



GRAND OAK IX

2854 HIGHWAY 55, EAGAN, MN 55121

DESCRIPTION

Constructed: 2005
County: Dakota
Zoning: Business park

STRUCTURE

Size: 28,206 rsf; two stories with partial lower level
Ceiling: 9'2"

TRANSPORTATION

Highway: Just SE of I-494/I-35E intersection; easy access to Highways 55 and 149
Airport: Five minutes from Minneapolis-St. Paul International Airport
Parking: Surface and underground; 5.4 spaces per 1,000 sf

ELEVATORS

Passenger/
Freight: One

BUILDING SYSTEMS

HVAC: Variable Air Volume (VAV)
Electrical: 1,200 amps with 480/277 volt service
Fire Safety: 100% sprinklered with wet system for office area, dry for underground parking
Security: Key fob access after hours

AMENITIES

Conference rooms
Fitness centers
Locker rooms with showers

Tenant storage space
Vending lounge
Patios and outdoor seating

Grilling areas
Nine-hole putting green
One-mile bituminous walking trail

WWW.GRANDOAKBUSINESSPARK.COM

GROUP RMC

 TRANSWESTERN