



GRAND OAK IV

950 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; 5.1 spaces per 1,000 sf

BUILDING SYSTEMS

HVAC: Rooftop units; constant volume
Electrical: 1,000 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

