

WATERS

BUSINESS CENTER

WATERS IV
2935 WATERS ROAD
EAGAN, MN



10,767 SF
AVAILABLE FOR LEASE



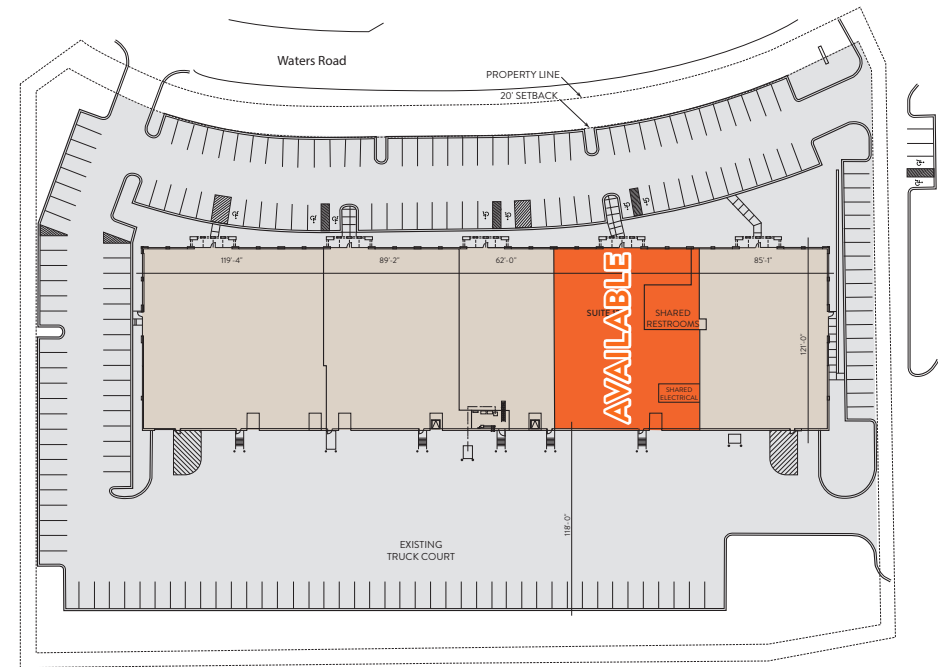
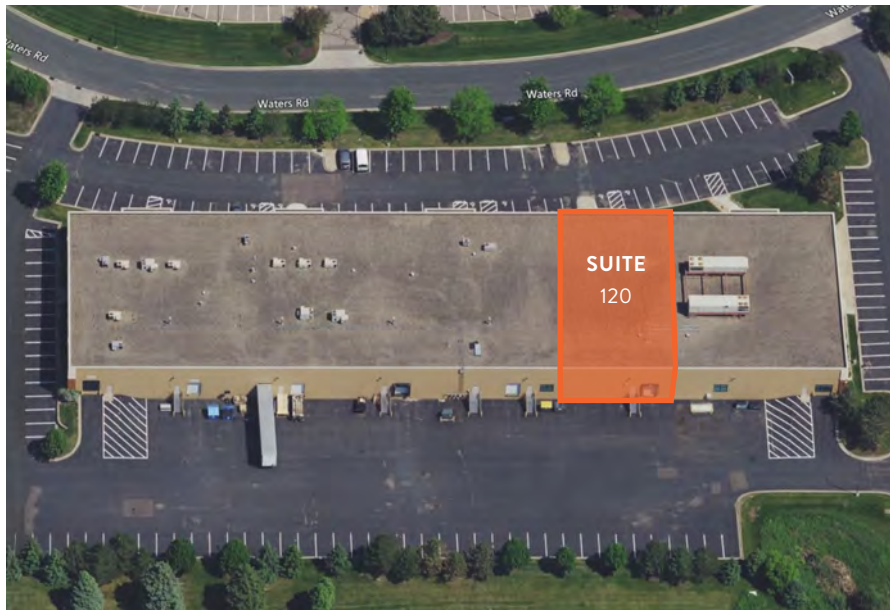
Eric Batiza, SIOR
+1 612 217 5123
eric.batiza@jll.com

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 IV

A 54,000 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 18'	Available Now	Building Size 54,000 SF	Parking 162 stalls	Year Built 2000	Power 3-Phase	Loading Suite 120: 1 Dock door*	Asking Rate Negotiable	2024 Tax & CAM \$5.25 / SF

