

WATERS

BUSINESS CENTER

WATERS I
2930 WATERS ROAD
EAGAN, MN



8,833 to 21,974 SF

AVAILABLE FOR LEASE



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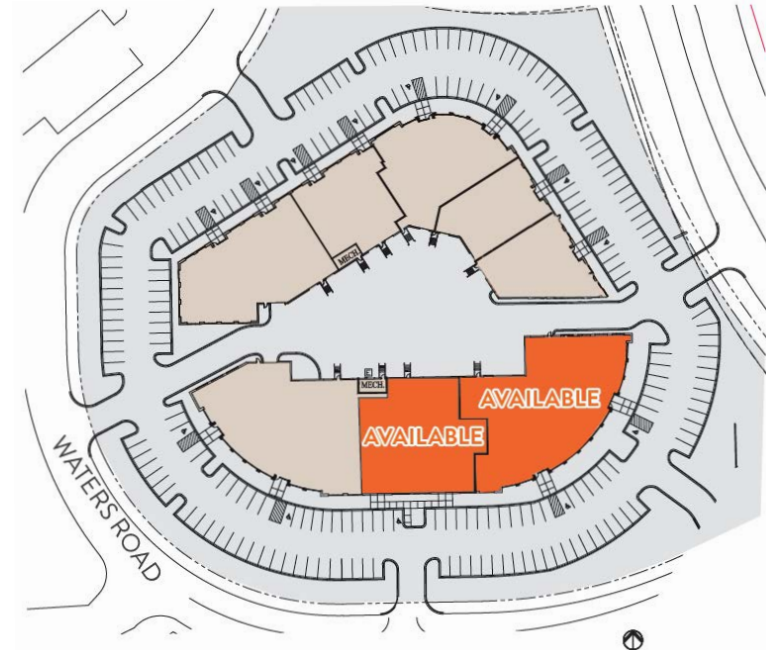
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Waters Business Center I

A 66,145 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 16'	Available Suite 200: Available Now Suite 230: April 1, 2024	Building Size 66,154 SF	Parking 3.01/1,000 SF	Year Built 1999	Power 3-Phase	Loading Dock doors available in each vacancy	Available Space Suite 230: 12,961 SF Total Suite 200: 8,833 SF Total Suite 200 - 230: 21,794 SF Total	Asking Rate Negotiable	2024 Tax & CAM \$5.20 / SF



