

FOR LEASE

LEXINGTON CORPORATE CENTER

9,684-29,673 SF AVAILABLE

**Philip Simonet**

Principal
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www.ForteREP.com

John Young, CCIM

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REAL ESTATE PARTNERS

LEASE SPACE FEATURES

3225 Neil Armstrong Boulevard | Eagan, MN 55121

Building Information

Building Size	76,500 SF
Parking	approx. 3.5/1,000
Clear Height	19'
Year Built	1998
Power	3 Phase

Lease Terms

Space Available	Suite 600: 9,684-29,673 SF Suite 800: 18,129 SF
Rate	Negotiable
2021 Est. Tax/Cam	\$3.42/SF
Loading	Suite 600: Two (2) dock doors One (1) drive-in Suite 800: One (1) dock door Two (2) drive-ins

- Central location in a large, well established business park-Eagandale Business Park
- High image facility with ability to accommodate office, tech, showroom, light manufacturing, or warehouse users
- Excellent presence along Lexington Avenue
- Extensive glass line
- Additional loading doors can be added
- Many nearby amenities
- 36' X 36' column spacing
- Within minutes of the Minneapolis/St. Paul International Airport
- Locally owned and managed by The Meritex Company (meritex.com)

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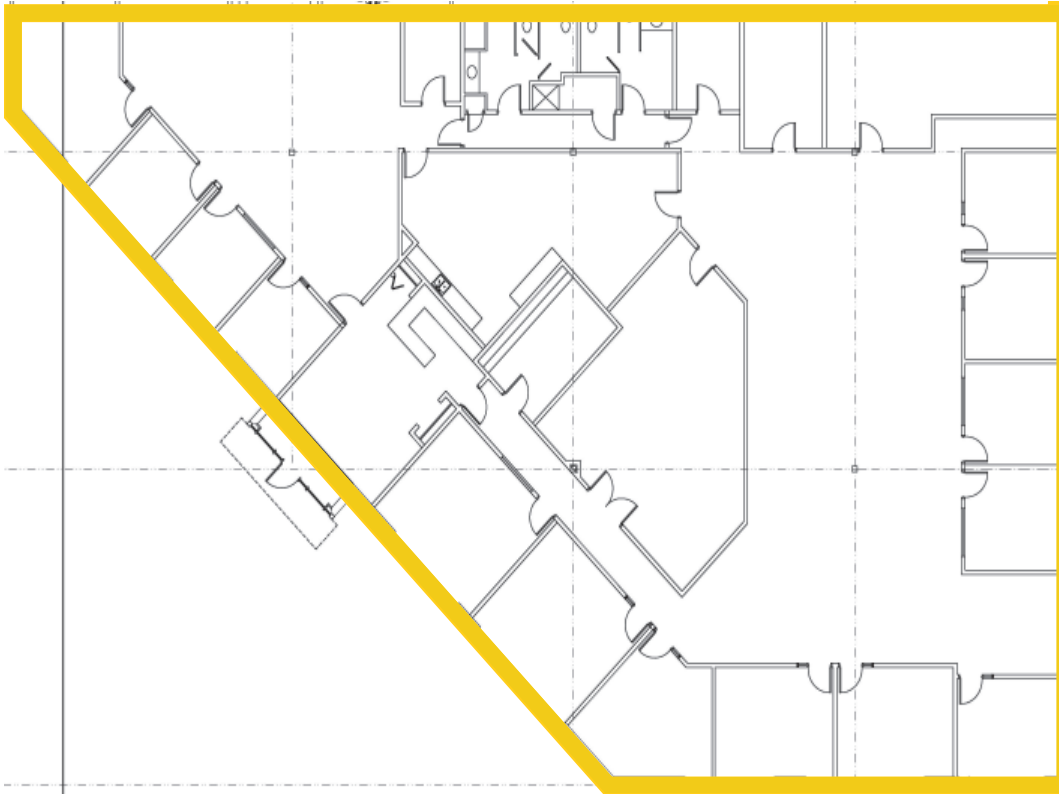


