



# GRAND OAK

B U S I N E S S P A R K



GROUP RMC

 TRANSWESTERN

# GRAND OAK BUSINESS PARK



**GRAND OAK OFFICE VIII**  
2770 BLUE WATER RD

**GRAND OAK OFFICE VII**  
2750 BLUE WATER RD

**GRAND OAK OFFICE IV**  
950 BLUE GENTIAN RD

**GRAND OAK OFFICE III**  
930 BLUE GENTIAN RD

**GRAND OAK OFFICE I**  
860 BLUE GENTIAN RD

**GRAND OAK OFFICE II**  
880 BLUE GENTIAN RD

**GRAND OAK OFFICE IX**  
2854 HWY 55

**GRAND OAK OFFICE X**  
2805 DODD RD

**GRAND OAK RETAIL**  
2864 HWY 55

**GRAND OAK RETAIL**  
2874 HWY 55

## GRAND OAK OFFICE I

- 97,321 SF
- 3-story
- Class A Office
- Built in 1999
- \$16.00 Net
- \$11.26 Est OpEx + Taxes

## GRAND OAK OFFICE II

- 45,311 SF
- 3-story
- Class A Office
- Built in 2002
- \$15.00 Net
- \$11.49 Est OpEx + Taxes

## GRAND OAK OFFICE III

- 68,336 SF
- Single story
- Class B Office
- Built in 2000
- \$13.00 Net
- \$7.20 Est OpEx + Taxes

## GRAND OAK OFFICE IV

- 43,105 SF
- Single story
- Class A Office
- Built in 2000
- \$13.00 Net
- \$6.32 Est OpEx + Taxes

## GRAND OAK OFFICE VII

- 107,076 SF
- Single story
- Class B Office
- Built in 2002
- \$13.00 Net
- \$5.51 Est OpEx + Taxes

## GRAND OAK OFFICE VIII

- 40,246 SF
- Single story
- Class B Office
- Built in 2002
- \$13.00 Net
- \$8.54 Est OpEx + Taxes

## GRAND OAK OFFICE IX

- 30,402 SF
- 2-story
- Class A Office
- Built in 2005
- \$15.00 Net
- \$15.89 Est OpEx + Taxes

## GRAND OAK OFFICE X

- 92,554 SF
- 3-story
- Class A Office
- Built in 2006
- \$16.00 Net
- \$10.49 Est OpEx + Taxes

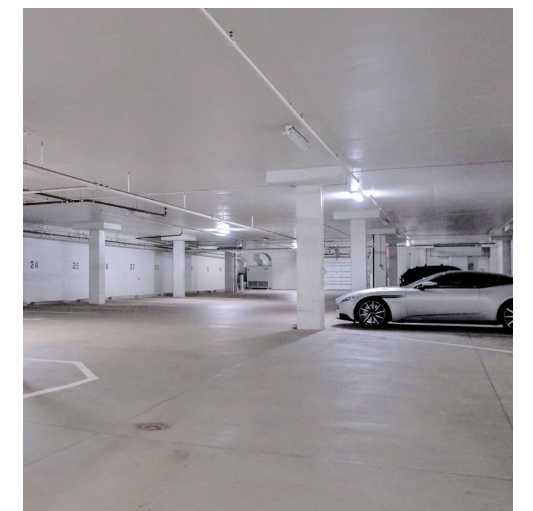
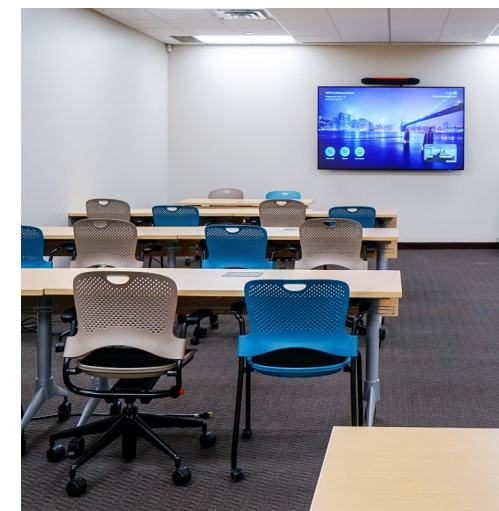
# FULL SERVICE PARK

[CLICK HERE TO TOUR THE PARK](#)

