



# 1313

## Lone Oak Road

Eagan, MN 55121

***25,000 - 113,184 SF Office/Warehouse  
Available for Sublease***

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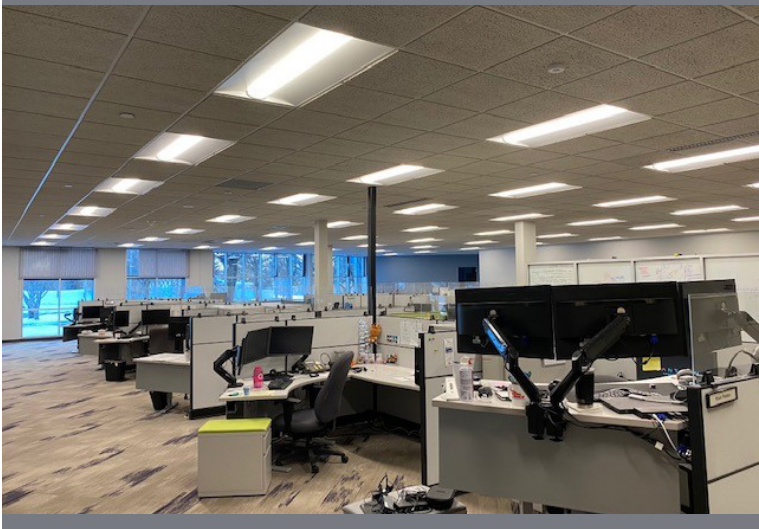
# Property highlights

113,184 SF sublease offering, featuring great access to nearby amenities, minutes from MSP-International Airport, I-35E, I-494, and Highway 55.

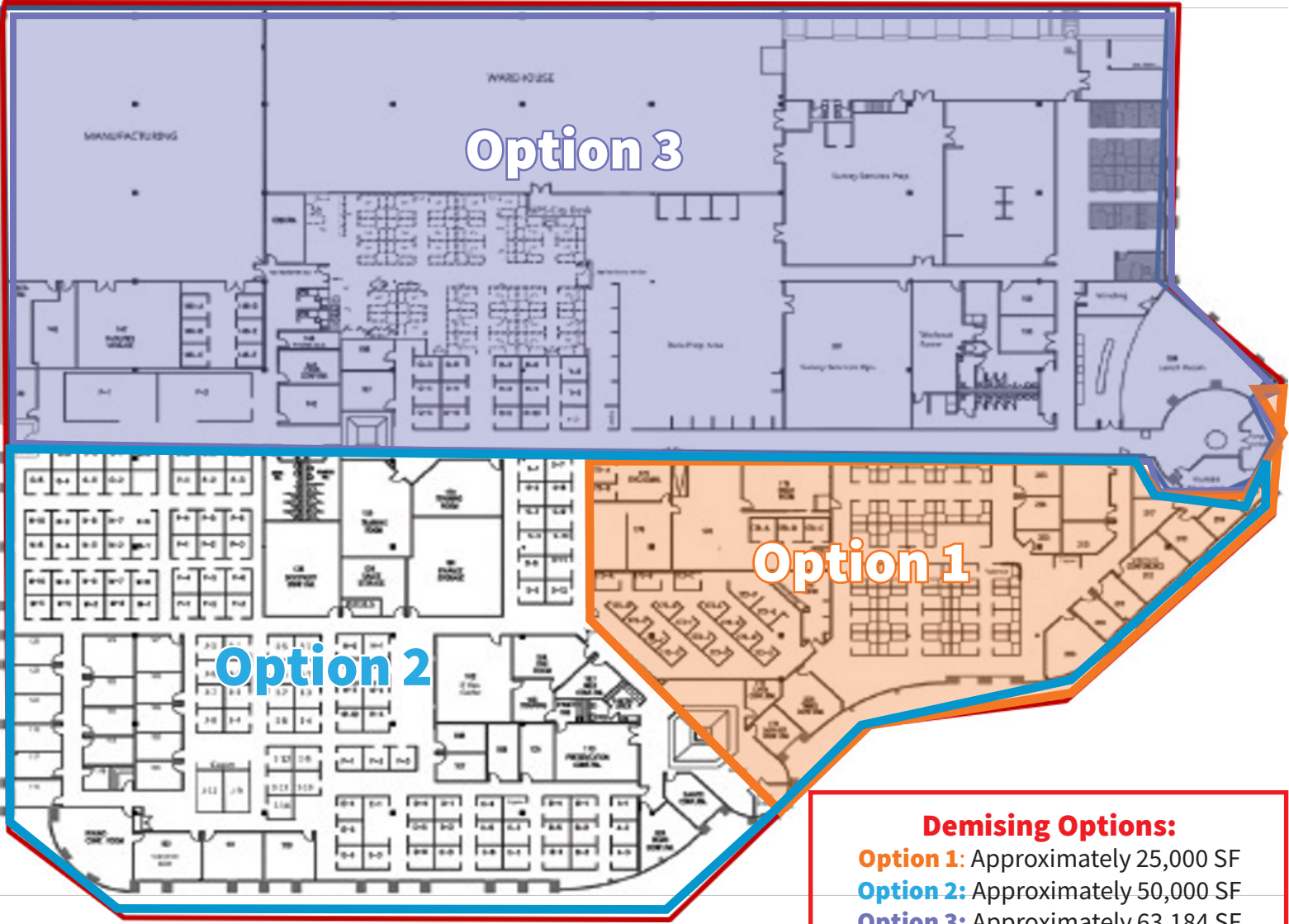
- 70% office, 30% industrial finish
- Entire building available for sublease
- Asking Rate: \$10.50 / SF GROSS
- Built in 1989, and renovated in 2019
- Long- or short-term sublease available through 2037

