



LEXINGTON

CORPORATE CENTER



PROPERTY HIGHLIGHTS

- Excellent Eagan location
- Easy access to I-35E & I-494
- Local ownership
- Many area amenities

Address	3225 Neil Armstrong Blvd Eagan, MN
Building Size	76,500 SF
Available Size	2,242 SF Office 6,009 SF Warehouse 8,251 SF Total
Loading	1 Docks
Clear Height	19'
Year Built	1998
Lease Rates	Negotiable
Site Area	5.97 Acres
2026 Tax/CAM	\$1.75 PSF CAM \$2.63 PSF Tax \$4.38 PSF Total

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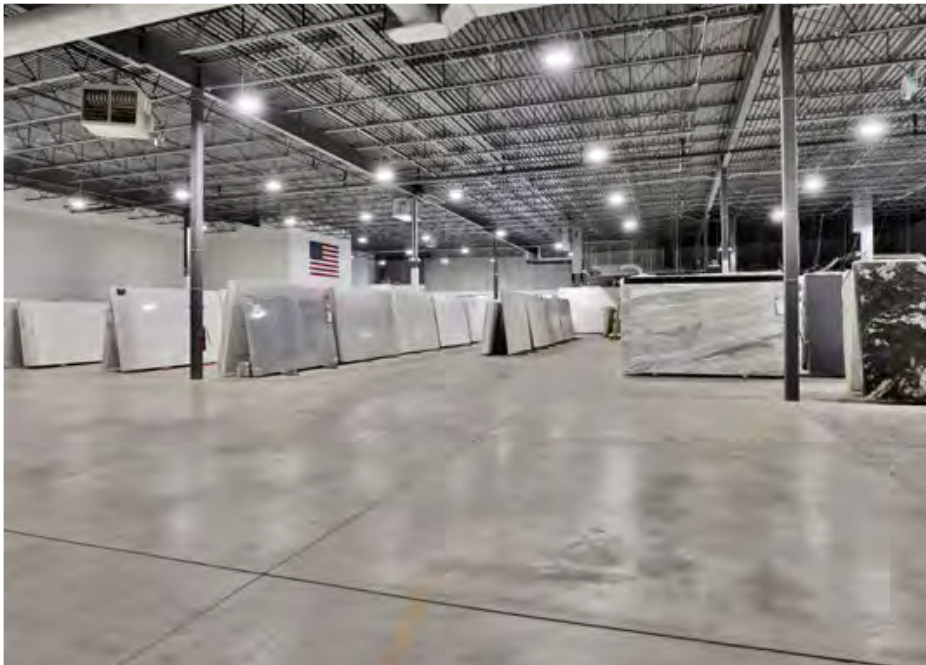
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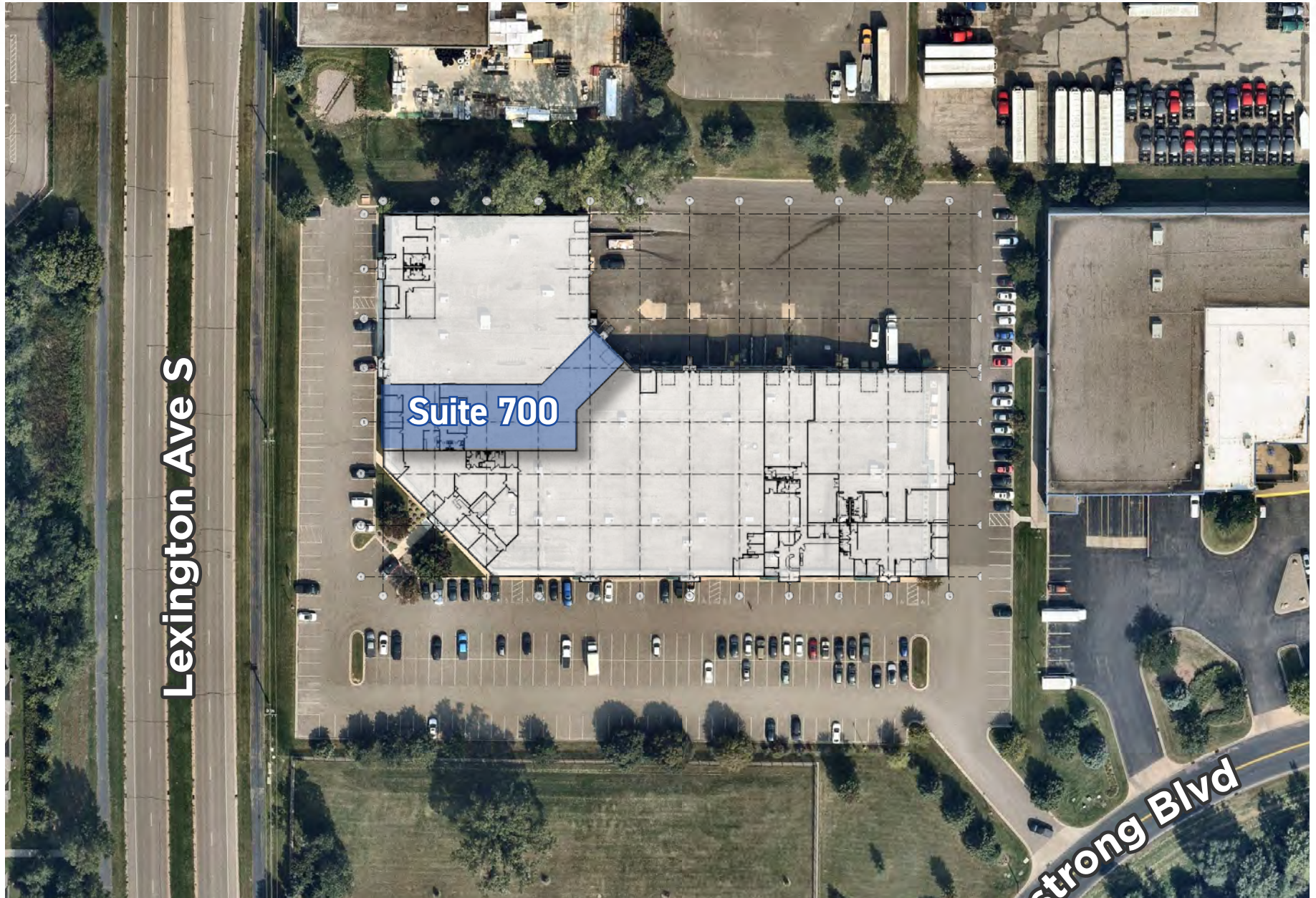
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE PLAN



