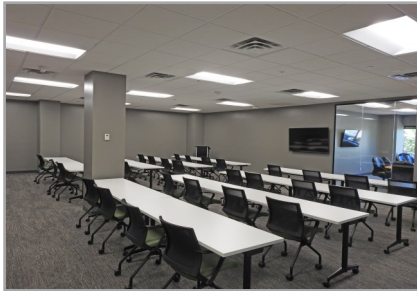


Eagan Woods Office Center

2600 Eagan Woods Drive | Eagan, MN 55121



OFFICE SPACE FOR LEASE

Space Available: 2,922 RSF

NNN Rate: \$15/RSF

2023 OPEX & RE Taxes: \$10.20/RSF

Operating Expenses: \$7.05/RSF

RE Taxes: \$3.15/RSF

- Immediate access to I-494 and Pilot Knob Road
- Easy access to Hwy 55 and I-35E
- Lots of natural light
- Great views
- Near the MSP Airport, hotels, Mall of America, and restaurants.
- Building training room
- Controlled access entry system
- Touch screen building directory
- Ample surface parking
- Foodsby
- Outdoor patio with seating
- Walking and biking trails nearby



Jeff Houg

D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

www.shcre.com



Eagan Woods Office Center

2600 Eagan Woods Drive | Eagan, MN 55121

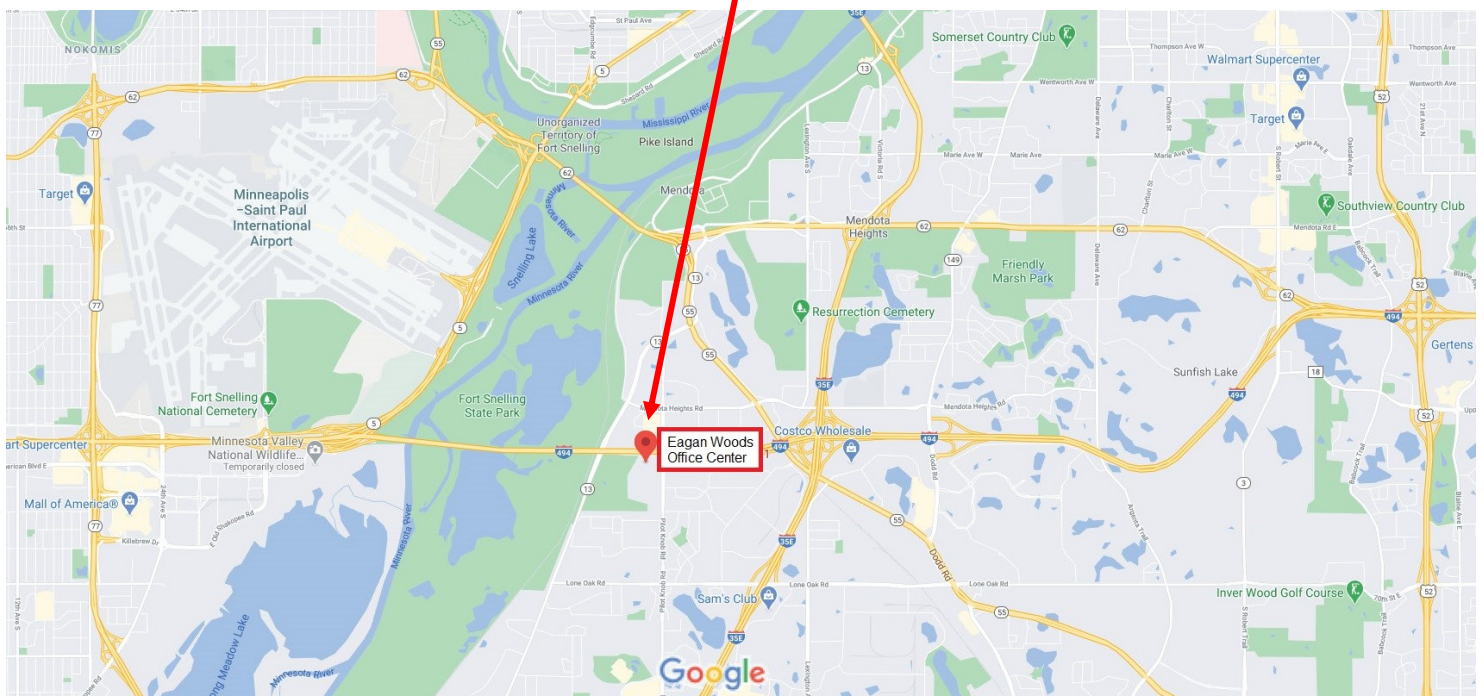
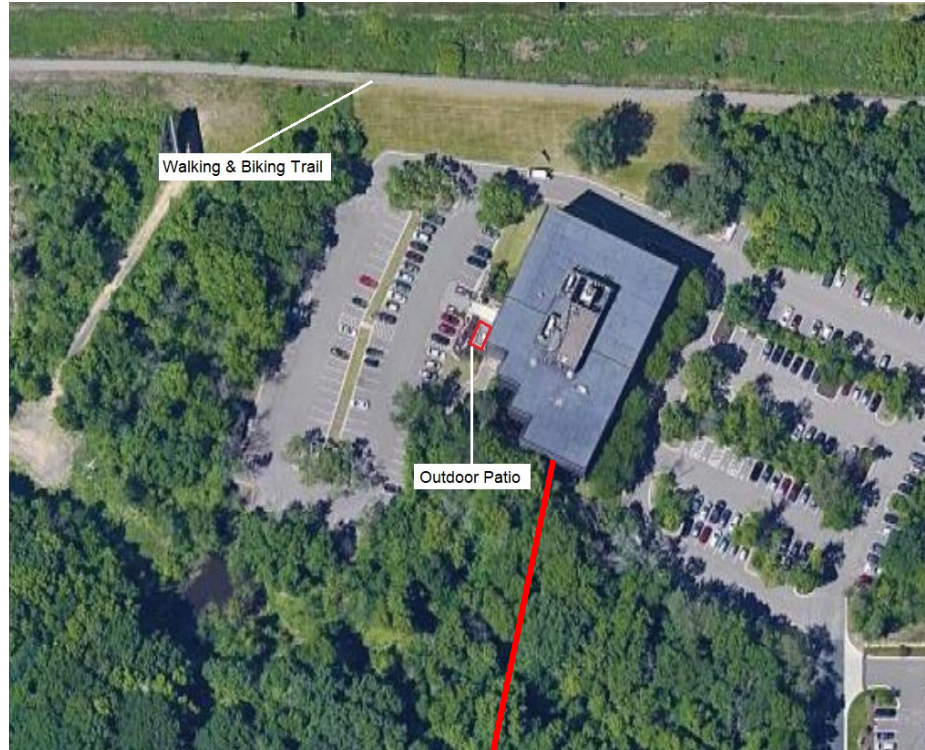
Jeff Houg

D: 952-300-9545

M: 612-889-2242

jhoug@shcre.com

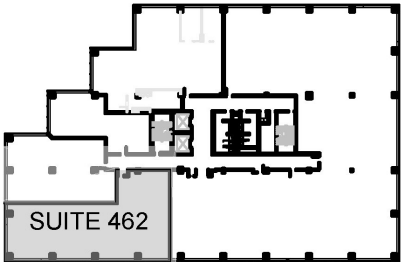
www.shcre.com



Eagan Woods Office Center

2600 Eagan Woods Drive | Eagan, MN 55121

Jeff Houg
D: 952-300-9545
M: 612-889-2242
jhoug@shcre.com
www.shcre.com



FOURTH FLOOR REFERENCE PLAN

(no scale)



Suite 462 - 2,922 RSF

