



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: Key fob access after hours

AMENITIES

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