

# Eagan Woods Office Center

2600 Eagan Woods Drive | Eagan, MN 55121



**Building Size**  
81,293 sq ft

**Year Built**  
1985

**Space Available**  
2,073 - 15,085 RSF

**Rate**  
\$14 - \$15/RSF

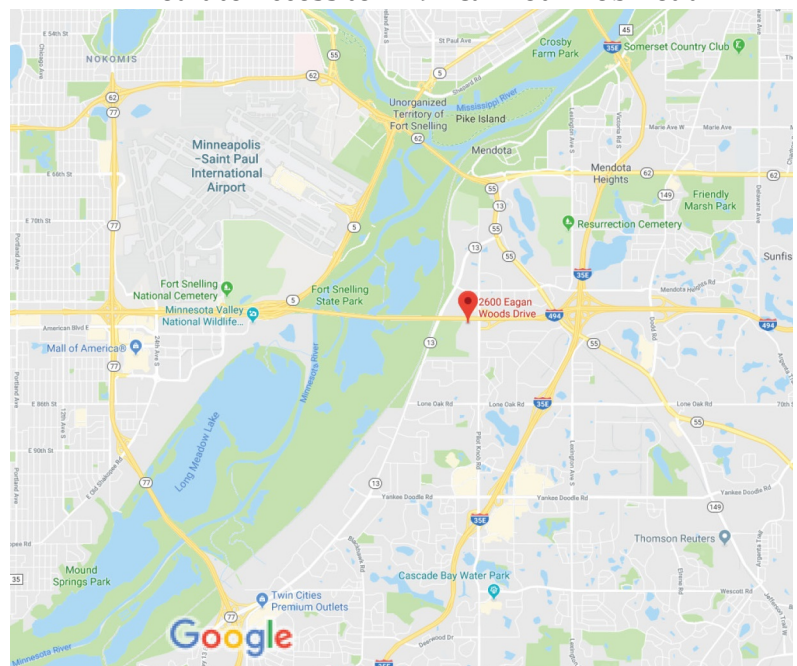
**2020 OPEX & RE Taxes**  
\$10.31/RSF

**Operating Expenses**  
\$6.85/RSF

**RE Taxes**  
\$3.46/RSF



## Immediate Access to I-494 & Pilot Knob Road



- ◆ Newly renovated common areas
- ◆ Building conference room
- ◆ Touch screen building directory
- ◆ Controlled access entry system
- ◆ Lots of natural light
- ◆ Ample surface parking
- ◆ Wooded walking trails
- ◆ Close proximity to restaurants and shopping
- ◆ Near airport and major hotels
- ◆ Minutes from downtown

**Contact Broker: Jeff Houg**

**D: 952-300-9545 | M: 612-889-2242 | [jhoug@shcre.com](mailto:jhoug@shcre.com) | [www.shcre.com](http://www.shcre.com)**

