

3000 AMES CROSSING ROAD

Eagan, Minnesota 55121

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



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SH  **CUSHMAN & WAKEFIELD**

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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

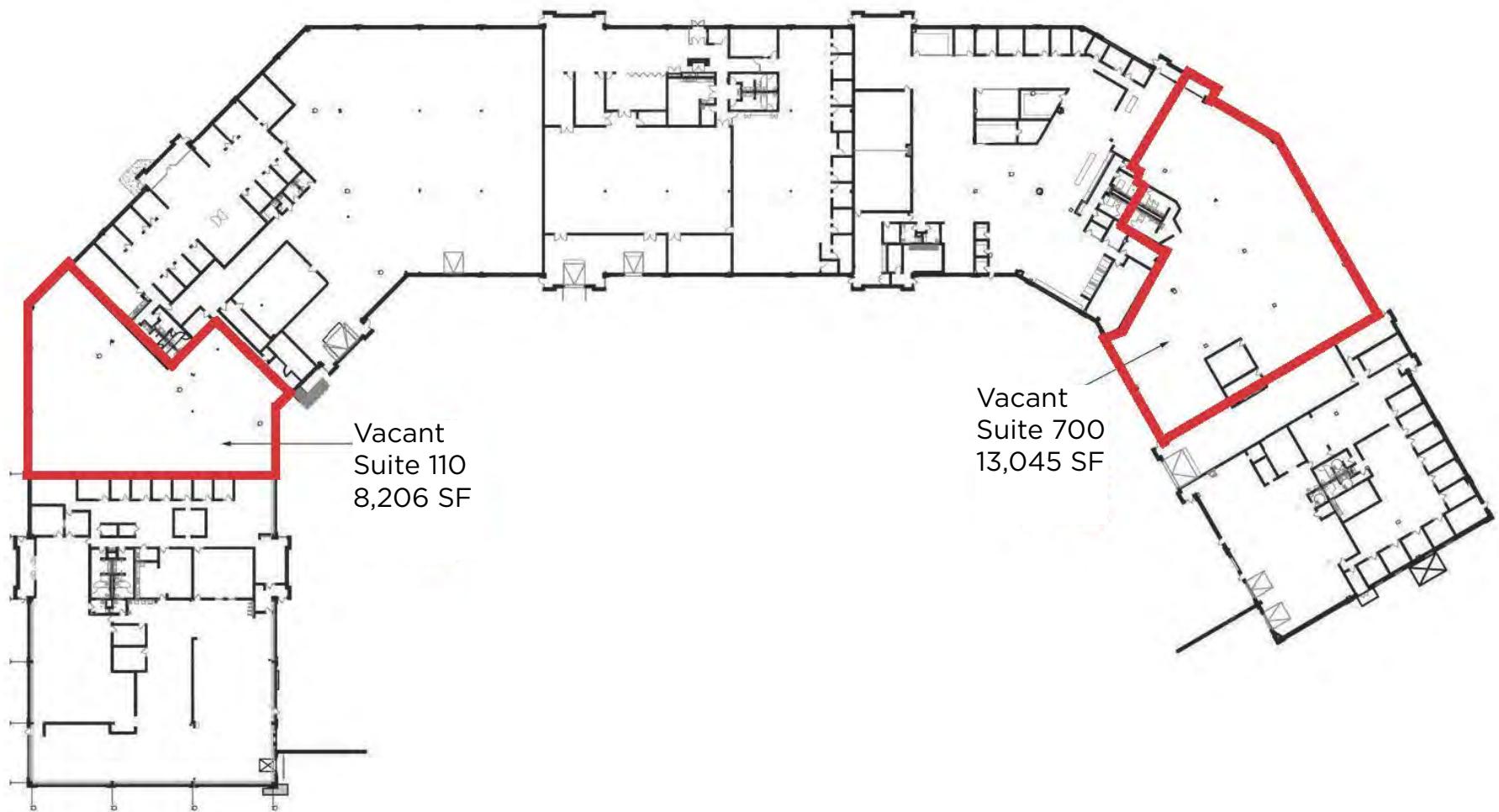
- Excellent location in Eagan
