



GRAND OAK I

860 BLUE GENTIAN ROAD, EAGAN, MN 55121

DESCRIPTION

Constructed: 1999
County: Dakota
Zoning: Business park

STRUCTURE

Size: 100,703 rsf; three stories with partial lower level
Ceiling: 9'

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 garage; 5.9 spaces per 1,000 sf

ELEVATORS

Passenger: One
Freight: One
Loading Dock: Adjacent to parking garage

BUILDING SYSTEMS

HVAC: Variable Air Volume (VAV)
Electrical: 3,500 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	Tenant storage space	Grilling areas
Fitness centers	Vending lounge	Nine-hole putting green
Locker rooms with showers	Patios and outdoor seating	One-mile bituminous walking trail