Floor Plan

SUITE 200



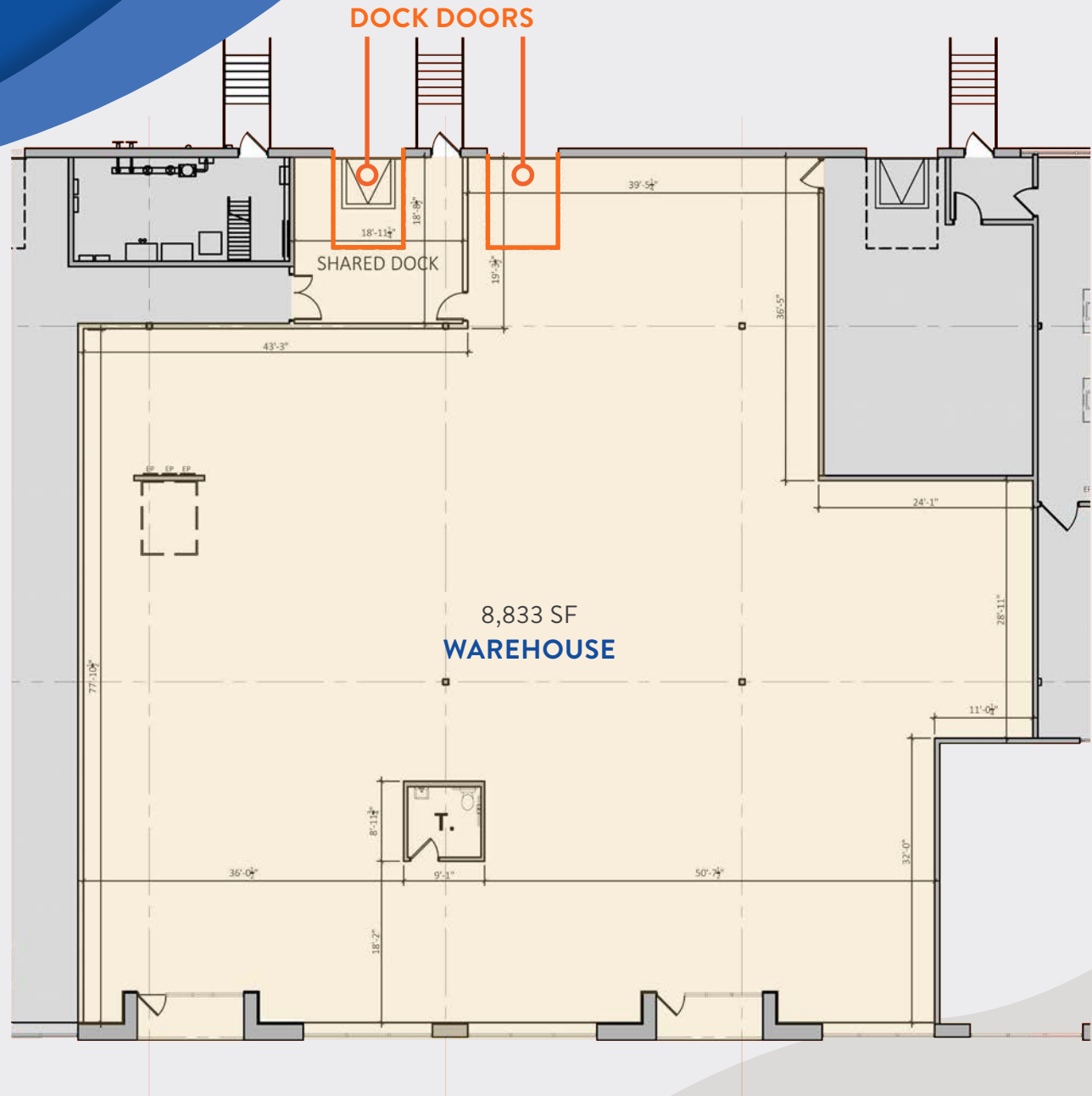
BTS
OFFICE



8,833 SF
WAREHOUSE



8,833 SF
TOTAL



AVAILABLE NOW

Floor Plan

SUITE 230



9,773 SF
OFFICE



3,188 SF
WAREHOUSE



12,961 SF
TOTAL



**AVAILABLE
APRIL 1, 2024**

Floor Plan

SUITE 200-230

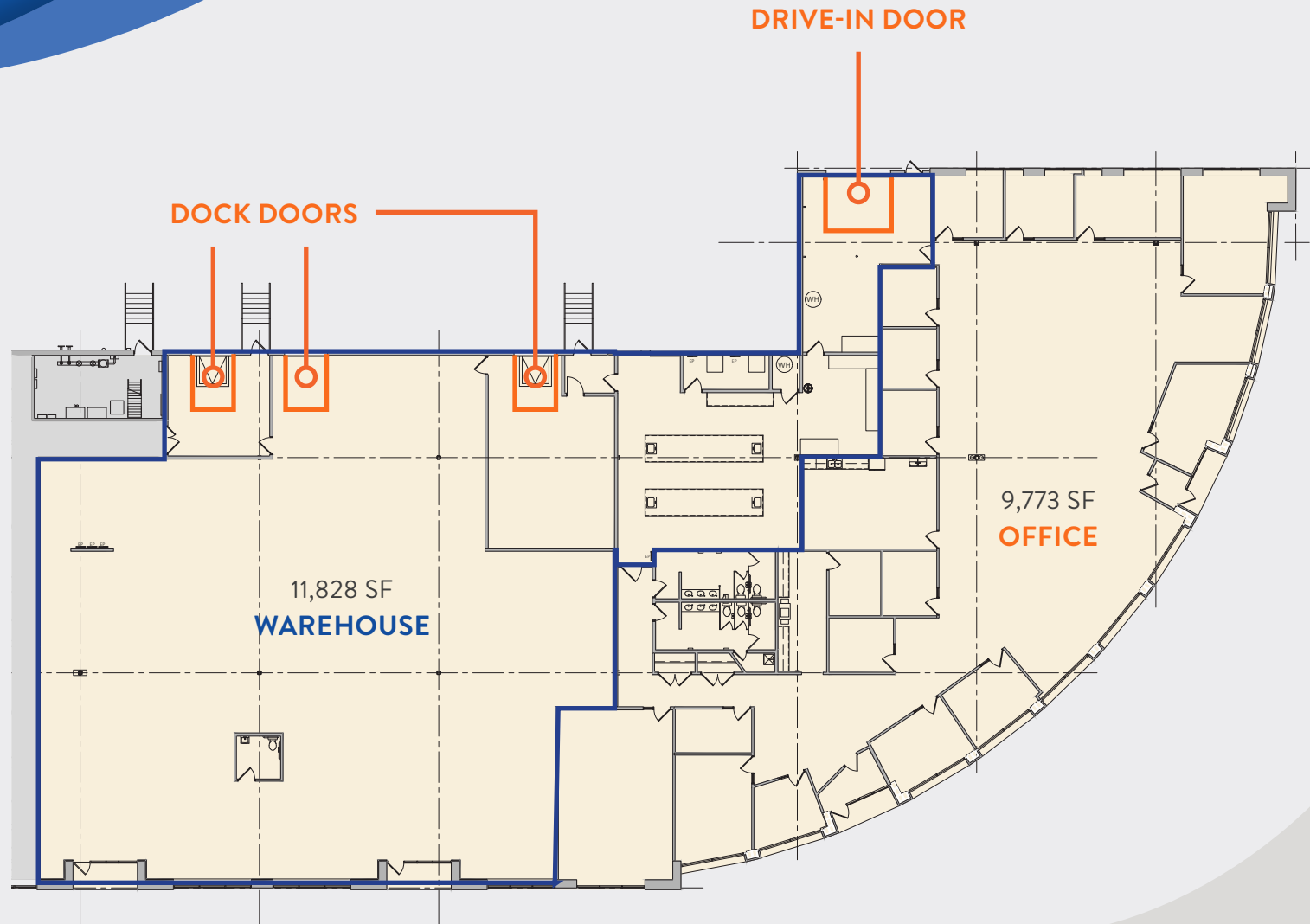


9,773 SF
OFFICE



11,828 SF
WAREHOUSE

21,974 SF
TOTAL



AVAILABLE
APRIL 1, 2024

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

VIKING
LAKES
OMNI HOTELS
& RESORTS

INTERSTATE
494



