



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

Jake Kelly
Director
+1 952. 913. 0055
jake.kelly@cushwake.com

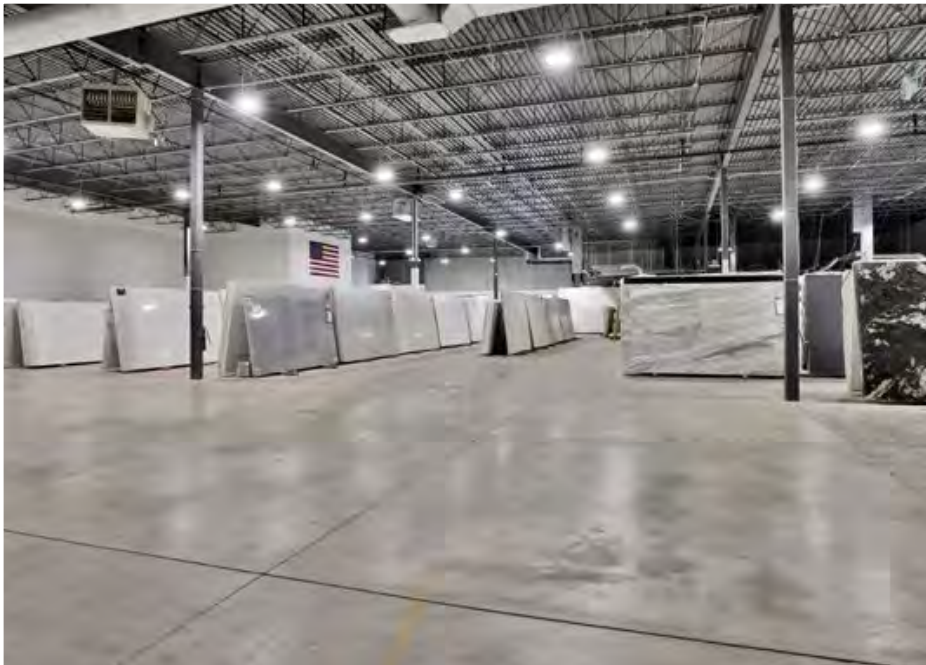
Danny McNamara
Managing Director
+1 952. 893. 8895
kris.smeltzer@cushwake.com



