

3000 AMES CROSSING ROAD

Eagan, Minnesota 55121

BOULDER LAKES BUSINESS PARK III: OFFICE/TECH/FLEX: FOR LEASE



Jake Kelly / jake.kelly@cushwake.com / +1 952 465 3303

Danny McNamara / danny.mcnamara@cushwake.com / +1 952 893 8895

SH



**CUSHMAN &
WAKEFIELD**

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

3000 AMES CROSSING ROAD

Eagan, Minnesota

BOULDER LAKES BUSINESS PARK III: OFFICE/TECH/FLEX: FOR LEASE

BUILDING SIZE

116,549 SF

SPACE AVAILABLE

8,206 - 13,045 SF

RENTAL RATE

Negotiable

YEAR BUILT

2008

CLEAR HEIGHT

19' WHSE

LOADING

BTS dock and drive-in loading

SPRINKLERS

Fully sprinklered

PARKING

507 stalls (4.35/1,000 SF)

ACREAGE

11.95 acres (520,542 SF)

2026 CAM/TAX

\$5.71 PSF Total

HIGHLIGHTS

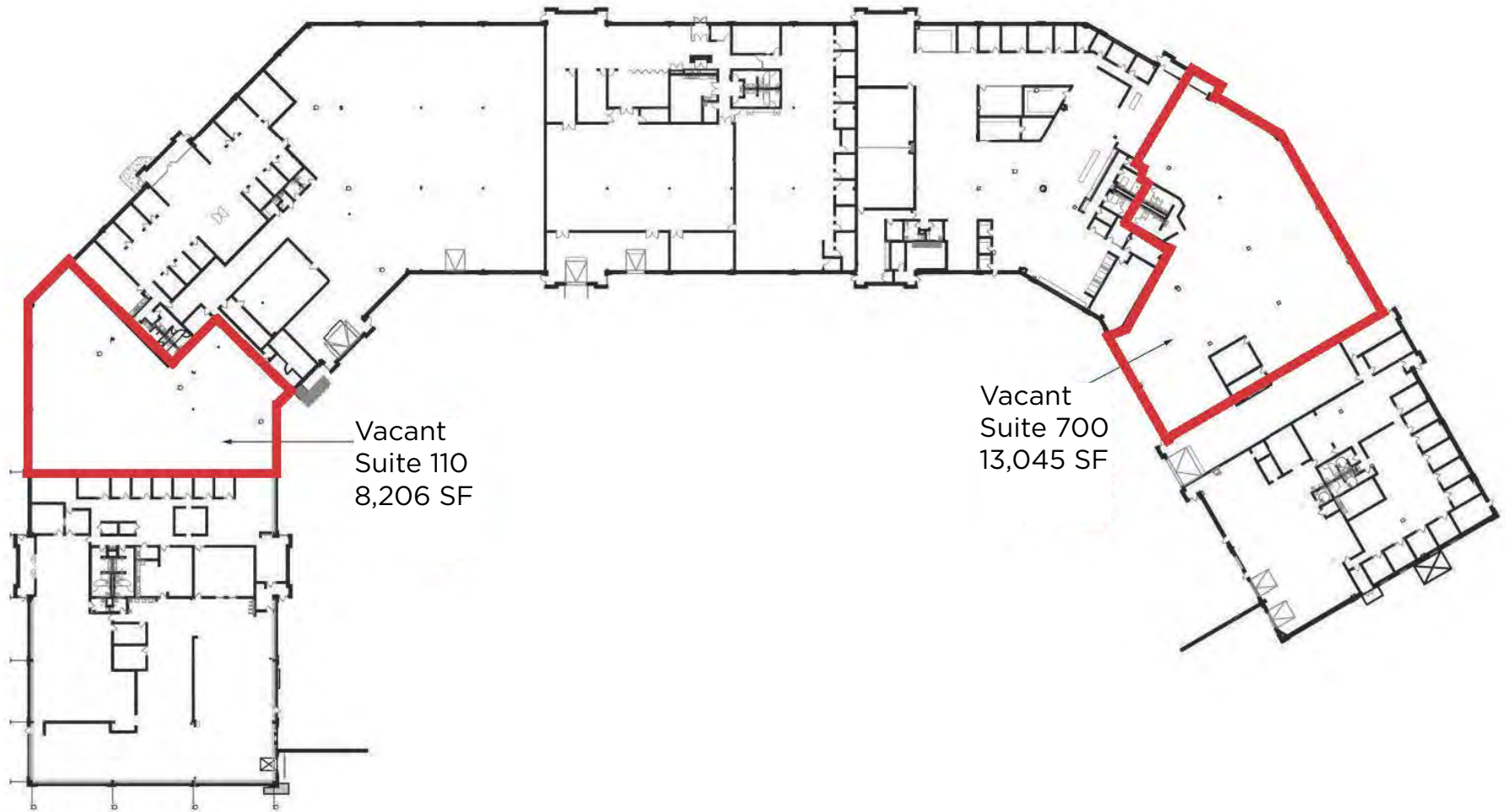
- Attractive brick exterior and ribbon glass windows
- Dock and drive-in loading
- Building signage available
- Excellent location in Eagan
- Easy access to Interstates 35E and 494
- 8 miles from the Mpls/St. Paul International Airport



