



TRANSWESTERN

REAL ESTATE  
SERVICES



# 800 LONE OAK ROAD

EAGAN, MN 55121







# PROPERTY SPECIFICATIONS

## Building Information

800 Lone Oak Road in Eagan, Minnesota, is home to a premier office complex that offers a workspace for businesses across various industries. Eagan continues to attract businesses due to its strong infrastructure, business-friendly environment, and proximity to major corporate hubs. Strategically located with easy access to major roadways such as Interstate 35E and 494, this office complex provides seamless connectivity to the greater Minneapolis/St. Paul metropolitan area. The prime location makes commuting and business travel convenient, ensuring that tenants have excellent access to the Twin Cities area.

## Property Summary

- **Building Area:** 76,558 SF Total
- **Availability:** 40,000 SF (approx.)
- **Number of Stories:** Three
- **Year of Construction:** 1989
- **Lease Rate:** \$20.00/SF (Gross)
- **Real Estate Taxes:** \$ 2.77 PSF
- **Insurance:** \$0.78 PSF
- **Operating Expenses:** \$5.19 PSF
- **Total:** \$8.74 PSF
- **Parking Ratio:** 3.71/1,000 SF
- **Loading:** One Dock Door, One Drive-In

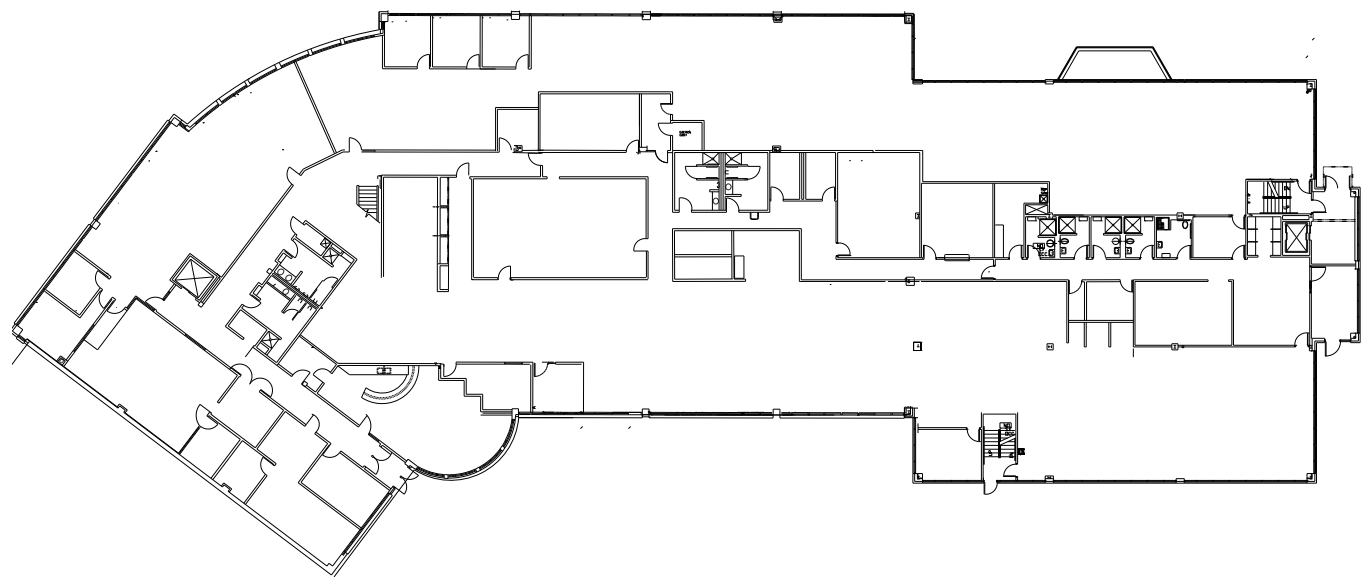
## Property Amenities

- Cafeteria & Grab-n-Go Store
- Natural lighting
- Conference rooms



# FLOOR PLANS

29,800 SF



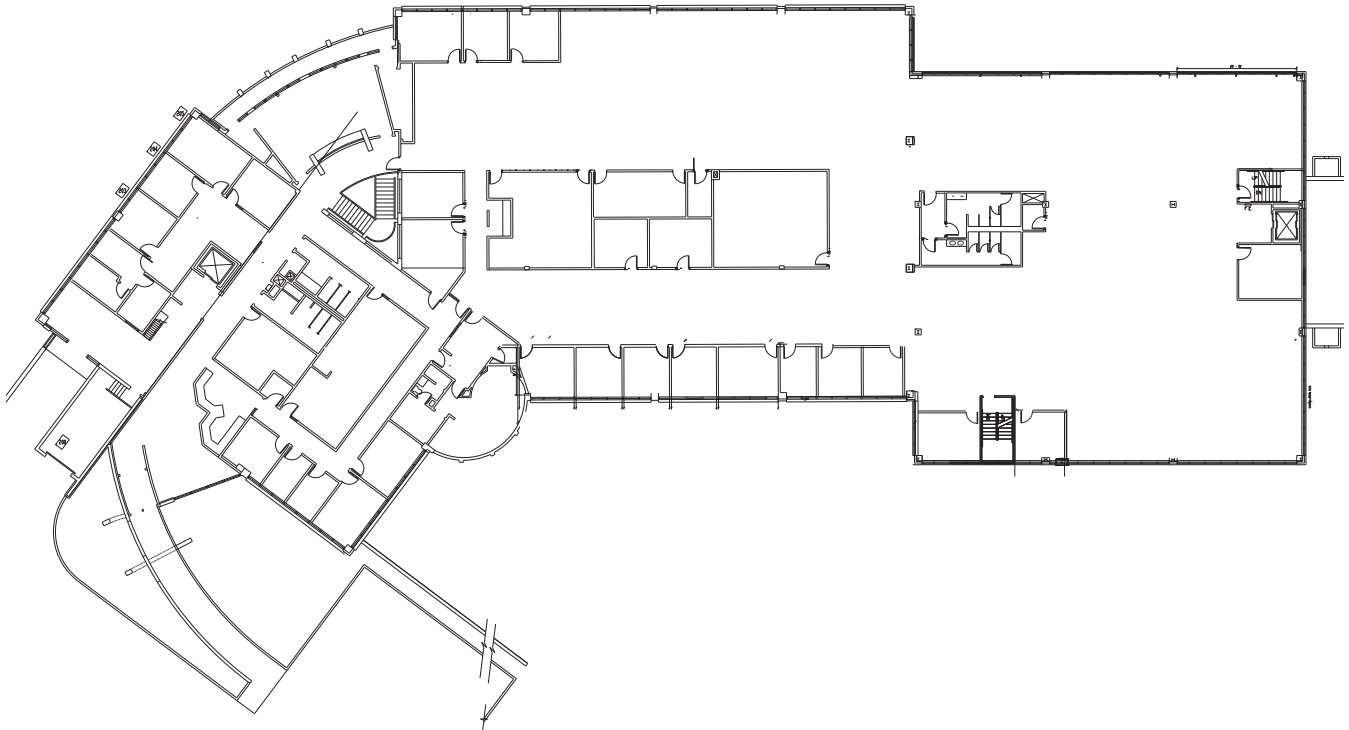
First Floor





# FLOOR PLANS

29,800 SF

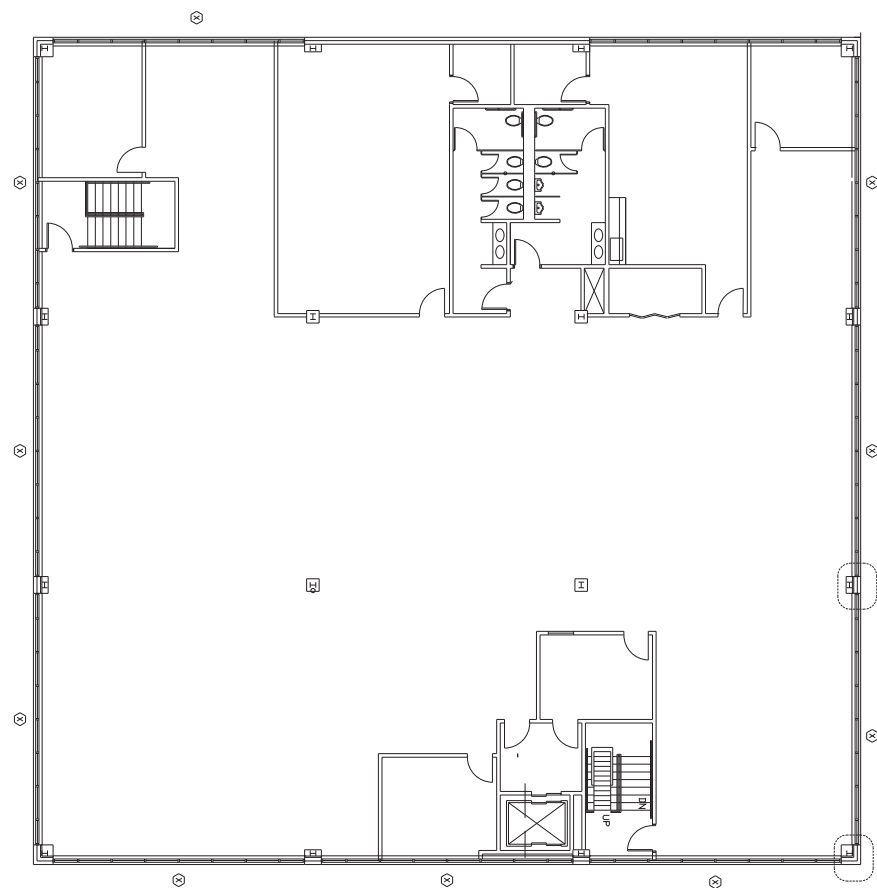


Second Floor



# FLOOR PLANS

9,788 SF

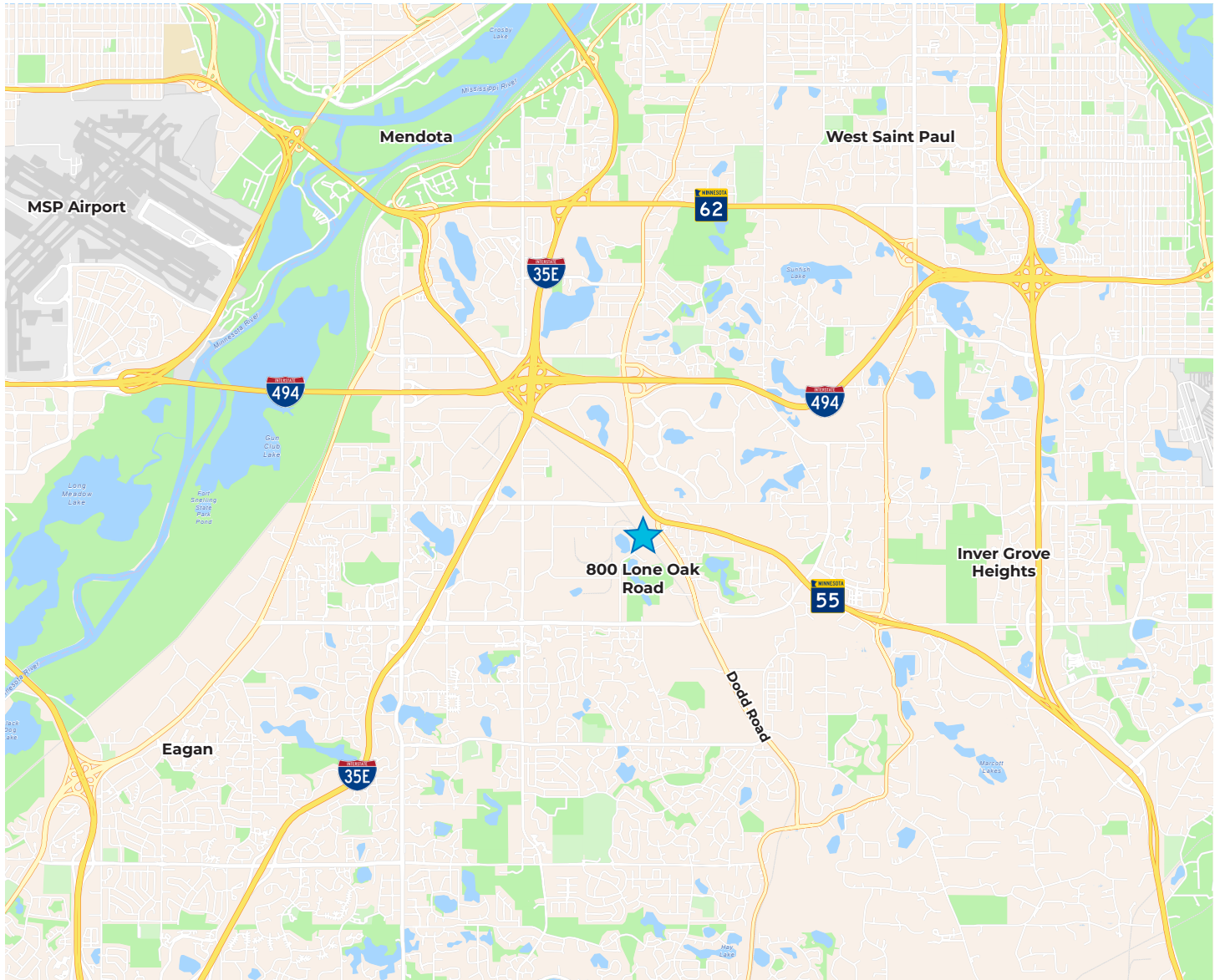


Third Floor





# AERIAL MAP





# 800 LONE OAK ROAD



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