- Easy access to Interstates 35E and 494
- 8 miles from the Mpls/St. Paul International Airport



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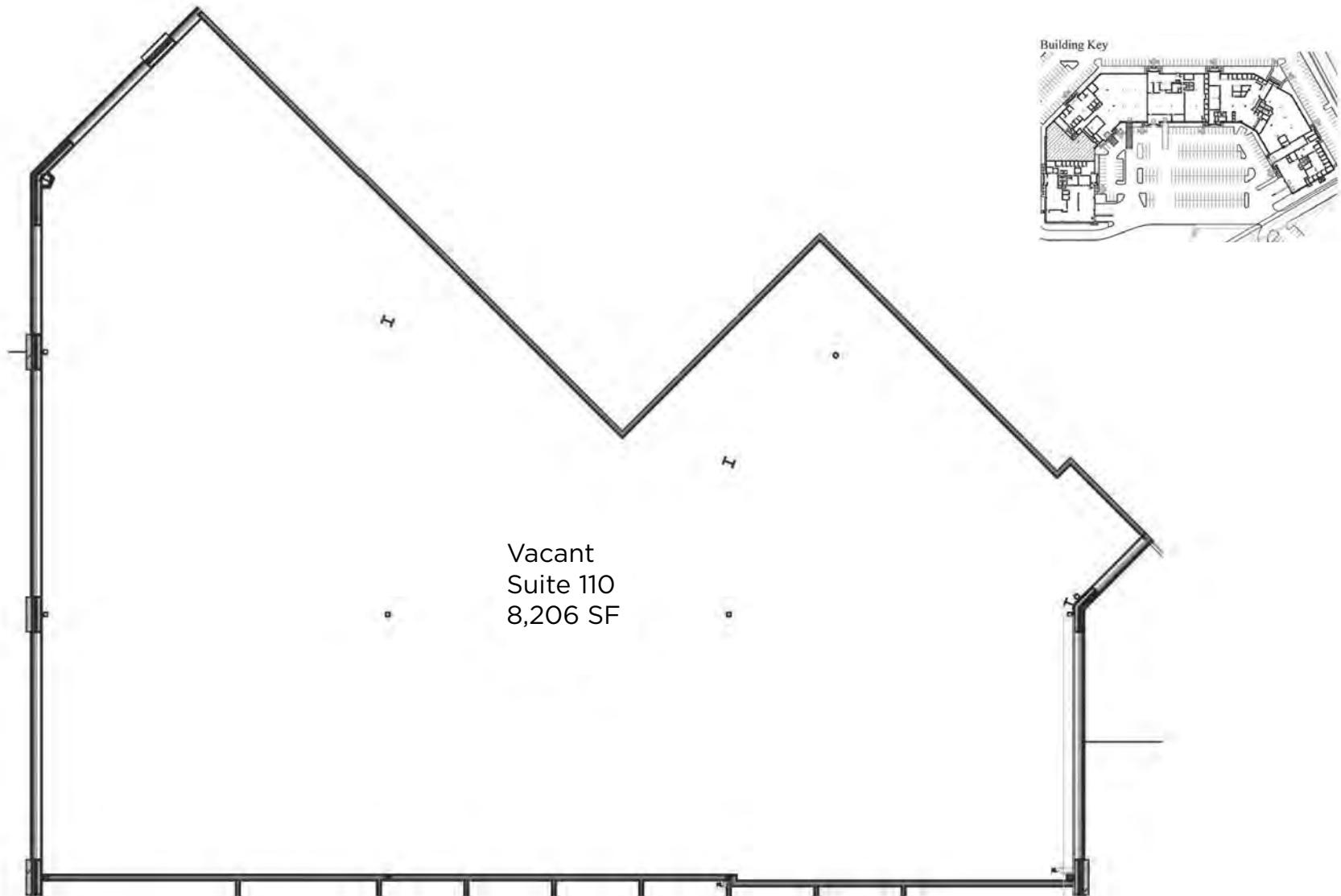
