



**GRAND OAK III**

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

## DESCRIPTION

Constructed: 2000  
County: Dakota  
Zoning: Business park

## STRUCTURE

Size: 68,517 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; 5.8 spaces per 1,000 sf

## BUILDING SYSTEMS

HVAC: Rooftop units; constant volume  
Electrical: 1,200 amps with 480/277 volt service  
Fire Safety: 100% sprinklered with wet system for office area  
Security: Tenant-by-tenant

## 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 |

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