# Property specifications

Available SF	<b>113,184 SF Total*</b> 11,000 SF Assembly 20,000 SF Warehouse 82,184 SF Office *Demisable to 25,000 SF
Clear Height	24'
Dock Doors	Four (4)
Trash Compactor	One (1)
Asking Rate	\$10.50 / SF Gross
Term Through	2037
Parking	322 stalls
Stories	One (1)



# Floor plan



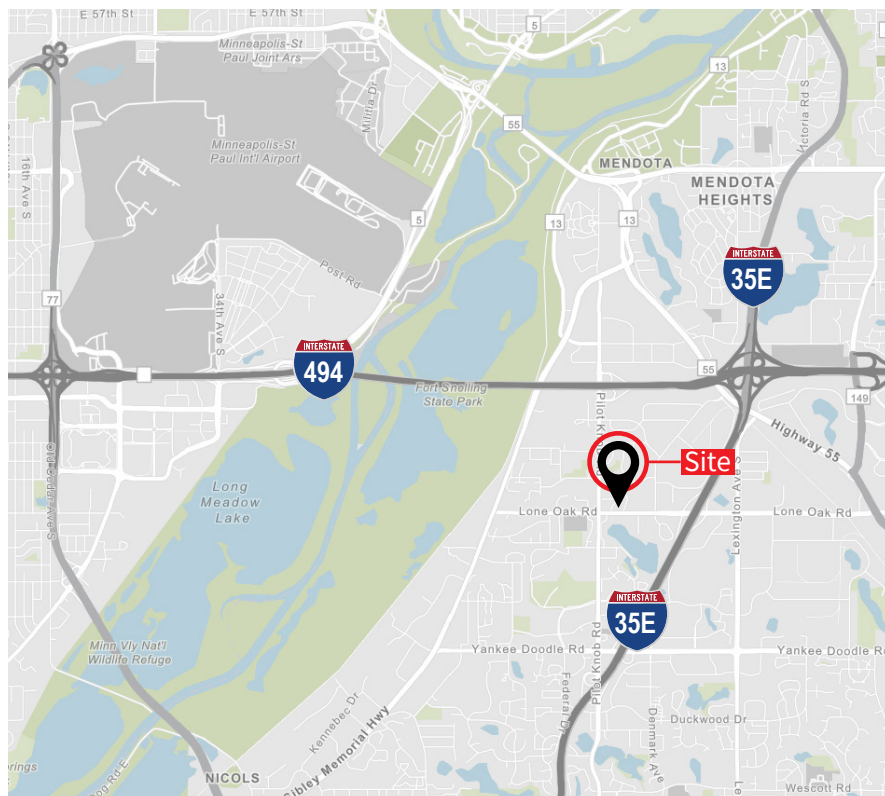




## Contact

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