



GRAND OAK VII

2750 BLUE GENTIAN ROAD, EAGAN, MN 55121

DESCRIPTION

Constructed: 2002
County: Dakota
Zoning: Business park

STRUCTURE

Size: 107,794 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 spaces per 1,000 sf

BUILDING SYSTEMS

HVAC: Rooftop system for office areas; gas-fired space heaters for warehouse/showroom
Electrical: 3,000 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 |