

## OFFICE FOR LEASE

# EAGANDALE POINT

1400 Corporate Center Curve, Eagan, MN 55121



### OFFERING SUMMARY

<b>AVAILABLE SF:</b>	Up to 3,596 SF
<b>LEASE RATE:</b>	\$13.00 SF/YR (Net)
<b>2022 TAX/R.E. CAM:</b>	\$9.96/SF/YR
<b>BUILDING SIZE:</b>	24,407 SF
<b>TRAFFIC COUNT:</b>	20,500

### PROPERTY OVERVIEW

Eagandale Point is a well located Class B office building on the southeast corner of Pilot Knob Road and Corporate Center Drive just south of I-494. The location offers a tenant excellent exposure to Pilot knob Road and tenants have monument signage facing the signalized intersection.

Spaces are in good condition with updated common areas. This professional office building offers is set amongst corporate offices with easy and quick access to both Minneapolis and St. Paul, Mall of America, Minnesota Vikings TCO Performance Center, retail, dining, hotels, MSP International Airport and so much more.

### PROPERTY HIGHLIGHTS

- 9' Ceilings
- Up to 3,596 SF Contiguous | Can Subdivide Space
- 126 Parking Stalls (5.16/1,000 parking ratio)
- Monument Signage
- Easy access to 494, 35E, Hwy 55 and Hwy 13
- Close to restaurants, hotels and shopping

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

**ANDY MANTHEI**  
Senior Director Brokerage Services  
O: 651.262.1006  
C: 651.331.9136  
andy@amkprop.com

**JEFF HART**  
Senior Vice President  
C: 612.747.7797  
jeffhart@suntide.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

## OFFICE FOR LEASE

# EAGANDALE POINT

1400 Corporate Center Curve, Eagan, MN 55121



### BUILDING INFORMATION

<b>ADDRESS:</b>	1400 Corporate Center Curve Eagan, MN 55121
<b>BUILDING SIZE:</b>	24,407 SF
<b>YEAR BUILT:</b>	1997
<b>AVAILABLE SPACE:</b>	Suite 250: Up to 3,596 SF
<b>BUILDING CLASS:</b>	B
<b>SITE SIZE:</b>	2.41 Acres
<b>LEASE RATE:</b>	\$13.00/SF/YR
<b>CAM &amp; RE TAX:</b>	\$9.96/SF/YR
<b>PARKING:</b>	126 Parking Stalls

### BUILDING FEATURES:

<b>CROSS STREETS:</b>	Pilot Knob Rd & Corporate Center Dr
<b>FLOORS:</b>	Two
<b>SIGNAGE:</b>	Monument Signage
<b>ACCESSIBILITY:</b>	Parking Lot from Corporate Center Curve
<b>TRAFFIC COUNT:</b>	20,500 along Pilot Knob Rd
<b>AMENITIES:</b>	Elevator Locally Owned & Managed
<b>LOCATION:</b>	Across from Holiday Station, Holiday Inn Hotel, Summit Orthopedic, MSP International Airport, Minutes from Mall of America, Downtown Minneapolis and Downtown St. Paul



Map data ©2021

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

**ANDY MANTHEI**  
Senior Director Brokerage Services  
O: 651.262.1006  
C: 651.331.9136  
andy@amkprop.com

**JEFF HART**  
Senior Vice President  
C: 612.747.7797  
jeffhart@suntide.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)

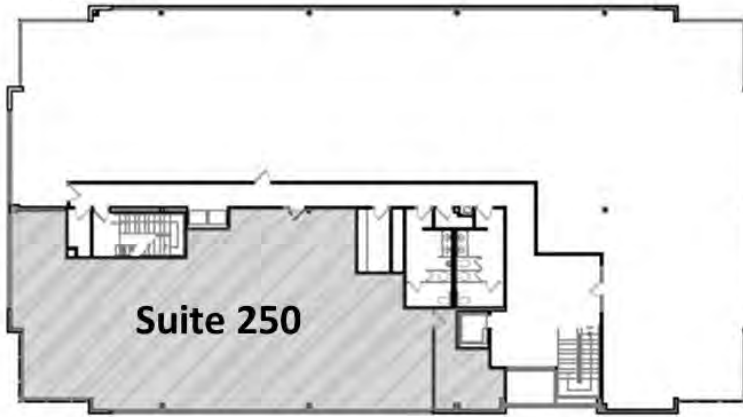
## OFFICE FOR LEASE

# SECOND FLOOR

Suite 250: 3,596 SF



Second Floor



### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 250	Available	3,596 SF	Net	\$13.00 SF/yr	Can Subdivide Space

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

**ANDY MANTHEI**  
Senior Director Brokerage Services  
O: 651.262.1006  
C: 651.331.9136  
andy@amkprop.com

**JEFF HART**  
Senior Vice President  
C: 612.747.7797  
jeffhart@suntide.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)



**OFFICE FOR LEASE**

# EAGANDALE POINT

1400 Corporate Center Curve, Eagan, MN 55121



Monument signage facing the intersection provides excellent exposure to passing traffic.