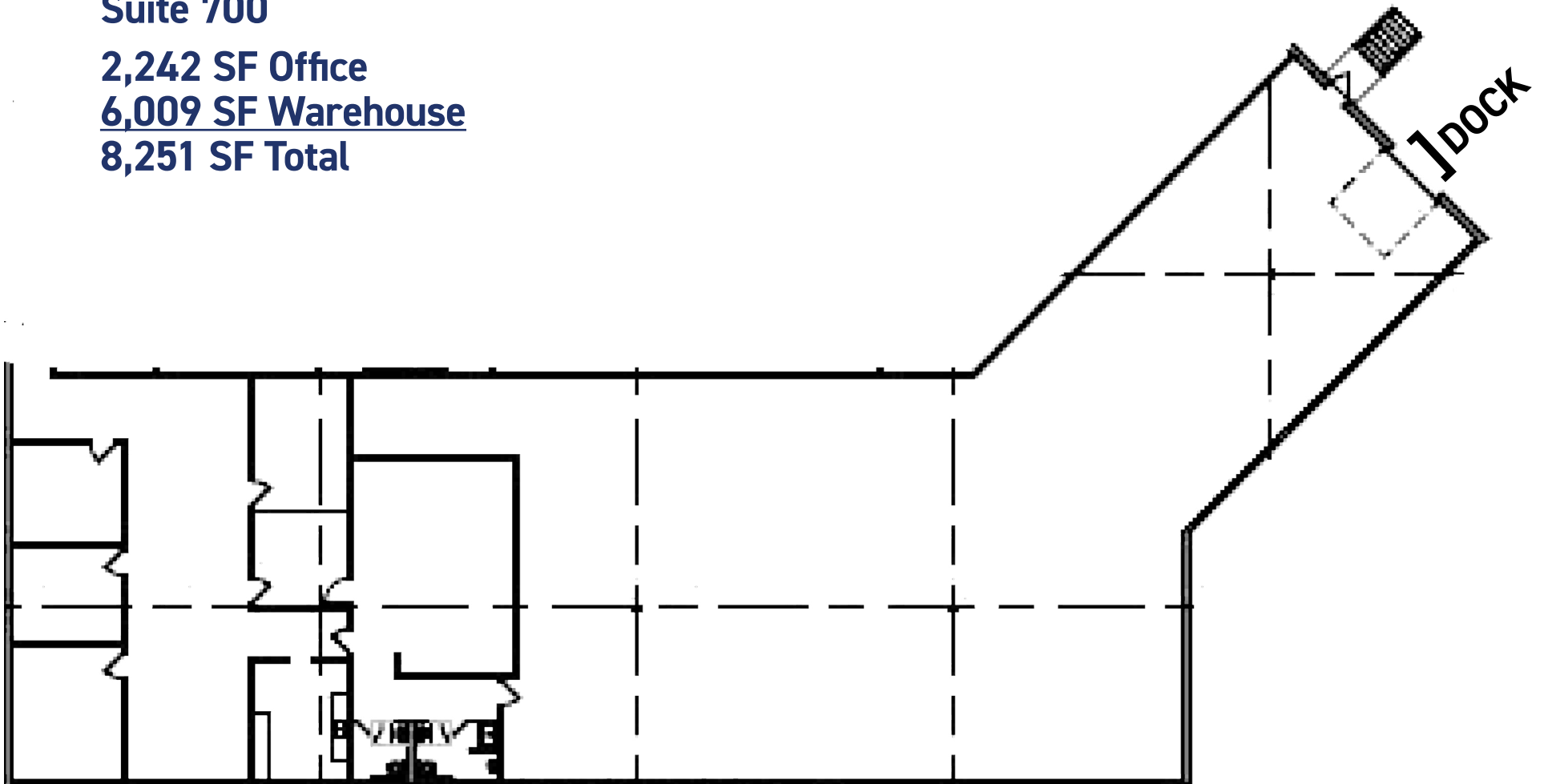
SUITE PLAN

Suite 700

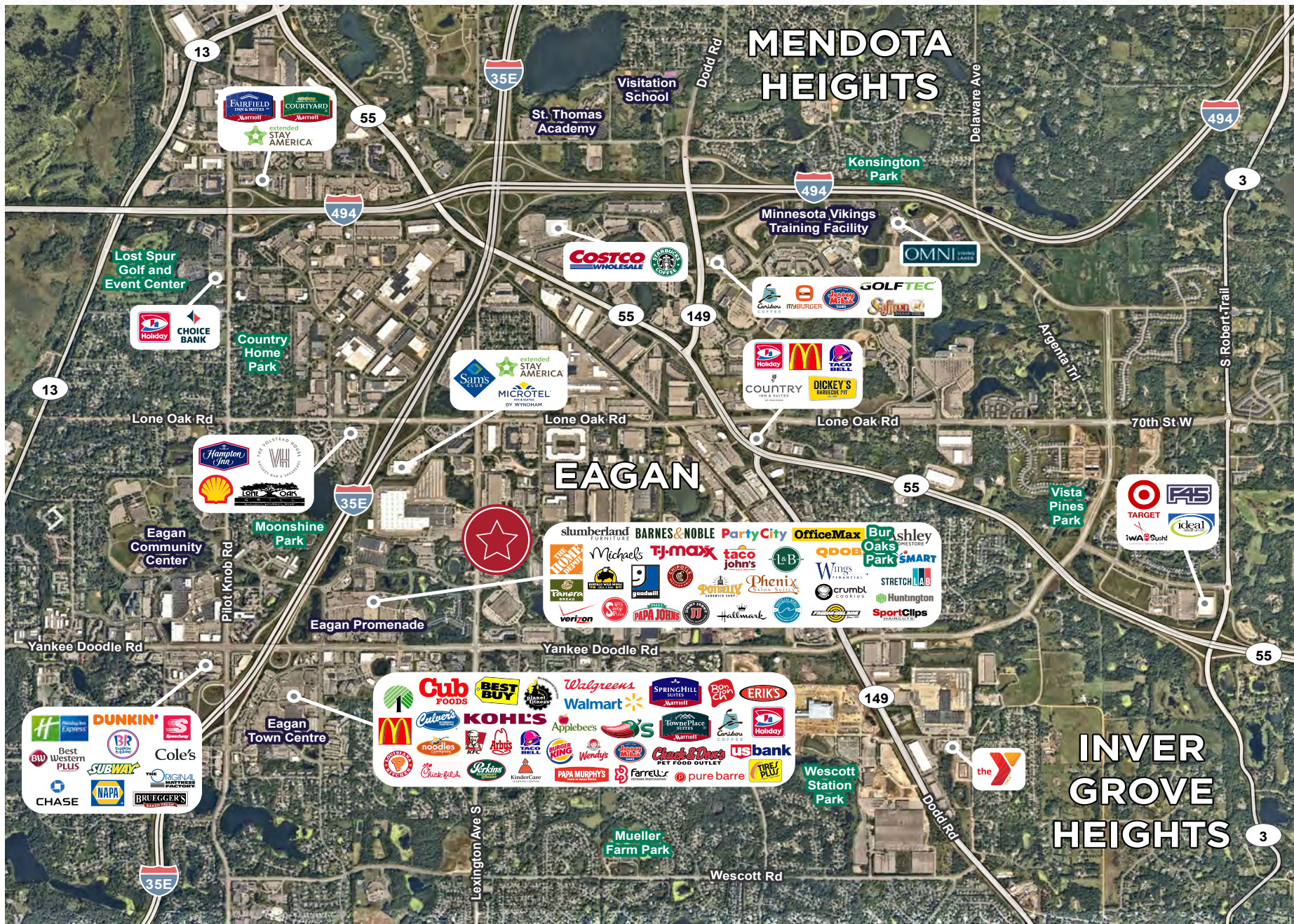
2,242 SF Office

6,009 SF Warehouse

8,251 SF Total



LOCAL AMENITIES



DRIVE TIME AERIAL



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**FOR MORE INFORMATION,
PLEASE CONTACT:**

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