



**GRAND OAK VIII**

**2770 BLUE GENTIAN ROAD, EAGAN, MN 55121**

## DESCRIPTION

Constructed: 2002  
County: Dakota  
Zoning: Business park

## STRUCTURE

Size: 39,958 rsf; single story  
Ceiling: 14' to underside of joists

## 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; 5.4 spaces per 1,000 sf

## BUILDING SYSTEMS

HVAC: Rooftop units; constant volume  
Electrical: 800 amps with 480/277 volt service  
Fire Safety: 100% sprinklered with wet system for office area  
Security: Tenant-by-tenant

## AMENITIES

Conference rooms  
Fitness centers  
Locker rooms with showers

Tenant storage space  
Vending lounge  
Patos and outdoor seating

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

[WWW.GRANDOAKBUSINESSPARK.COM](http://WWW.GRANDOAKBUSINESSPARK.COM)

GROUP RMC

 TRANSWESTERN