At the signalized intersection of Pilot Knob Road and Corporate Center Drive just south of I-494

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

**ANDY MANTHEI**  
Senior Director Brokerage Services  
O: 651.262.1006  
C: 651.331.9136  
andy@amkprop.com

**JEFF HART**  
Senior Vice President  
C: 612.747.7797  
jeffhart@suntide.com



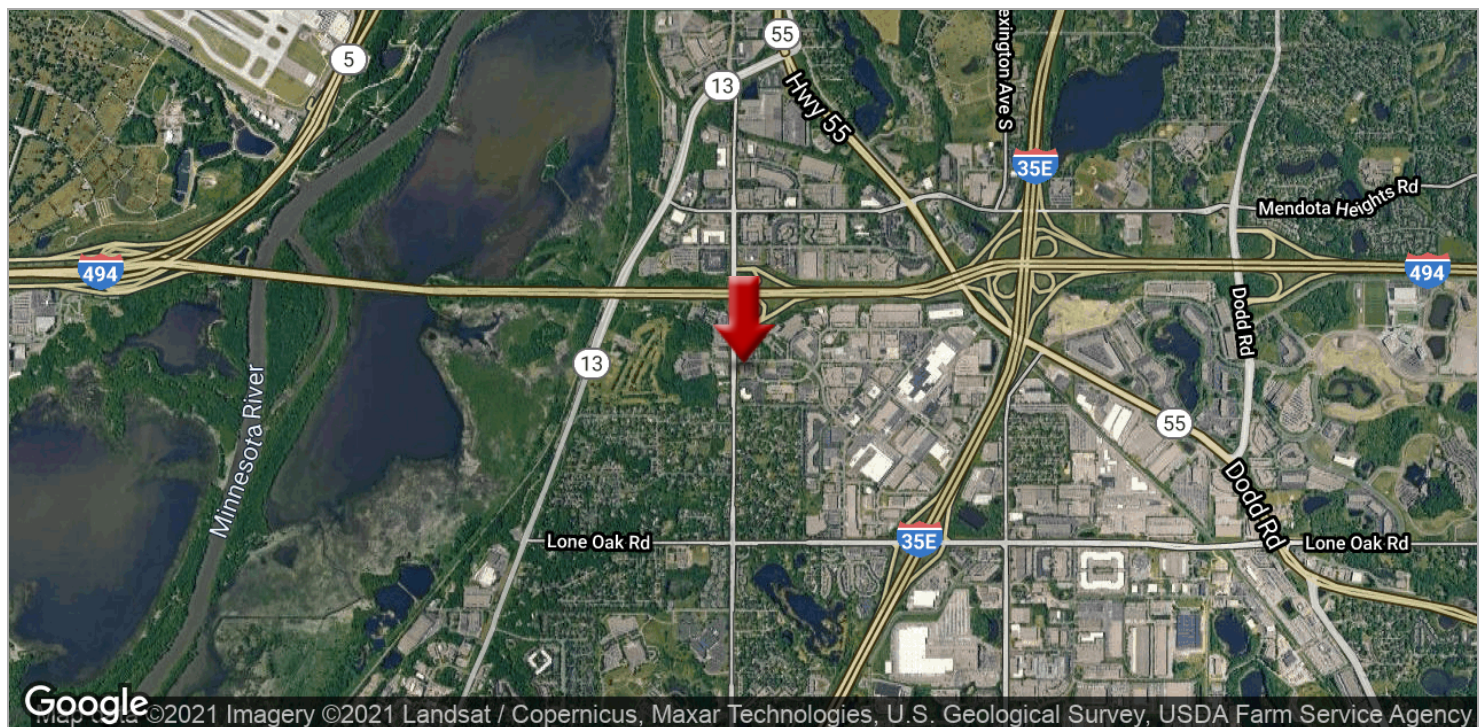
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)



# EAGANDALE POINT

1400 Corporate Center Curve, Eagan, MN 55121



**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

**ANDY MANTHEI**  
Senior Director Brokerage Services  
O: 651.262.1006  
C: 651.331.9136  
andy@amkprop.com

**JEFF HART**  
Senior Vice President  
C: 612.747.7797  
jeffhart@suntide.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)



# EAGANDALE POINT

1400 Corporate Center Curve, Eagan, MN 55121



**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

**ANDY MANTHEI**  
Senior Director Brokerage Services  
O: 651.262.1006  
C: 651.331.9136  
andy@amkprop.com

**JEFF HART**  
Senior Vice President  
C: 612.747.7797  
jeffhart@suntide.com



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcmidwest.com/](http://kwcmidwest.com/)