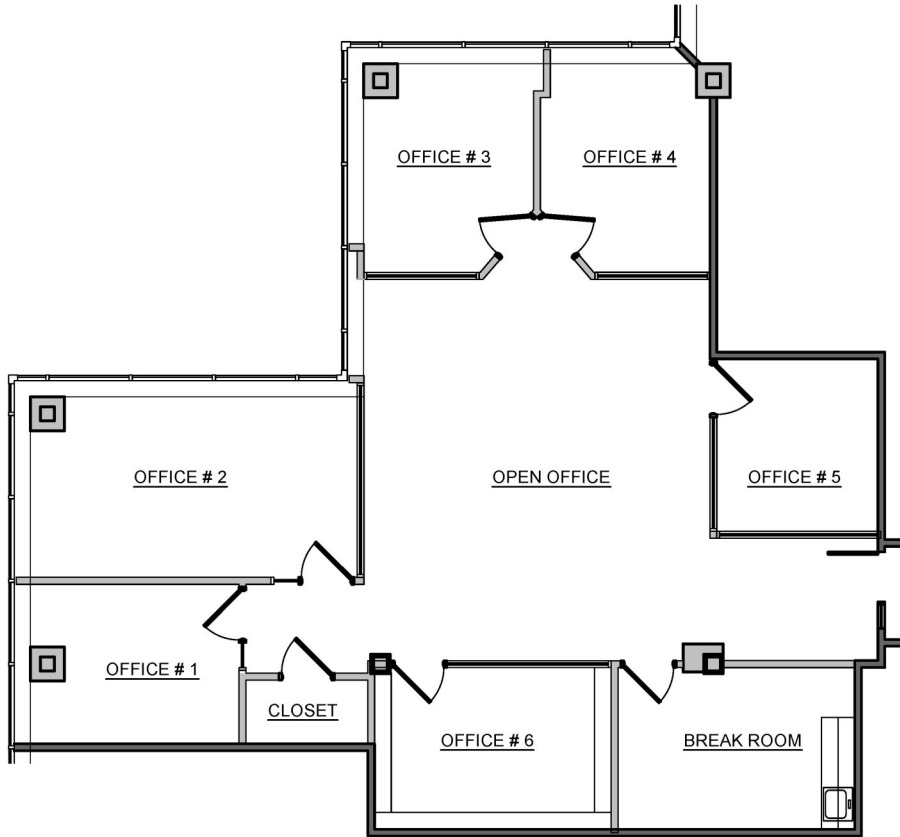
# Eagan Woods Office Center

2600 Eagan Woods Drive | Eagan, MN 55121



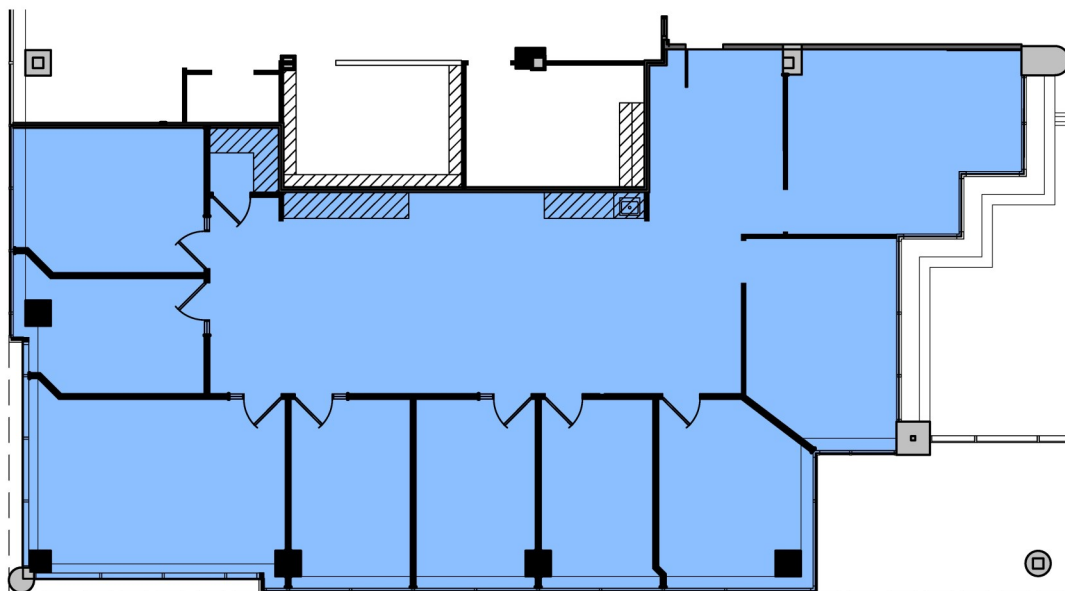
## Suite 260 - 2,073 RSF

\* Suite 260 & 265 are contiguous for a total of 5,171 RSF



## Suite 265 - 3,098 RSF

\* Suite 260 & 265 are contiguous for a total of 5,171 RSF



Contact Broker: Jeff Houg

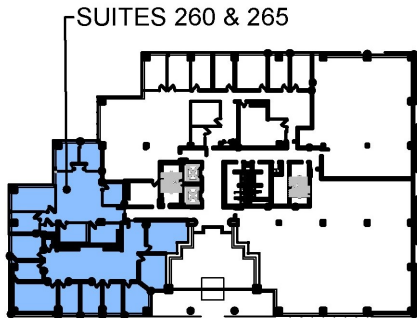
D: 952-300-9545 | M: 612-889-2242 | [jhoug@shcre.com](mailto:jhoug@shcre.com) | [www.shcre.com](http://www.shcre.com)