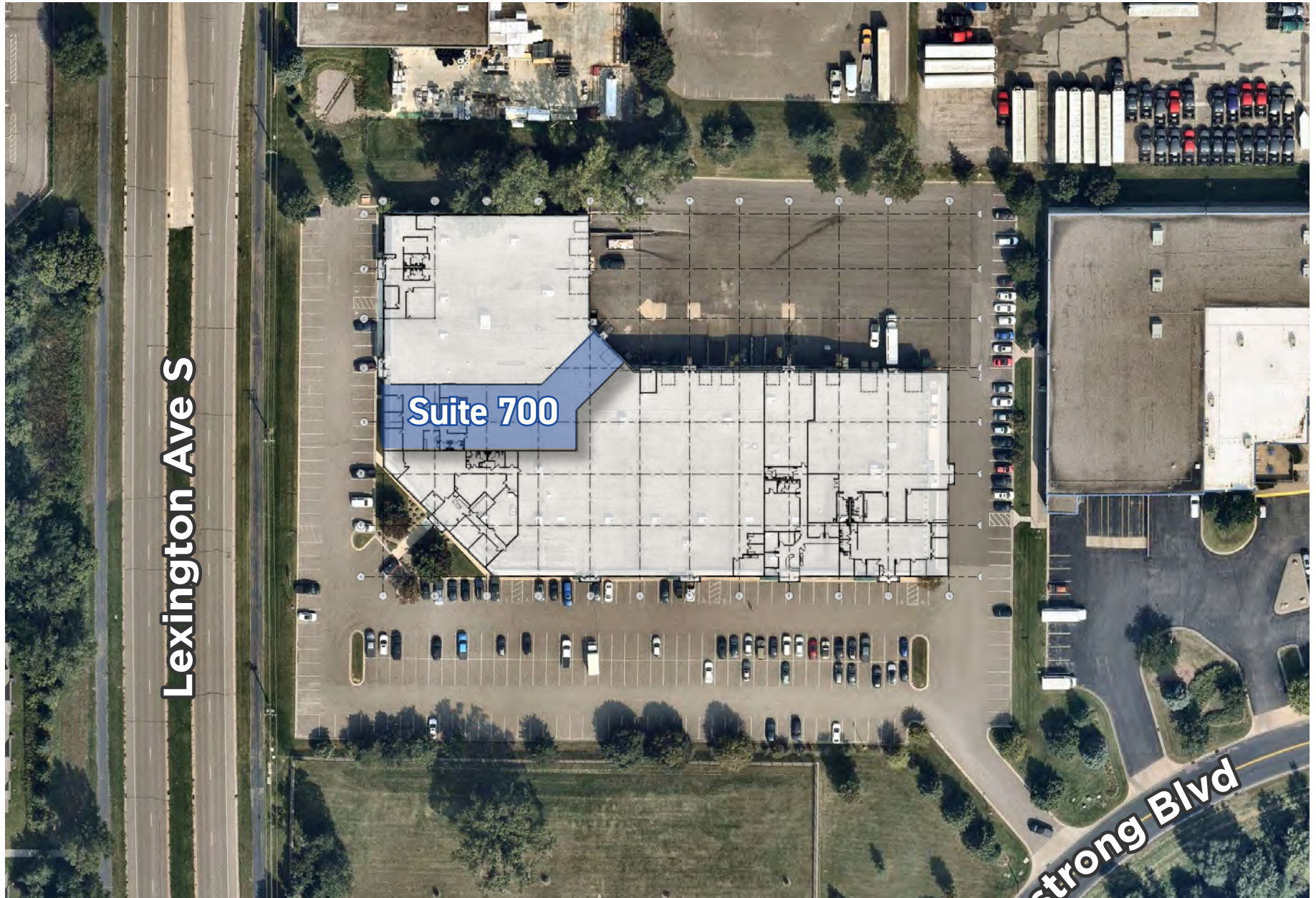
PROPERTY PHOTOS



PROPERTY PHOTOS



SITE PLAN



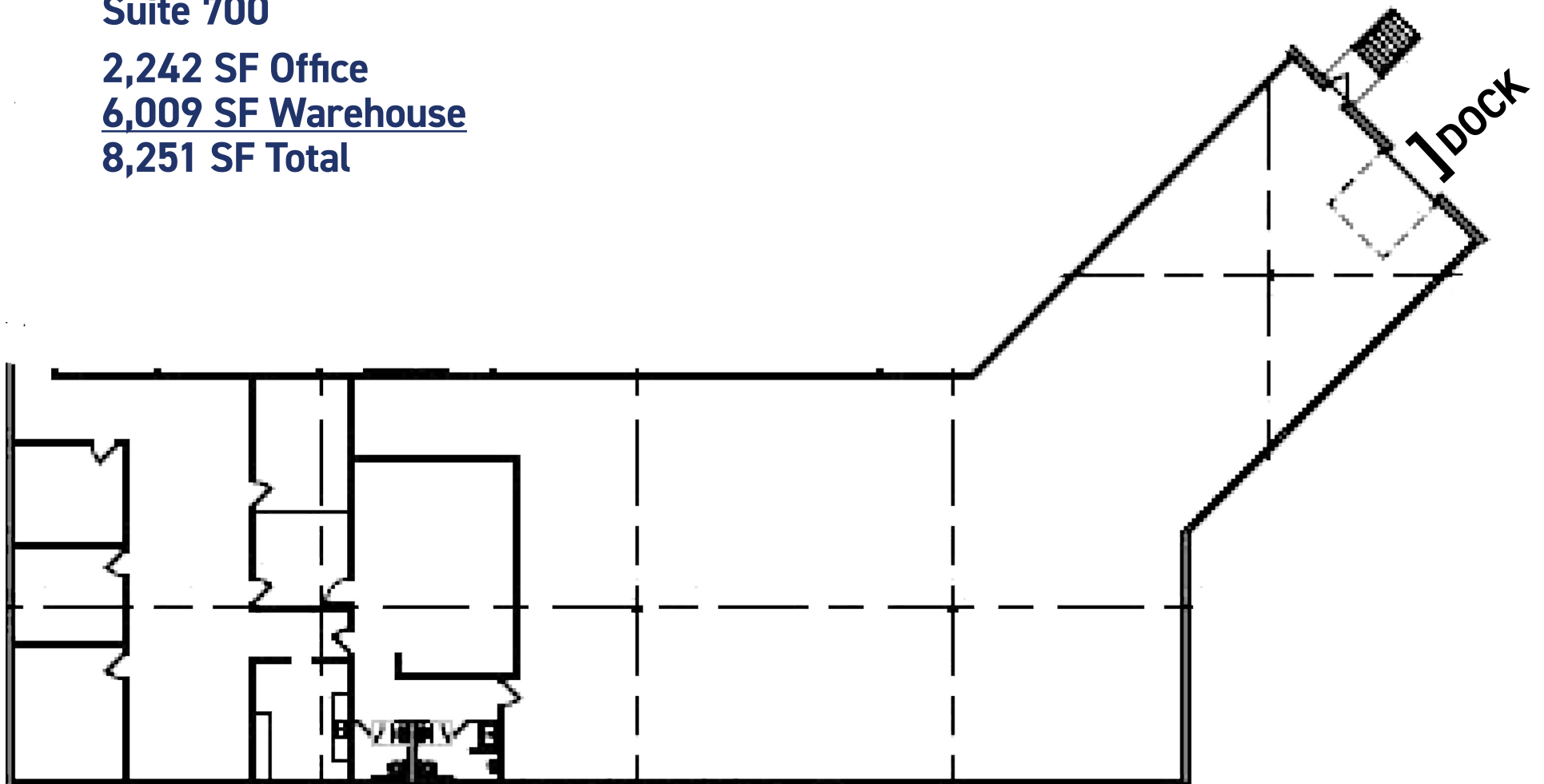
SUITE PLAN

Suite 700

2,242 SF Office

6,009 SF Warehouse

8,251 SF Total



LOCAL AMENITIES



DRIVE TIME AERIAL



LEXINGTON
CORPORATE CENTER

**FOR MORE INFORMATION,
PLEASE CONTACT:**

Jake Kelly
Director

+1 952. 913. 0055

jake.kelly@cushwake.com

Danny McNamara
Managing Director

+1 952. 893. 8895

danny.mcnamara@cushwake.com

©2026 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.