



# RIVERPOINT OFFICE CENTER

1715 YANKEE DOODLE RD • EAGAN, MN



**3,250 - 50,000 SF  
AVAILABLE FOR LEASE**





# RIVERPOINT

Riverpoint Office Center provides incredible flexibility for a multitude of users. Combined with convenient access to I-35E, I-494 and Highway 13, trips to the Mall of America, MSP Airport and both CBDs are quick and easy. When you add the myriad of dining and retail options within 1 mile, Riverpoint Office Center provides an excellent advantage for businesses.

<b>Available</b>	Suite 110 / 3,250 RSF Suite 230 / 3,500 RSF Suite 200+240 / 17,000 RSF Suite 300 / 33,000 RSF*
<b>Lease Rate</b>	\$15.00/SF/YR
<b>Opex &amp; Tax</b>	\$10.76 SF/YR
<b>Lot Size</b>	7.96 Acres
<b>Year Built</b>	2000
<b>Building Size</b>	102,049 SF

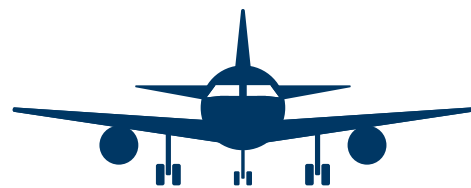
\*Partially Furnished Move-In Ready Suite



**UP TO 50,000 SF  
CONTIGUOUS  
NOW AVAILABLE**



Convenient access off Hwy 13, I-494, I-35E, 55, and 77



Easy access to Central Park Commons, Mall of America, MSP Airport



Excellent mass transit access via the 437 & 445 MVTA busline



Connected to the MN Valley State Trail

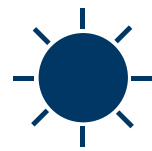


- Renovated lobby and common areas
- Climate-controlled reserved parking
- Nine foot finished ceiling height
- Class A finishes throughout
- New tenant lounge and conference room





Beautiful Views of the Minnesota River Valley



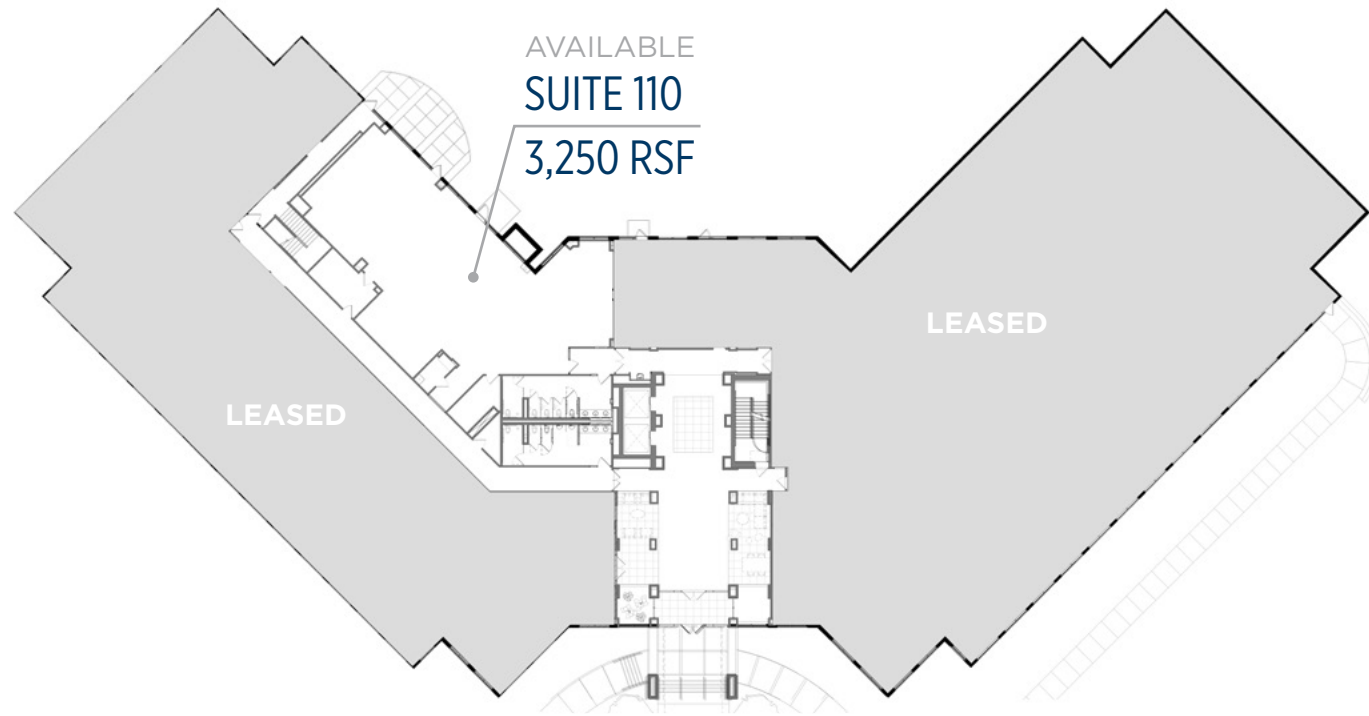
Large Windows with Abundant Natural Light



