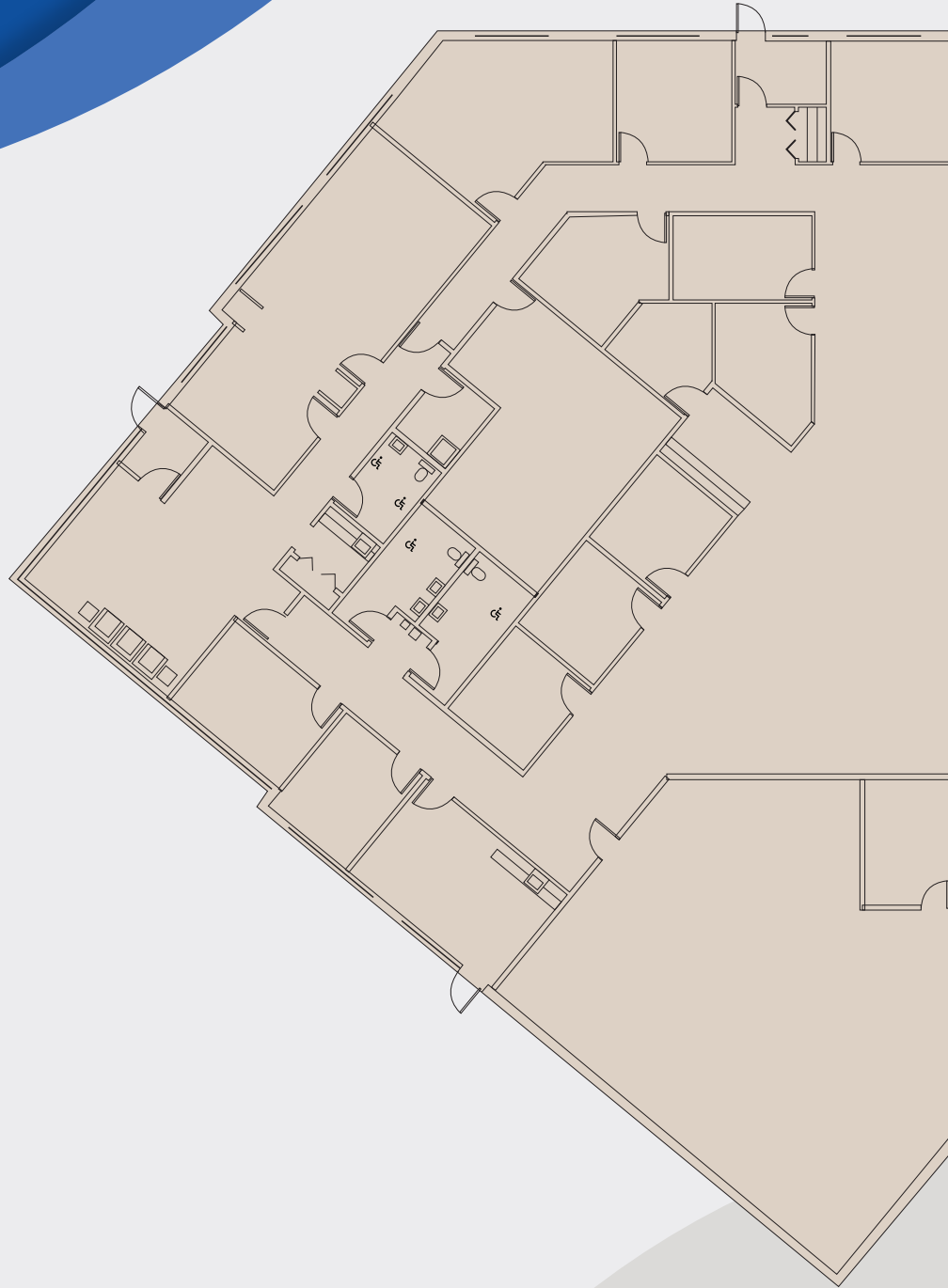
SUITE 100



9,055 SF
OFFICE



9,055 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



Dodd Road



OMNI HOTELS
& RESORTS

INTERSTATE
494

Lone Oak Road



Central Park
Commons

INTERSTATE
35E

Lexington Avenue South



Yankee Doodle Road

BW | Best Western.
Hotels & Resorts
Wherever Life Takes You, Best Western is There.