Lone Oak Road



Central Park
Commons


Sonesta

INTERSTATE
35E

SIERRA



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%



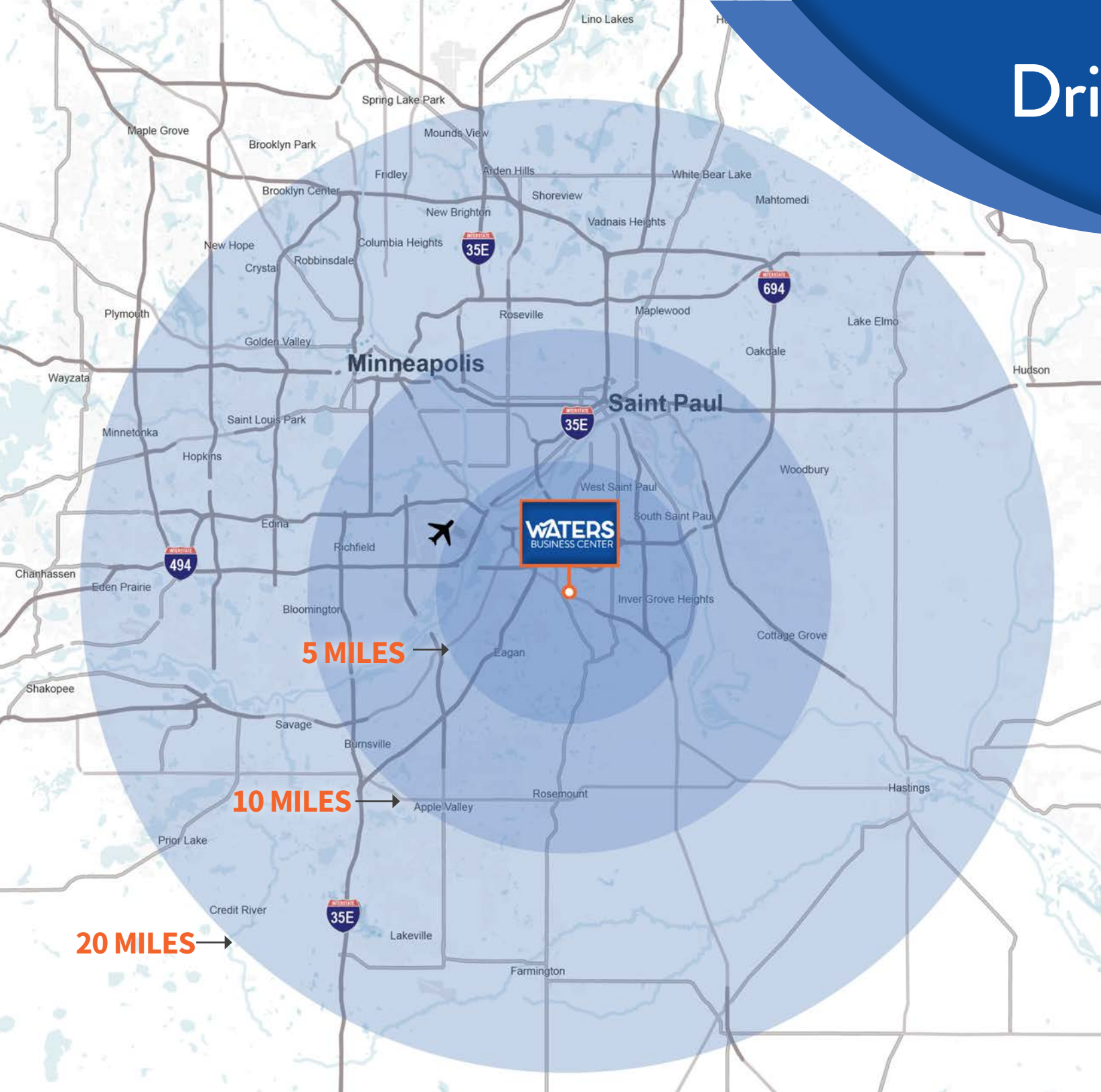
BACHELOR'S DEGREE

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



2910

Mark Elliot
HOMES

WATERS

BUSINESS CENTER

WATERS I
2930 LONE OAK DRIVE
EAGAN, MN

Leasing Contacts

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Locally Owned by

HYDE
DEVELOPMENT


Mortenson



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