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FLOOR PLAN

3225 Neil Armstrong Boulevard | Eagan, MN 55121



SUITE 600 OFFICE SPACE

OFFICE SPACE	9,684 SF
TOTAL	9,684 SF

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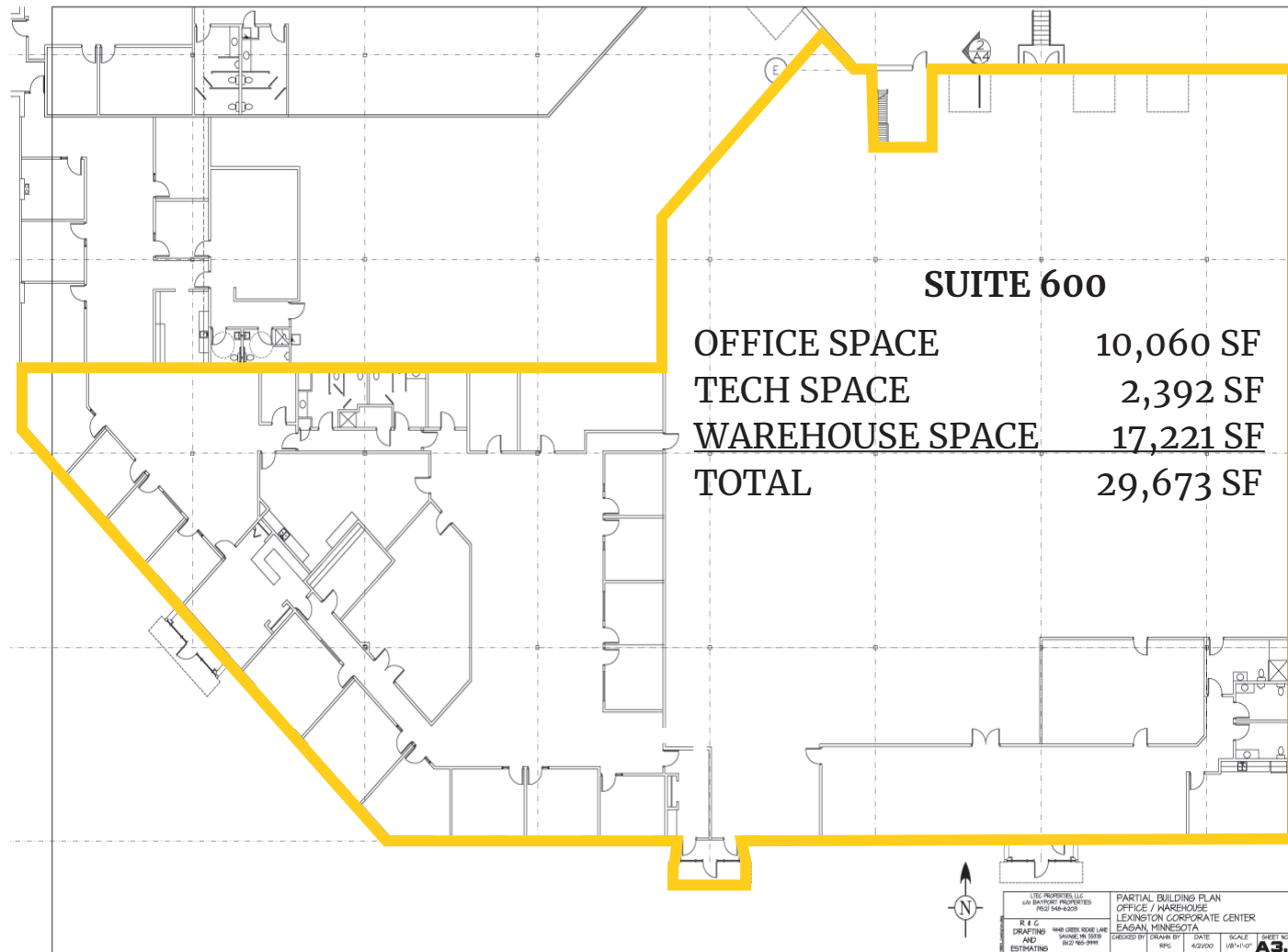