Eagan Town
Centre



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%



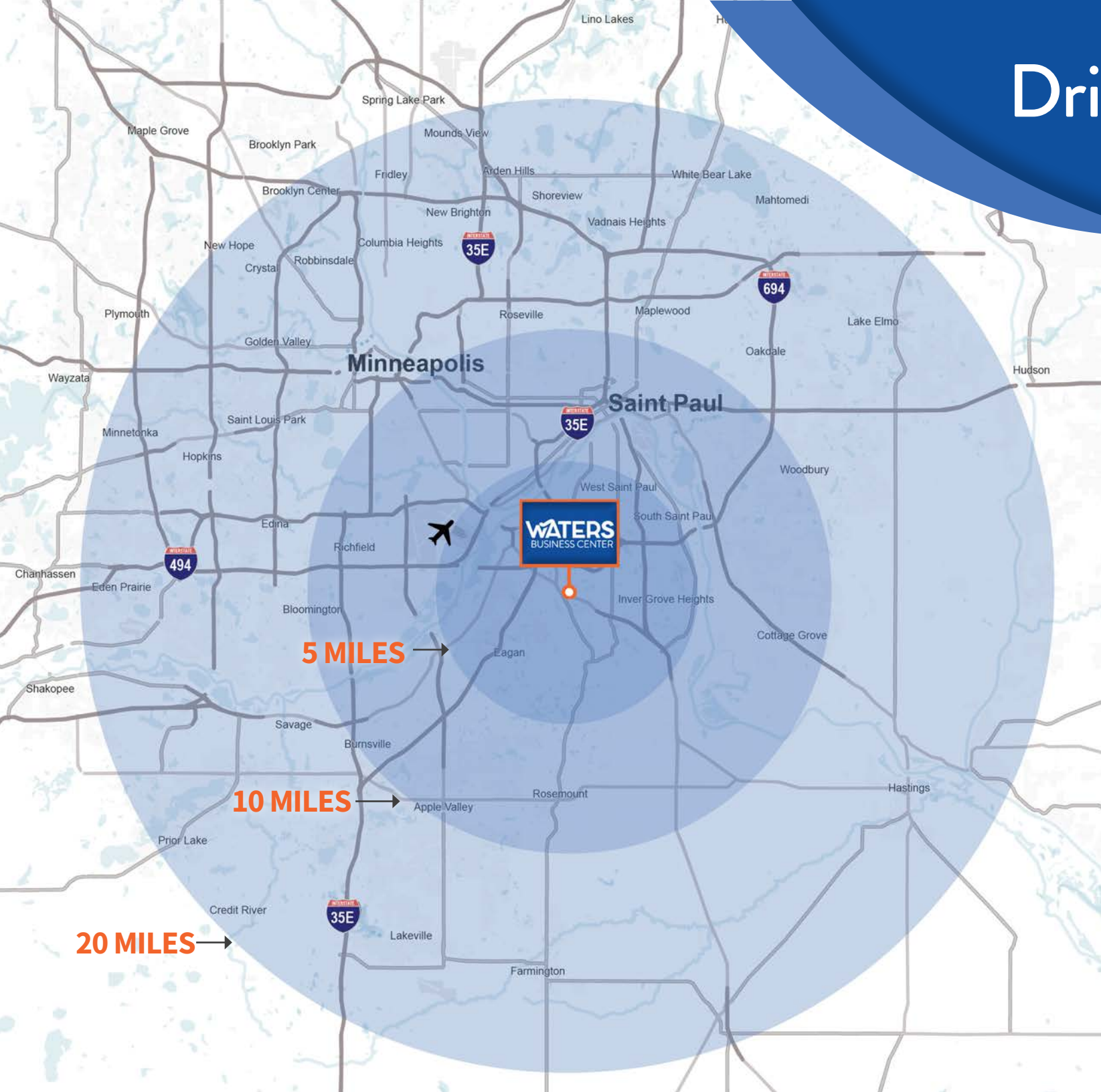
BACHELOR'S DEGREE

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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Managing Director
+1 612 217 5123
eric.batiza@jll.com

Dan Larew, CCIM

Executive Vice President
+1 612 217 6726
dan.larew@jll.com

Connor Ott

Vice President
+1 612 217 6741
connor.ott@jll.com

Locally Owned by

HYDE
DEVELOPMENT


Mortenson



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