# Eagan Woods Office Center

2600 Eagan Woods Drive | Eagan, MN 55121

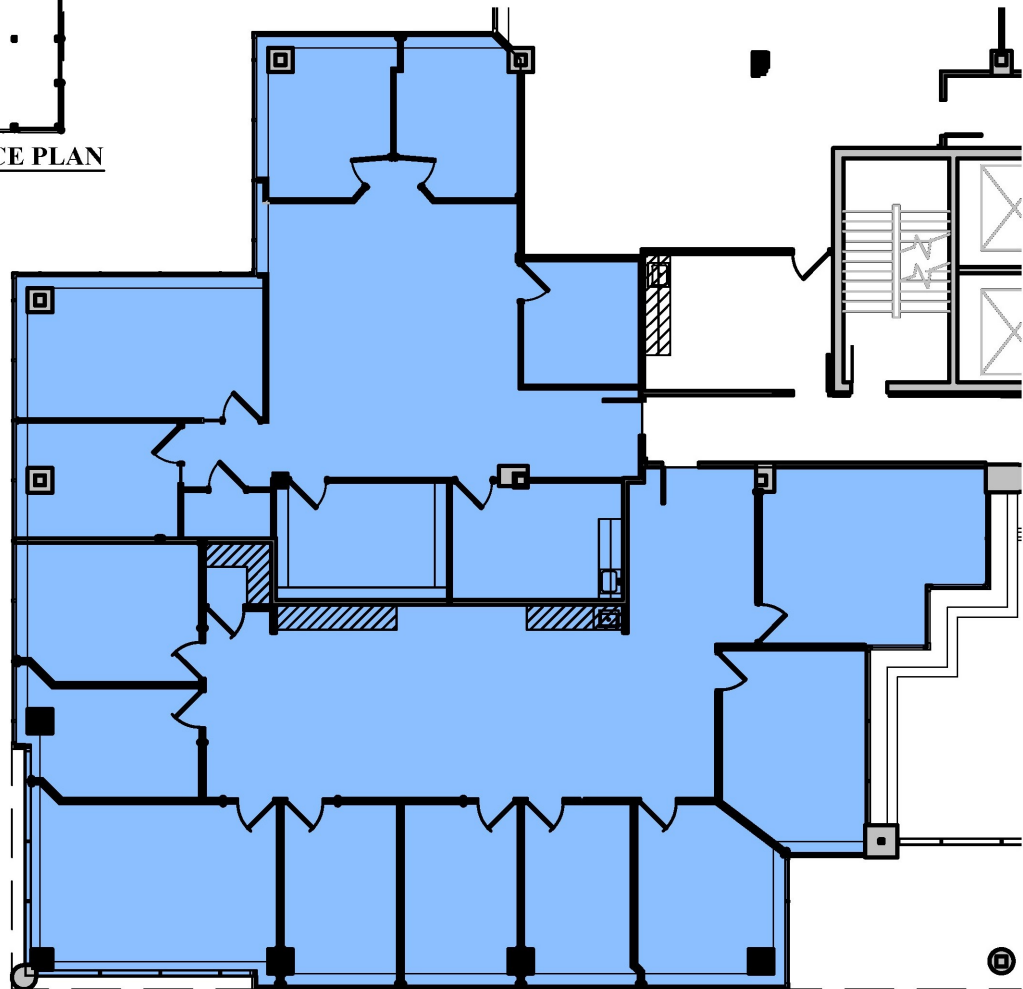


Suite 260 & 265 Combined - 5,171 RSF



**SECOND FLOOR REFERENCE PLAN**

(no scale)