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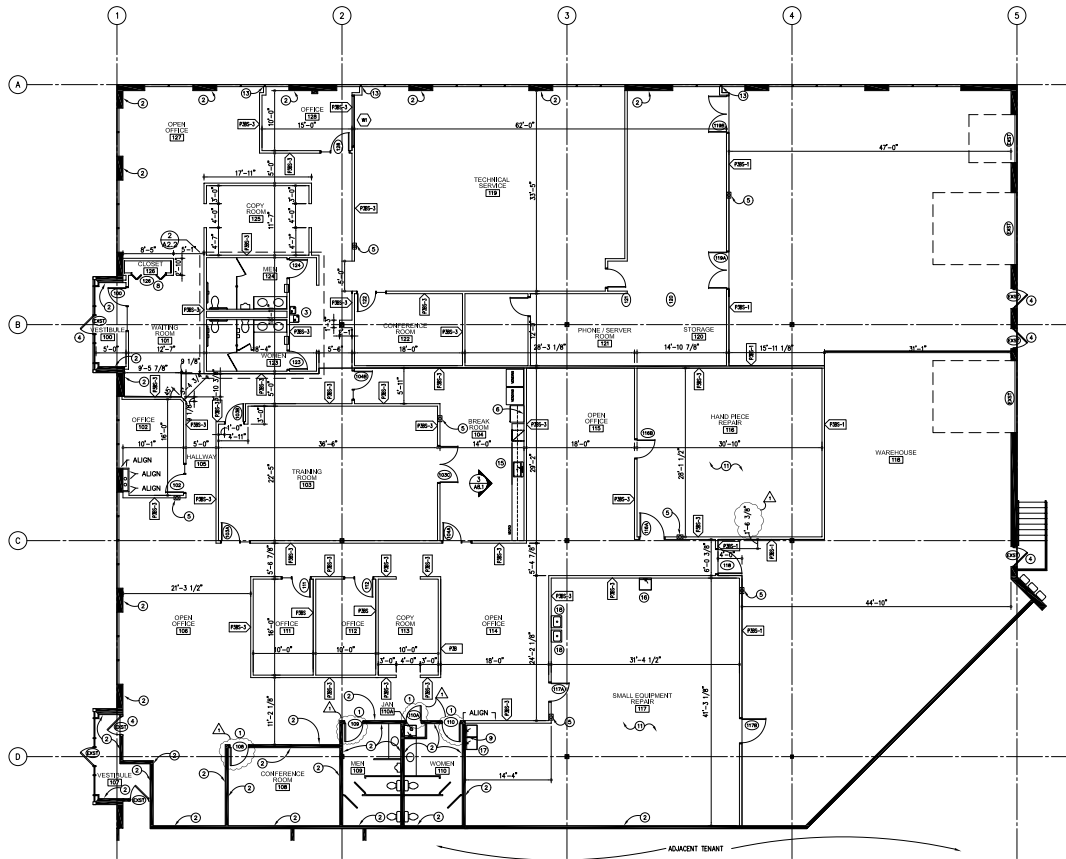