3000 AMES CROSSING ROAD

Eagan, Minnesota

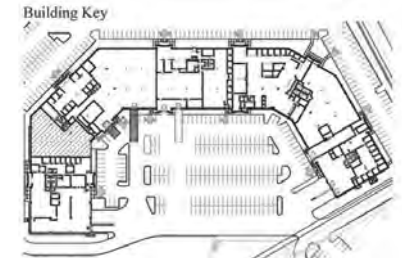
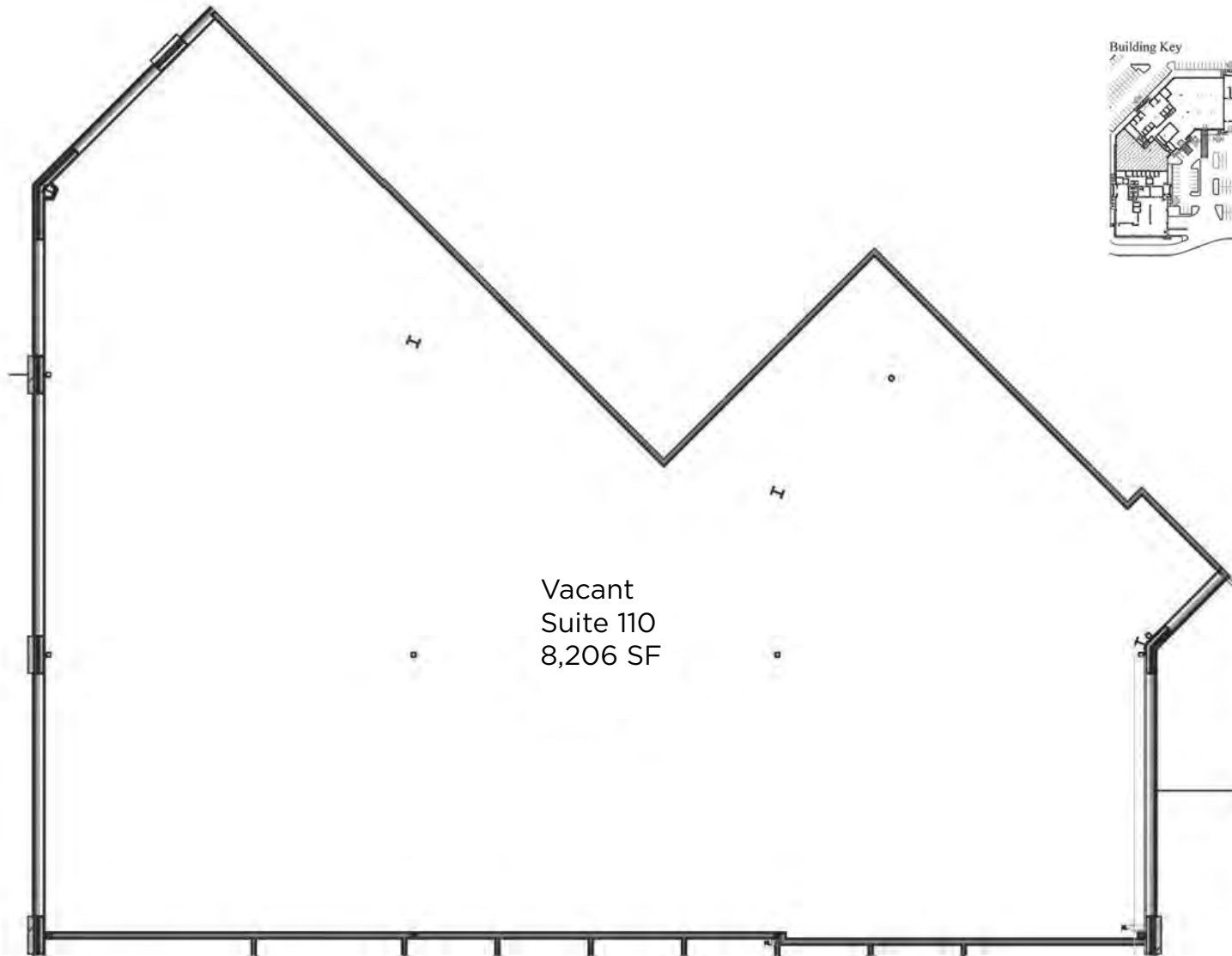
BOULDER LAKES BUSINESS PARK III: OFFICE/TECH/FLEX: FOR LEASE