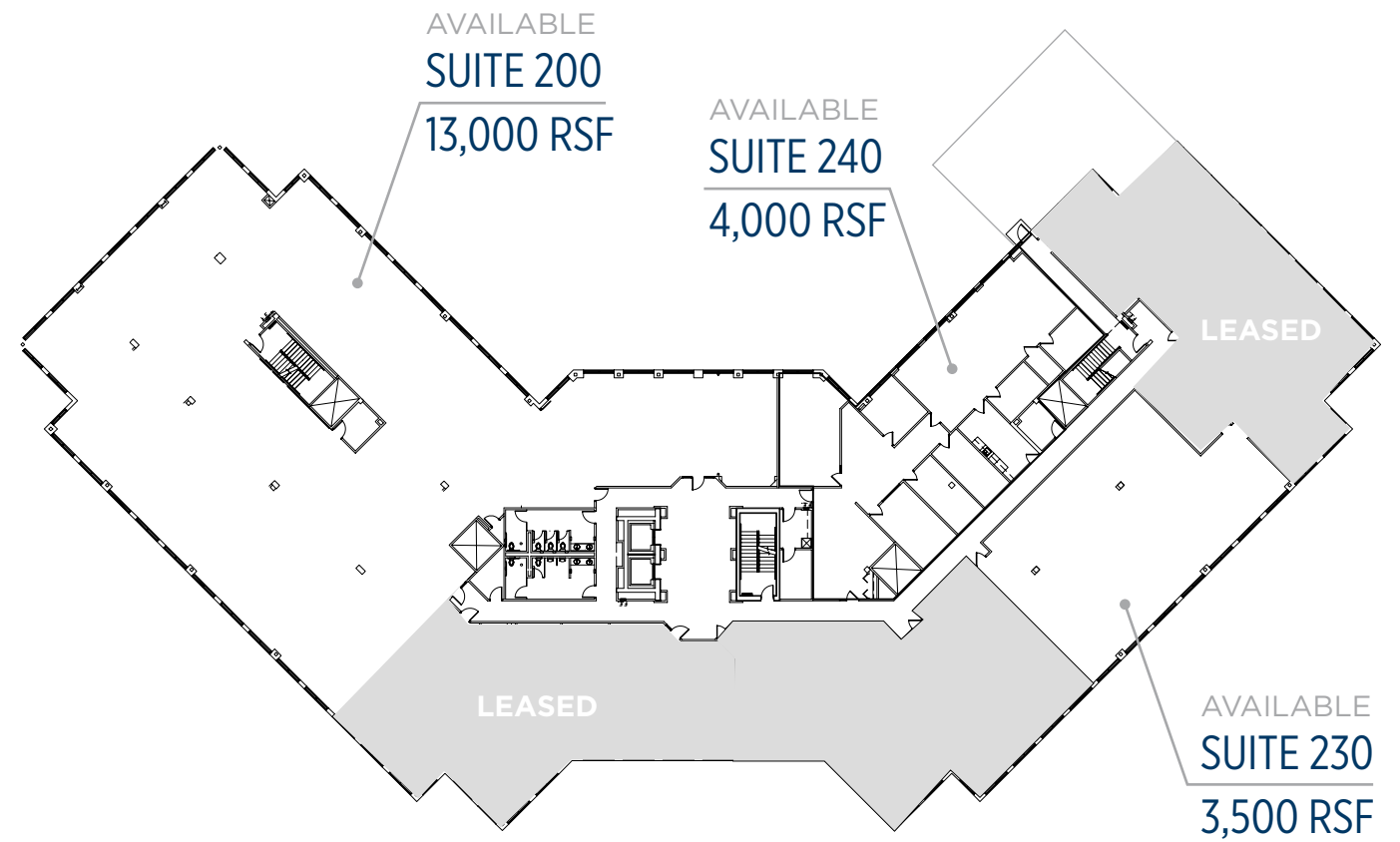
Clean & Efficient Floorplate



New Lobby Finishes on Every Floor

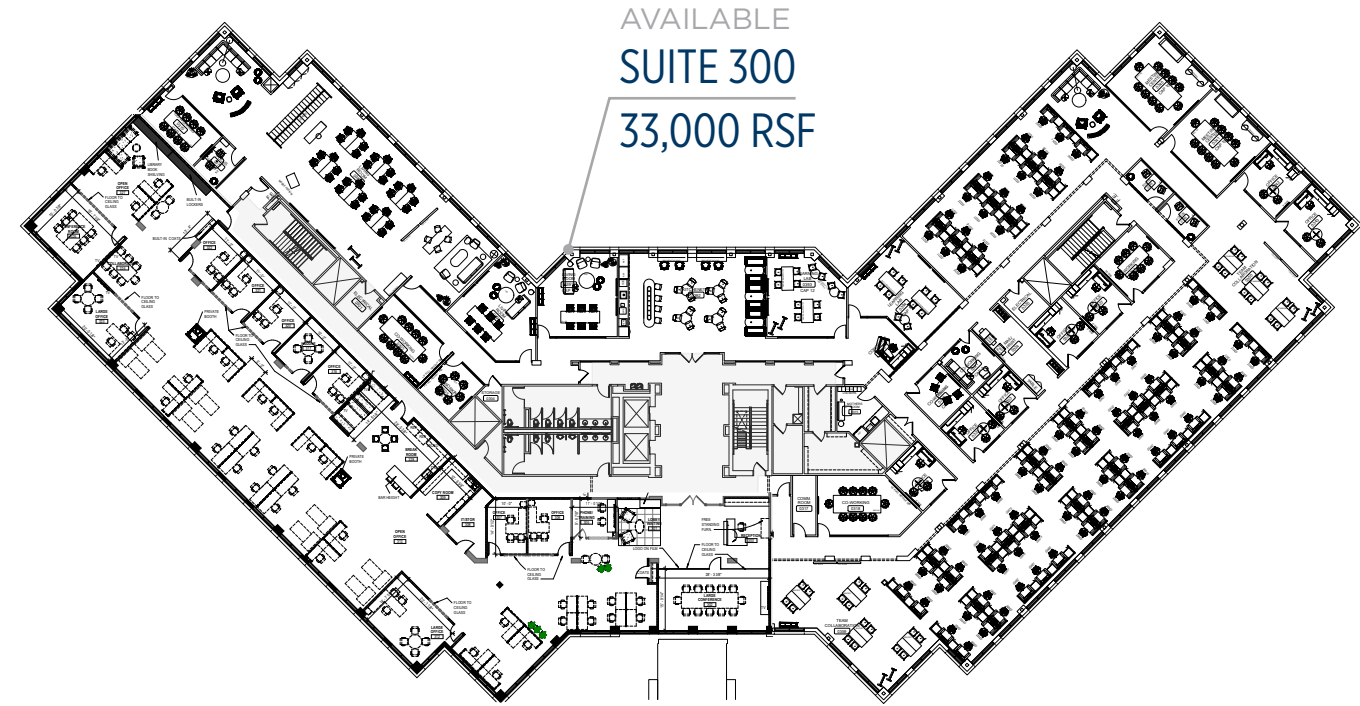


1



2





3



**MOVE-IN  
READY**





# RIVERPOINT

OFFICE CENTER



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