



## GRAND OAK II

880 BLUE GENTIAN ROAD, EAGAN, MN 55121

### DESCRIPTION

Constructed: 2002  
County: Dakota  
Zoning: Business park

### STRUCTURE

Size: 56,375 rsf; two stories  
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; 5.1 spaces per 1,000 sf

### ELEVATORS

Passenger/  
Freight: One

### BUILDING SYSTEMS

HVAC: Variable Air Volume (VAV)  
Electrical: 1,600 amps with 480/277 volt service  
Fire Safety: 100% sprinklered with wet system for office area  
Security: Card-key access after hours

### AMENITIES

Conference rooms	Vending lounge
Fitness centers	Patios and outdoor seating
Locker rooms with showers	Nine-hole putting green
Tenant storage space	On-mile bituminous walking trail