*Ability to add loading docks as needed



Floor Plan

SUITE 120



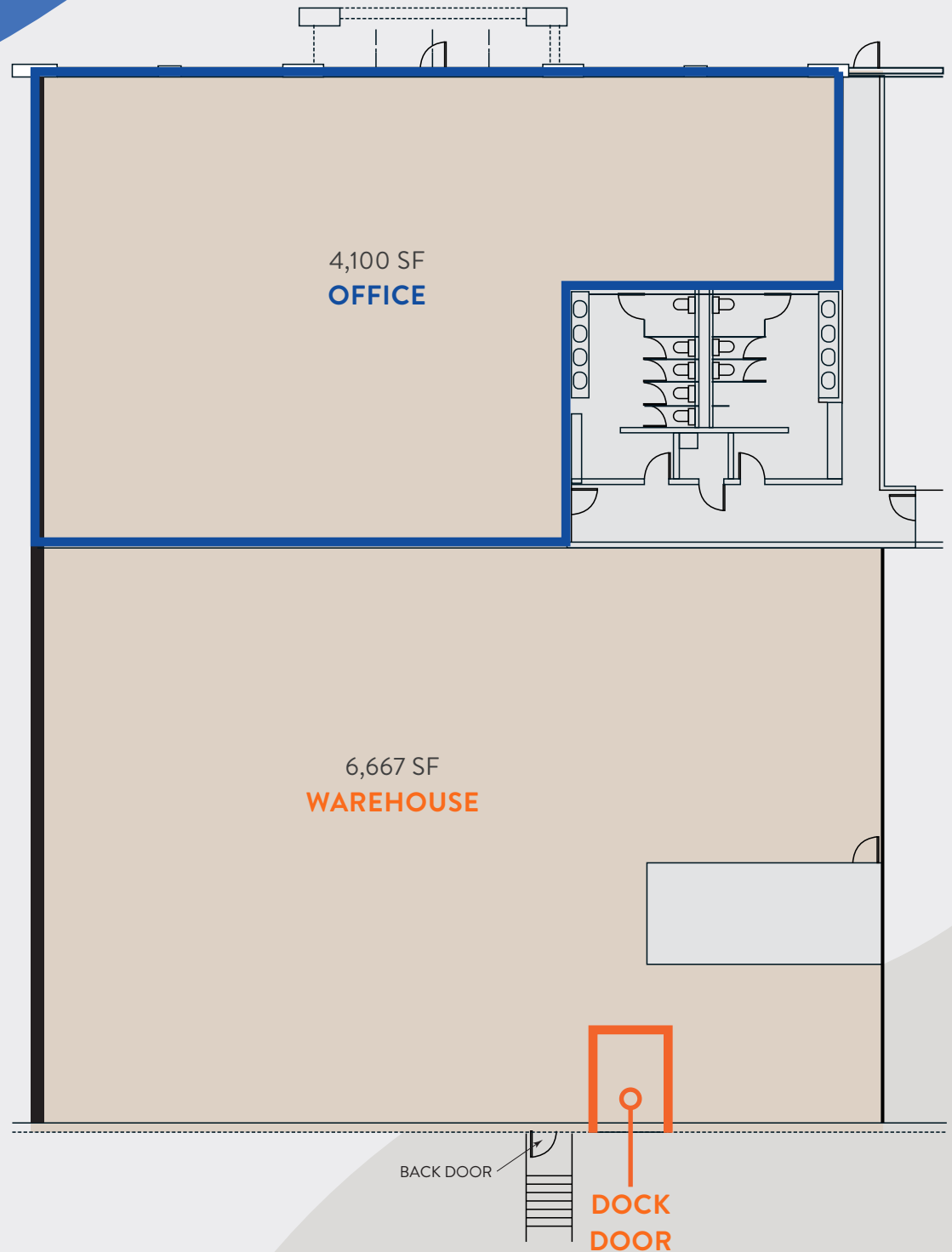
4,100 SF
OFFICE



6,667 SF
WAREHOUSE



10,767 SF
TOTAL



Premier Business Park



WATERS
I

WATERS ROAD

WATERS
III

LONE OAK DRIVE

WATERS
IV

WATERS
V

WATERS
VI

WATERS
VII

LONE OAK ROAD

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

VIKING
LAKES
OMNI HOTELS
& RESORTS

INTERSTATE
494



Lone Oak Road



Central Park
Commons