Contact Broker: Jeff Houg

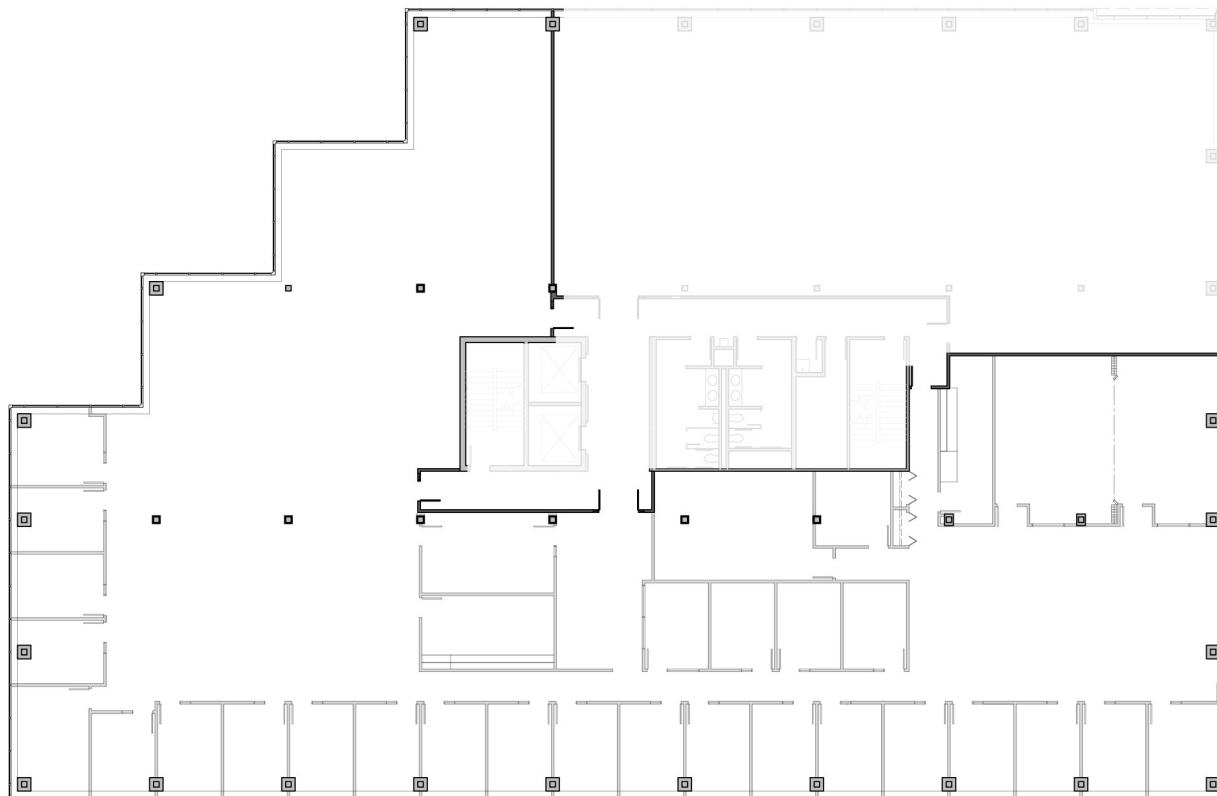
D: 952-300-9545 | M: 612-889-2242 | [jhoug@shcre.com](mailto:jhoug@shcre.com) | [www.shcre.com](http://www.shcre.com)

# Eagan Woods Office Center

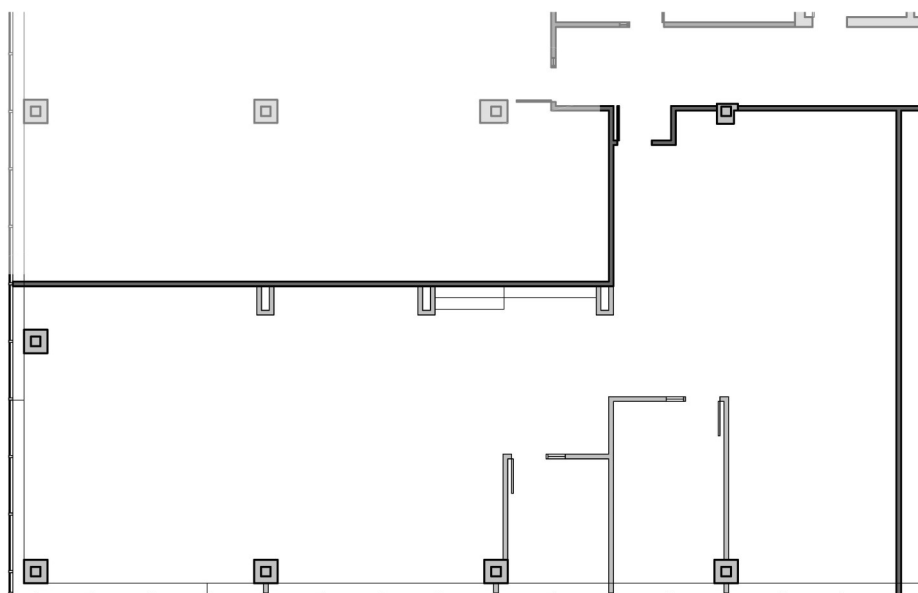
2600 Eagan Woods Drive | Eagan, MN 55121



**Suite 300 - 15,085 RSF - Available 2/1/2021**



**Suite 462 - 2,922 RSF**



**Contact Broker: Jeff Houg**

**D: 952-300-9545 | M: 612-889-2242 | [jhoug@shcre.com](mailto:jhoug@shcre.com) | [www.shcre.com](http://www.shcre.com)**