

WATERS

BUSINESS CENTER

WATERS VII
2965 LONE OAK DRIVE
EAGAN, MN



25,177 SF
AVAILABLE FOR LEASE



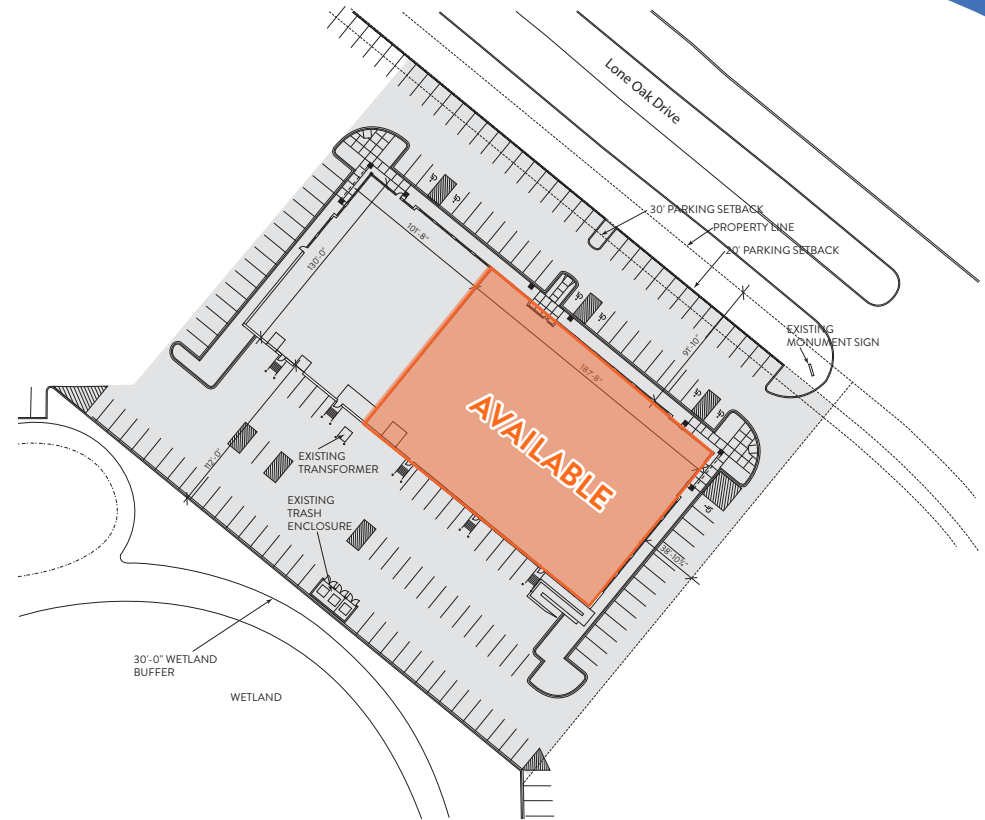
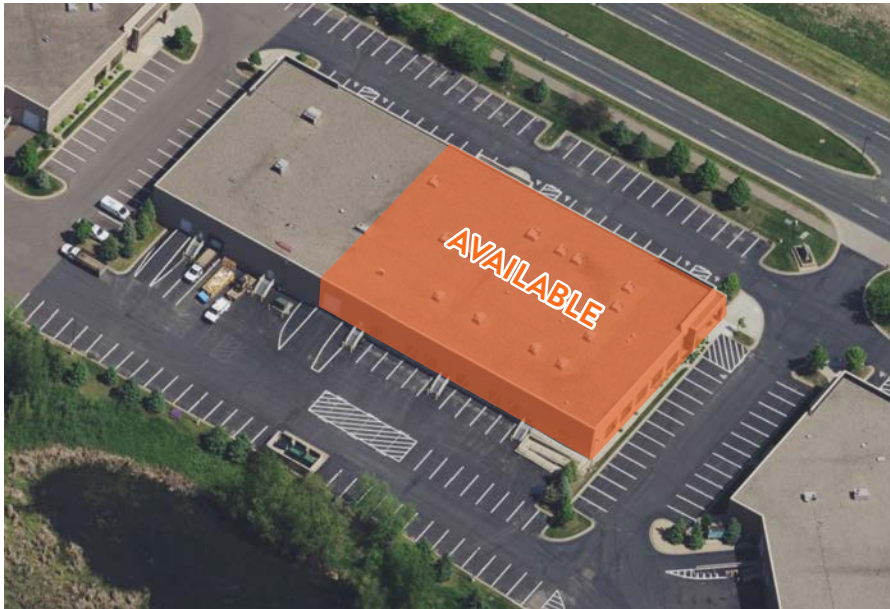
Eric Batiza, SIOR
+1 612 217 5123
eric.batiza@jll.com