3000 AMES CROSSING ROAD

Eagan, Minnesota

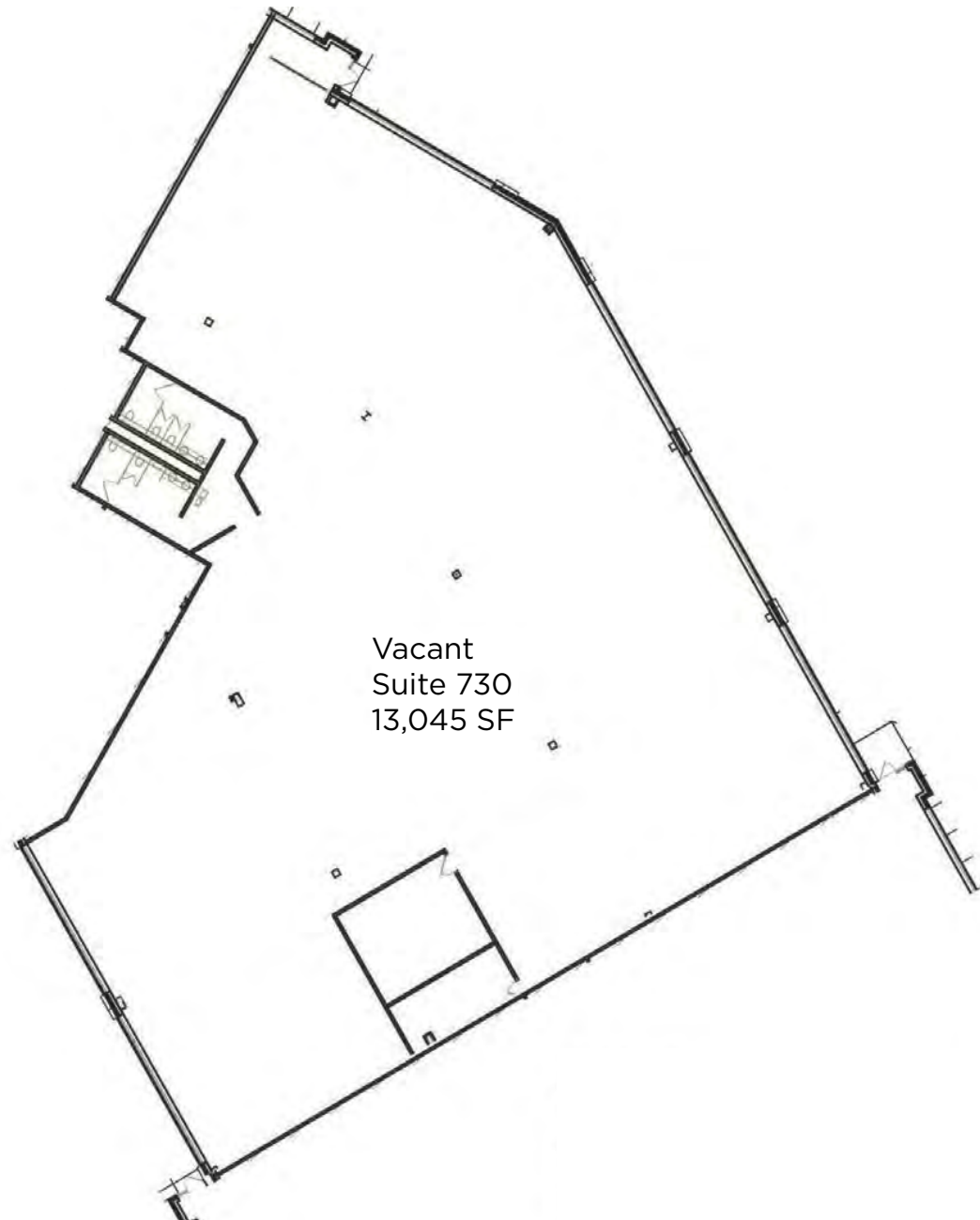
BOULDER LAKES BUSINESS PARK III: OFFICE/TECH/FLEX: FOR LEASE



3000 AMES CROSSING ROAD

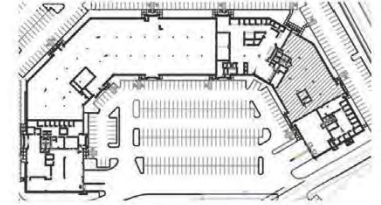
Eagan, Minnesota

BOULDER LAKES BUSINESS PARK III: OFFICE/TECH/FLEX: FOR LEASE



Vacant
Suite 730
13,045 SF