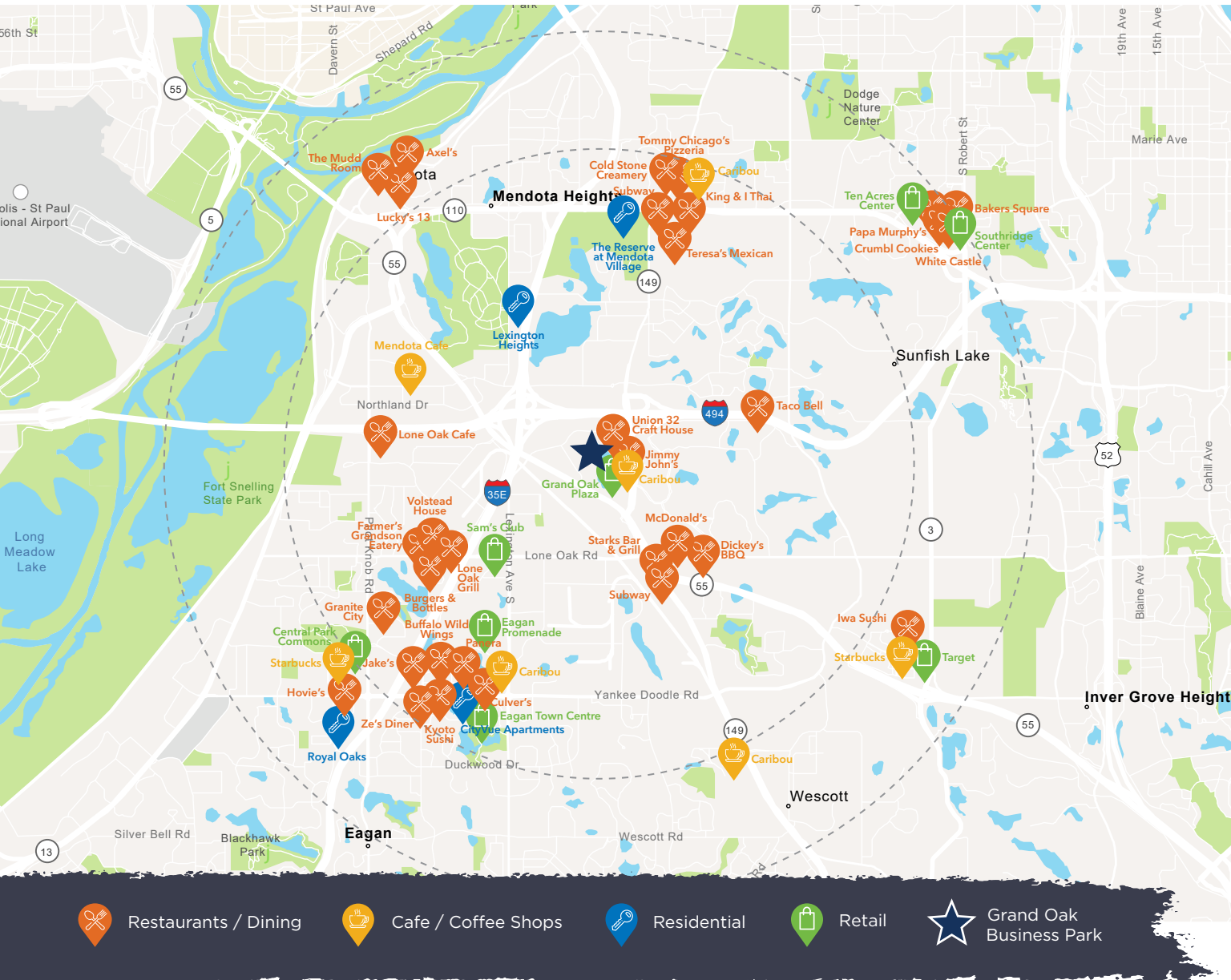


## YOUR AMENITY PACKAGE

- Two updated fitness centers
- Locker rooms and showers
- Walking trails
- Tenant plazas
- Patios and outdoor seating
- Nine-hole putting green
- Conference rooms with state of the art audio visual equipment & adjacent kitchen for catering
- Tenant storage spaces
- On-site property management
- Dining options including Jimmy Johns, Caribou Coffee, and Union 32 Craft House



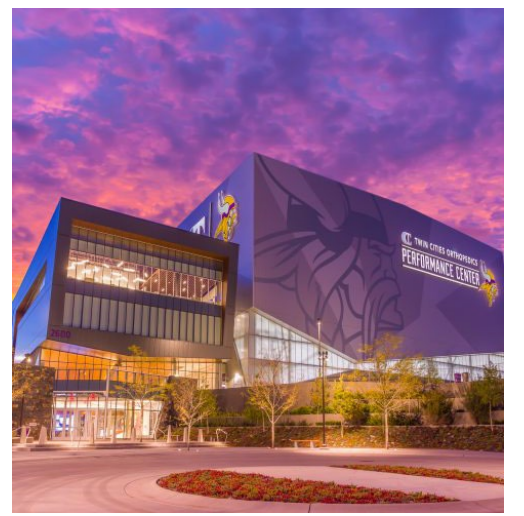
# CLOSE TO EVERYTHING



## PREMIERE EAGAN LOCATION

Eagan is the proud home of the Minnesota Vikings and their state-of-the-art headquarters - Twin Cities Orthopedics Performance Center located at Viking Lakes.

Enjoy easy access to both downtown Minneapolis and Saint Paul, along with complimentary MSP Airport, Mall of America®, and Twin Cities Premium Outlets shuttle service from participating in Eagan hotels, all with complimentary parking.





# GRAND OAK

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B U S I N E S S P A R K

LOCATED IN EAGAN, MN



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