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SUITE 800

OFFICE SPACE	13,189 SF
WAREHOUSE SPACE	4,940 SF
TOTAL	18,129 SF

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AERIAL VIEW

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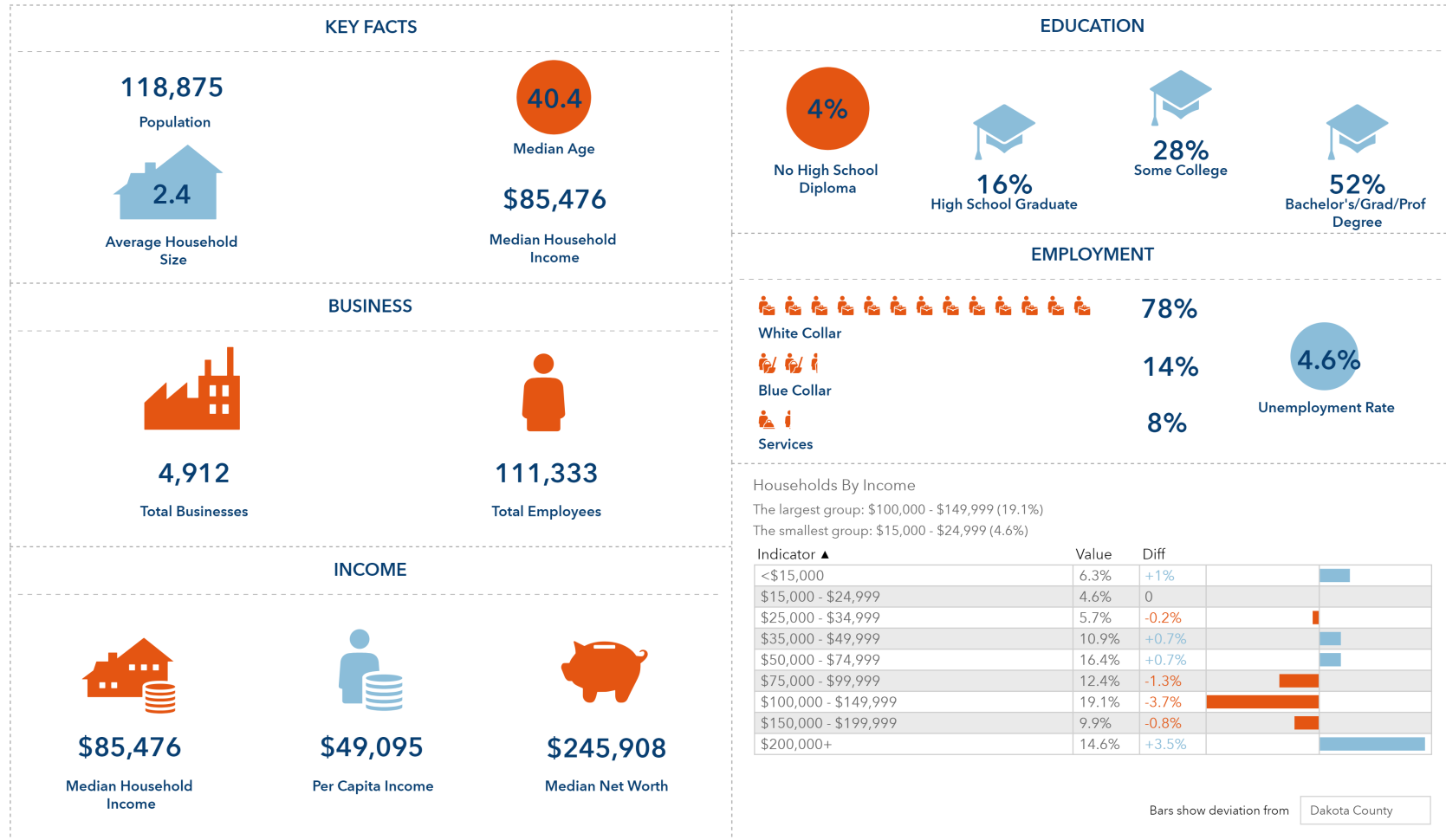


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DEMOGRAPHICS

3225 Neil Armstrong Boulevard | Eagan, MN 55121



Data reported within 5 mile radius

Datasource: ESRI

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