Dan Larew, CCIM SIOR
+1 612 217 6726
dan.larew@jll.com

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

Waters Business Center VII

A 41,344 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 20'	Available Now	Building Size 41,344 SF	Parking 144 stalls	Year Built 2007	Power 3-phase	Loading 1 drive-in door Ability to add loading docks as needed	Available Space 25,177 SF Total 22,207 SF Office 2,970 SF Warehouse	Asking Rate Negotiable	2023 Tax & CAM \$5.09 / SF

Floor Plan



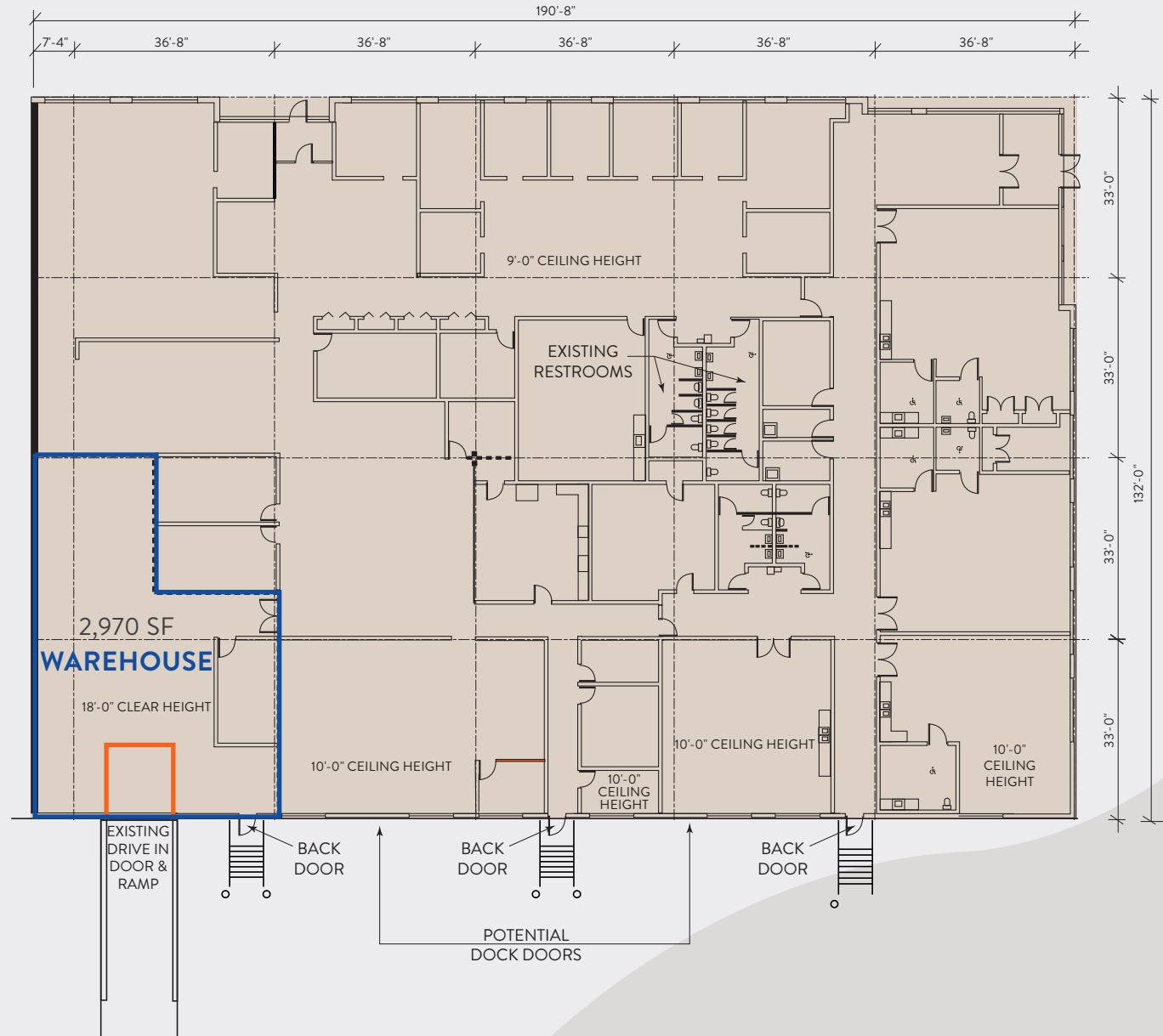
22,207 SF
OFFICE



2,970 SF
WAREHOUSE



25,177 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

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%



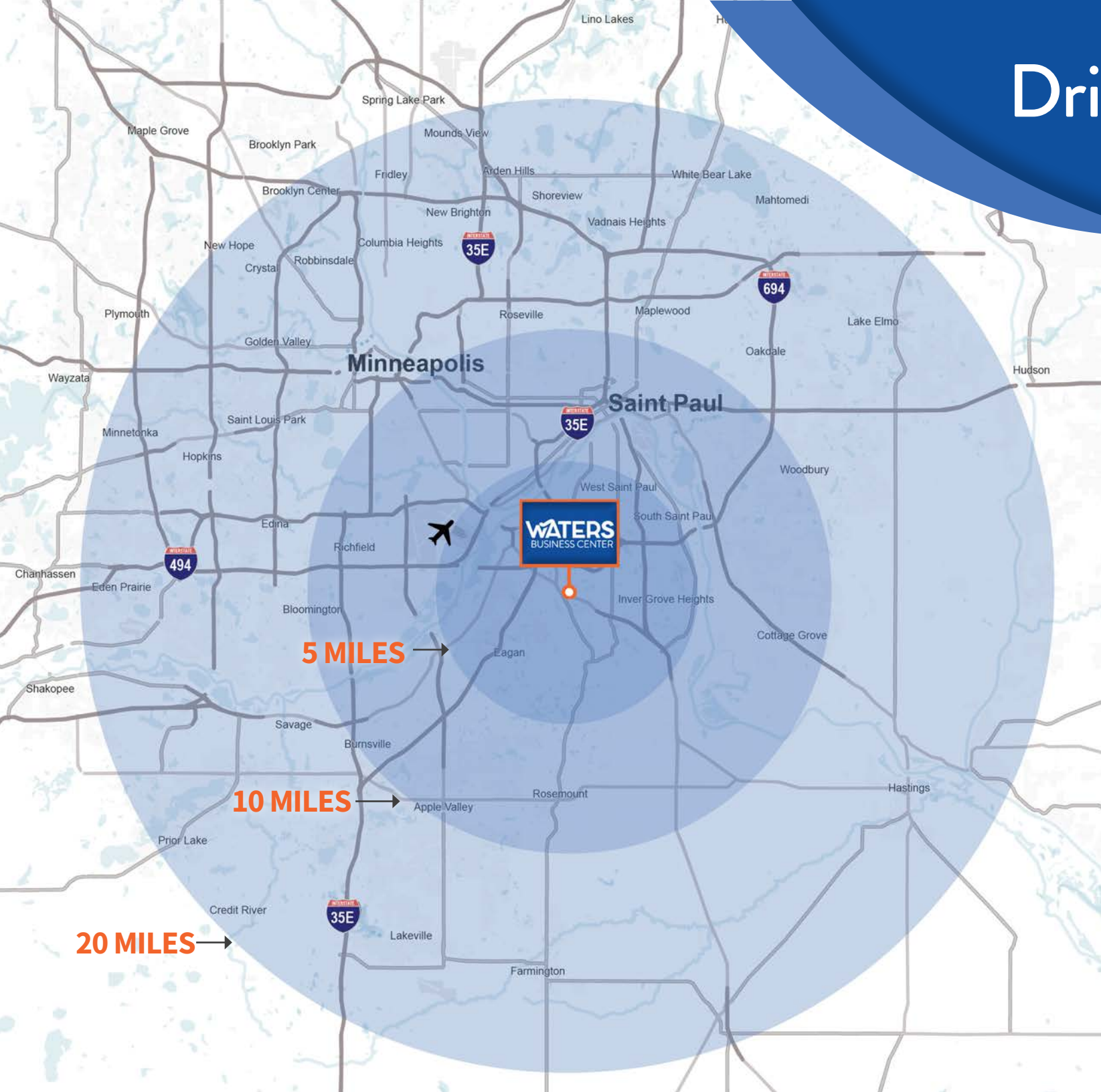
BACHELOR'S DEGREE

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

Eric Batiza, SIOR

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

Dan Larew, CCIM SIOR

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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