INTERSTATE
35E

Sonesta

SIERRA

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%



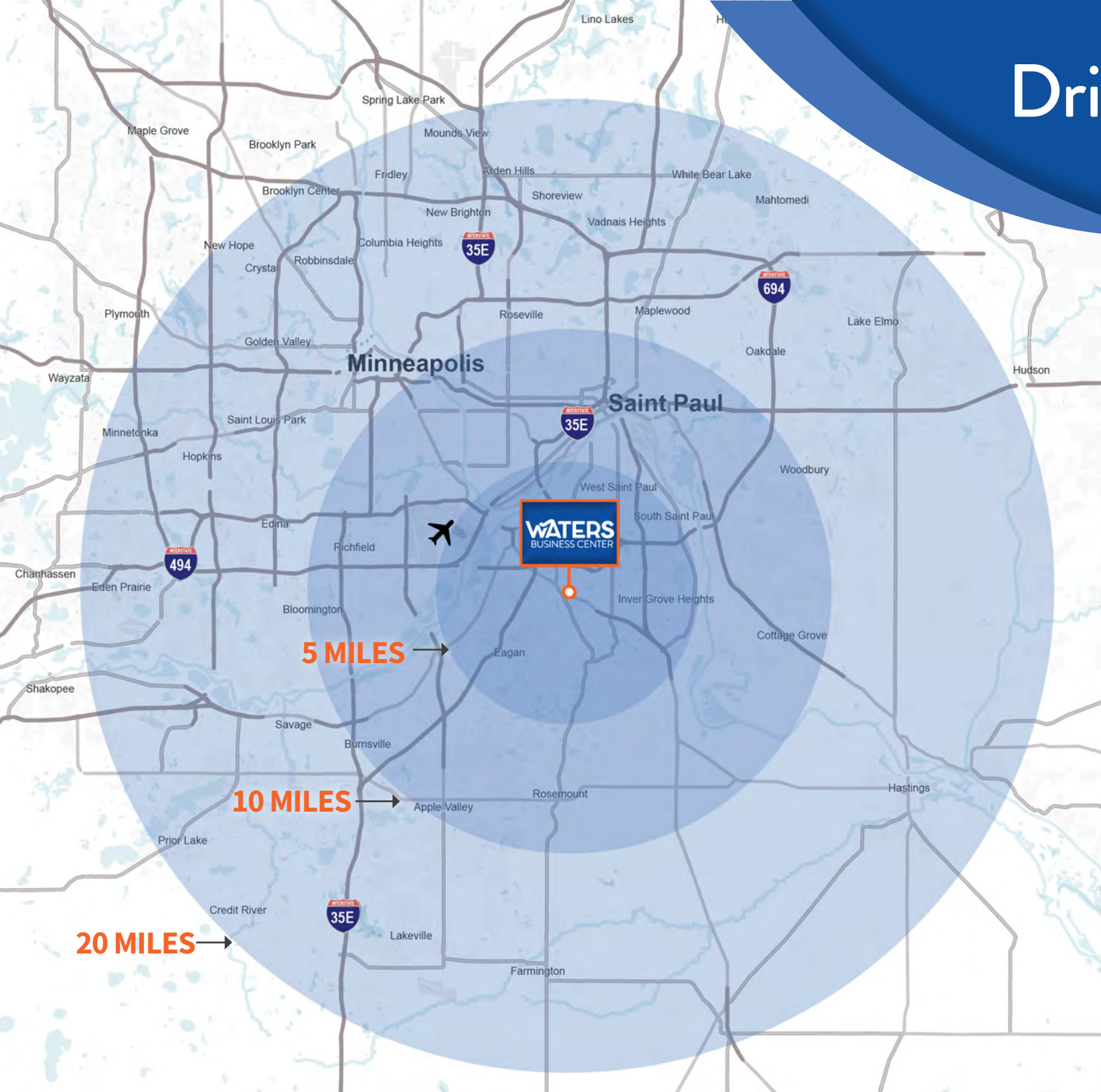
BACHELOR'S DEGREE

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

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Managing Director
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Managing Director
+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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