



GRAND OAK VIII

2770 BLUE GENTIAN ROAD, EAGAN, MN 55121

DESCRIPTION

Constructed: 2002
County: Dakota
Zoning: Business park

STRUCTURE

Size: 39,958 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; 5.4 spaces per 1,000 sf

BUILDING SYSTEMS

HVAC: Rooftop units; constant volume
Electrical: 800 amps with 480/277 volt service
Fire Safety: 100% sprinklered with wet system for office area
Security: Tenant-by-tenant

AMENITIES

Conference rooms
Fitness centers
Locker rooms with showers

Tenant storage space
Vending lounge
Patos and outdoor seating

Grilling areas
Nine-hole putting green
One-mile bituminous walking trail