Building Key



3000 AMES CROSSING ROAD

Eagan, Minnesota

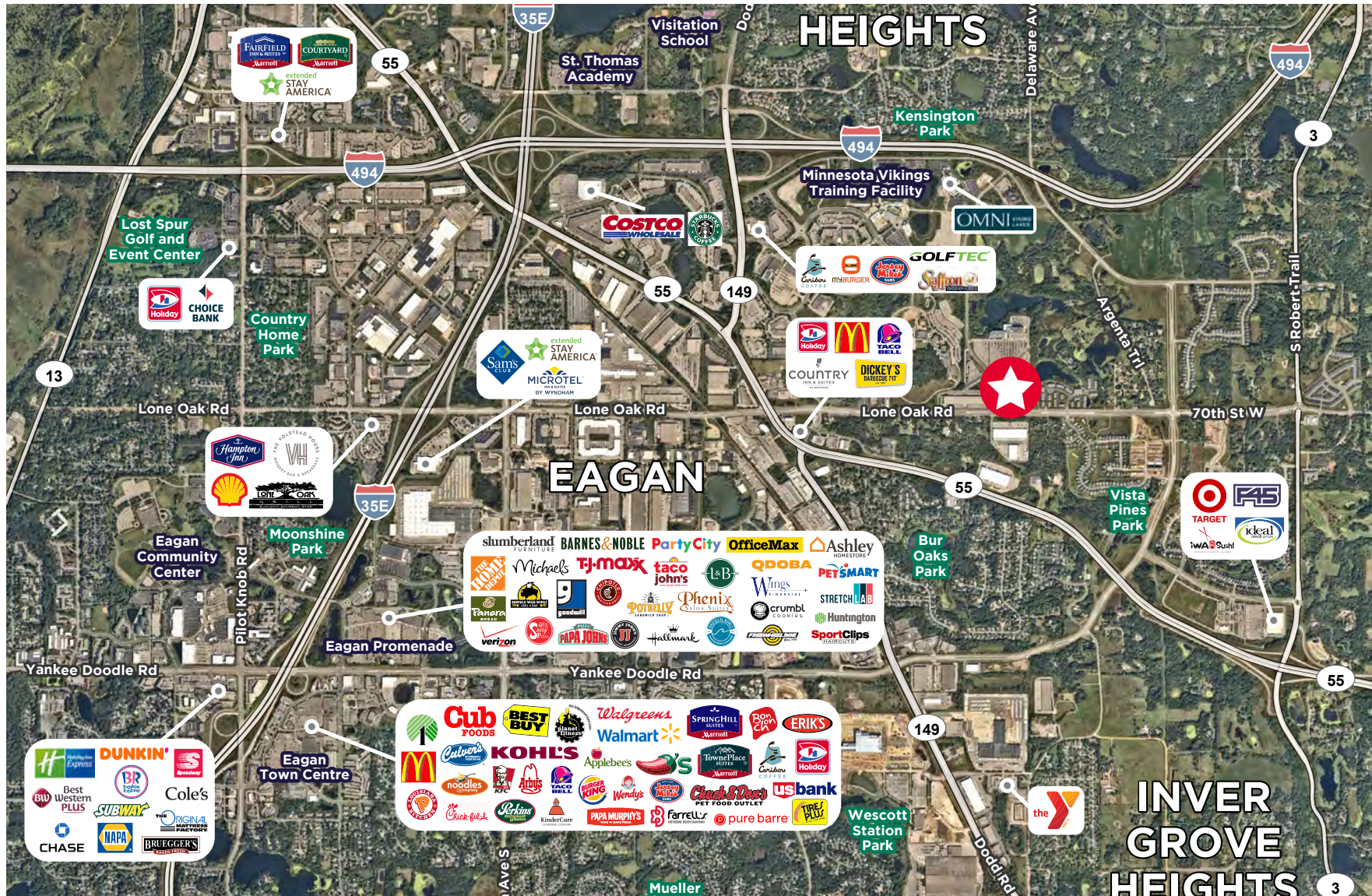
BOULDER LAKES BUSINESS PARK III: OFFICE/TECH/FLEX: FOR LEASE



3000 AMES CROSSING ROAD

Eagan, Minnesota

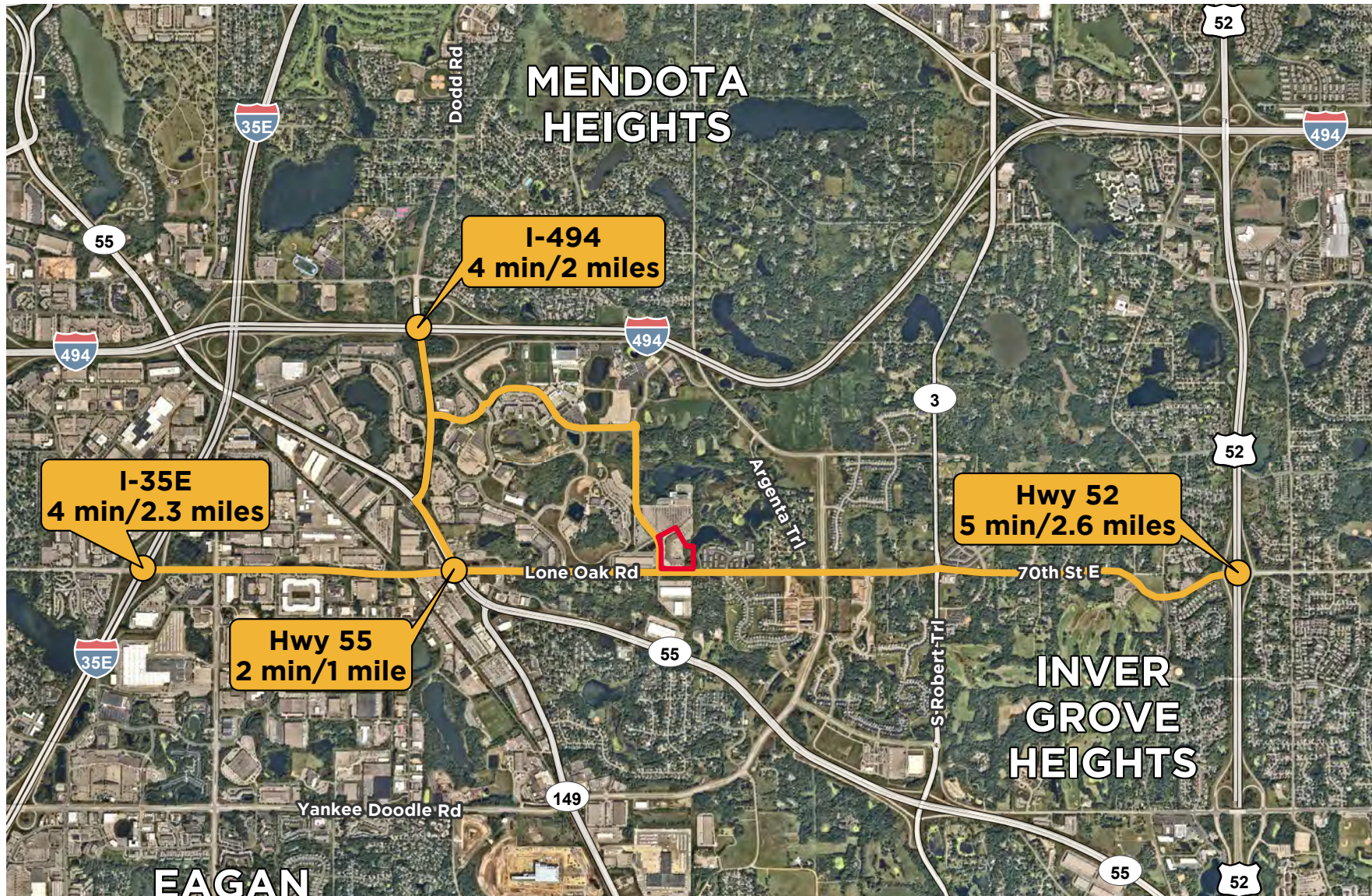
BOULDER LAKES BUSINESS PARK III: OFFICE/TECH/FLEX: FOR LEASE



3000 AMES CROSSING ROAD

Eagan, Minnesota

BOULDER LAKES BUSINESS PARK III: OFFICE/TECH/FLEX: FOR LEASE



3000 AMES CROSSING ROAD

Eagan, Minnesota

Jake Kelly / jake.kelly@cushwake.com / +1 952 465 3303

Danny McNamara / danny.mcnamara@cushwake.com / +1 952 893 8895

CUSHMANWAKEFIELD.COM



©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.