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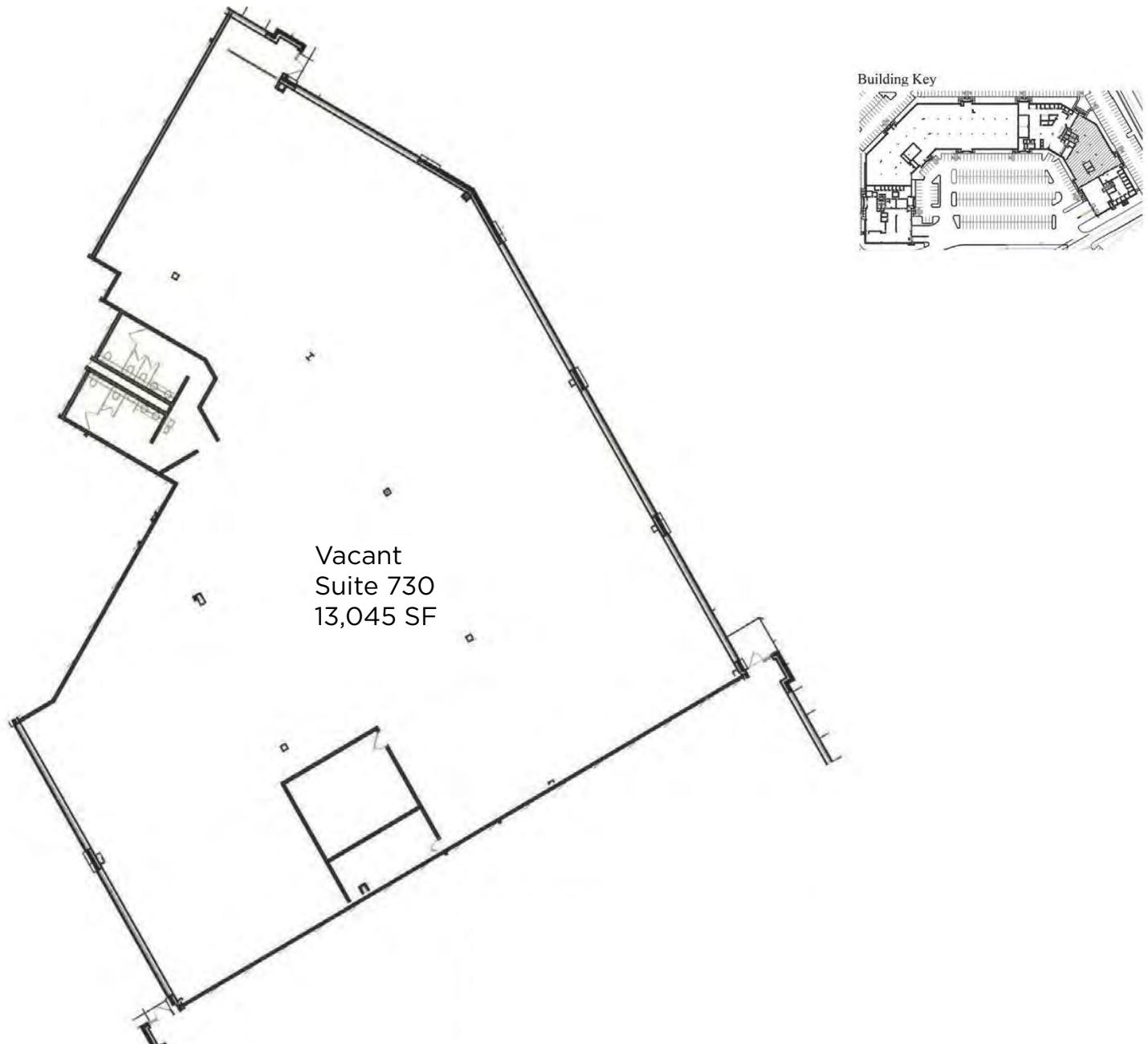
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