



GRAND OAK RETAIL

2864 & 2874 HIGHWAY 55, EAGAN, MN 55121

DESCRIPTION

Constructed: 2006
County: Dakota
Zoning: Planned development

STRUCTURE

Size: 12,331 rsf; two single-story buildings
Ceiling: 18'8" 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: 181 surface spaces

BUILDING SYSTEMS

HVAC: Variable Air Volume (VAV)
Electrical: 1,200 amps with 120/208 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

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