



**GRAND OAK IX**

**2854 HIGHWAY 55, EAGAN, MN 55121**

## DESCRIPTION

Constructed: 2005  
County: Dakota  
Zoning: Business park

## STRUCTURE

Size: 28,206 rsf; two stories with partial lower level  
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 and underground; 5.4 spaces per 1,000 sf

## ELEVATORS

Passenger/  
Freight: One

## BUILDING SYSTEMS

HVAC: Variable Air Volume (VAV)  
Electrical: 1,200 amps with 480/277 volt service  
Fire Safety: 100% sprinklered with wet system for office area, dry for underground parking  
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