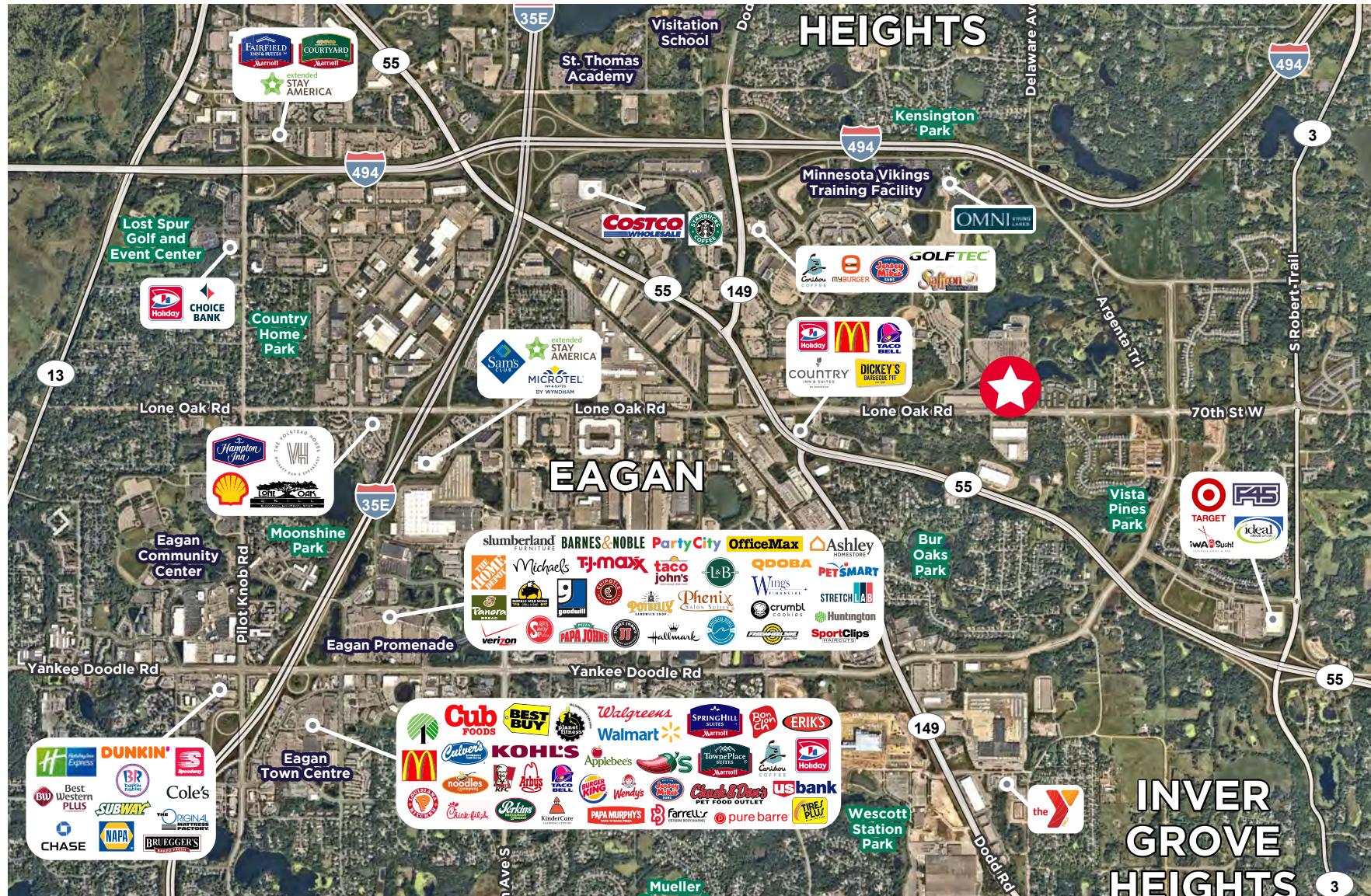
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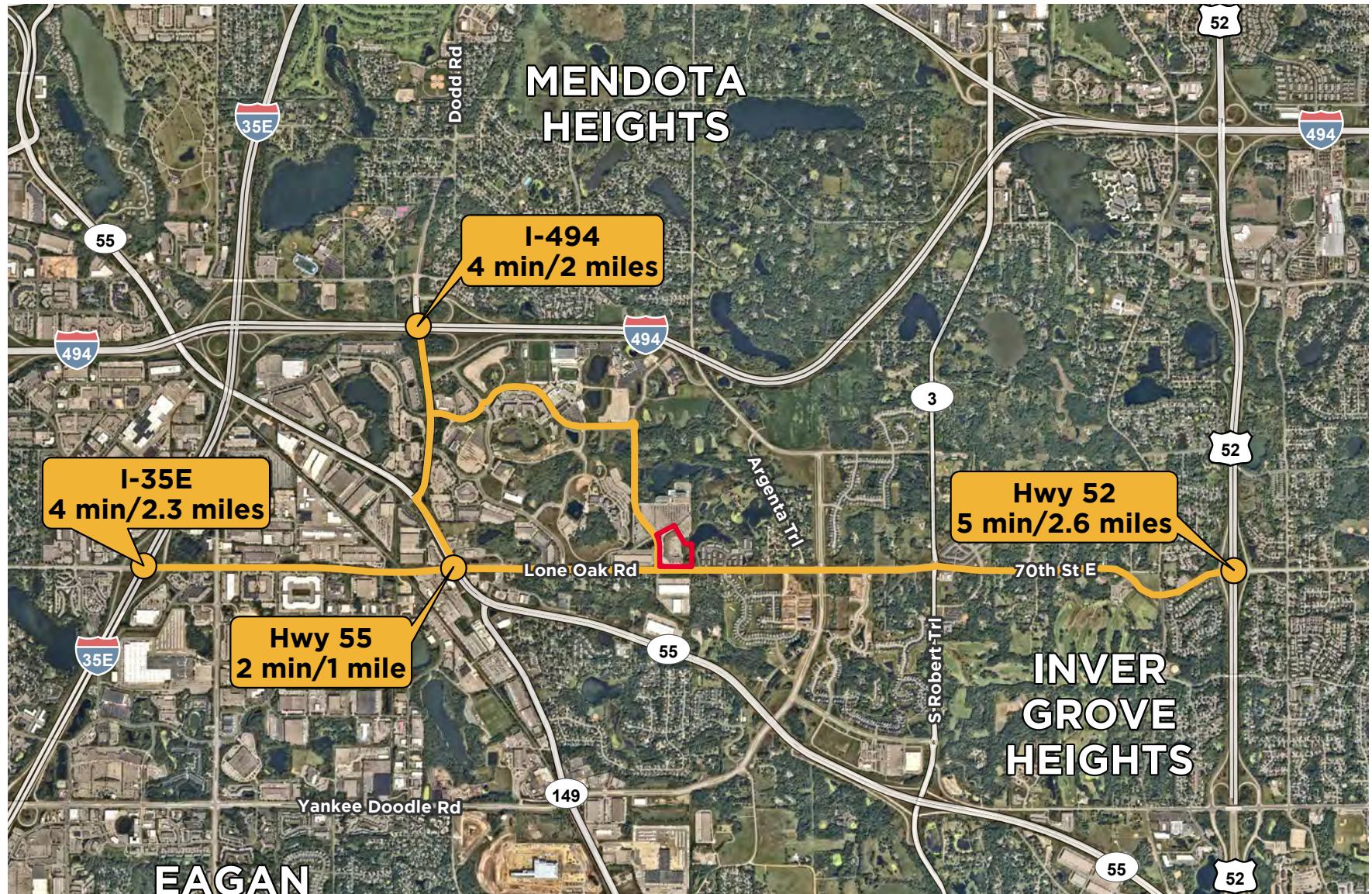
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