

Grand Oak Bank Building

Class A Office/Medical Available Now For Lease

2815 Dodd Road, Eagan, MN 55121



- *30,000sf Class A Office/Medical Space (can be subdivided)*
- *Ready for bank operations—Drive thru lanes in place*
- *Heated underground parking*
- *Excellent location at HWY 55 and 149 (Dodd Road)*



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Edina, Minnesota 55435

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For information, contact:

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For Lease

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Property Overview

| | |
|-------------------------------|---|
| Location: | 2815 Dodd Road, Eagan, MN 55121 |
| Product: | Class A Office/Medical Space |
| Lease Rate: | Negotiable |
| 2012 Tax/Cam: | \$5.50 CAM psf <u>\$3.08 Tax psf</u> \$8.58 psf total |
| Building Size: | 30,920 Sq Ft |
| Available Square Feet: | 30,920SF 5,000SF Min Divisible for Bank Space 1,000SF Min Divisible for Office/Medical |
| Amenities: | Strong daytime population from adjacent business parks Class A finishes: Granite flooring, glass doors Heated underground parking/storage, employee lounge and fitness center |
| Year Built: | 2006 (Never Occupied) |

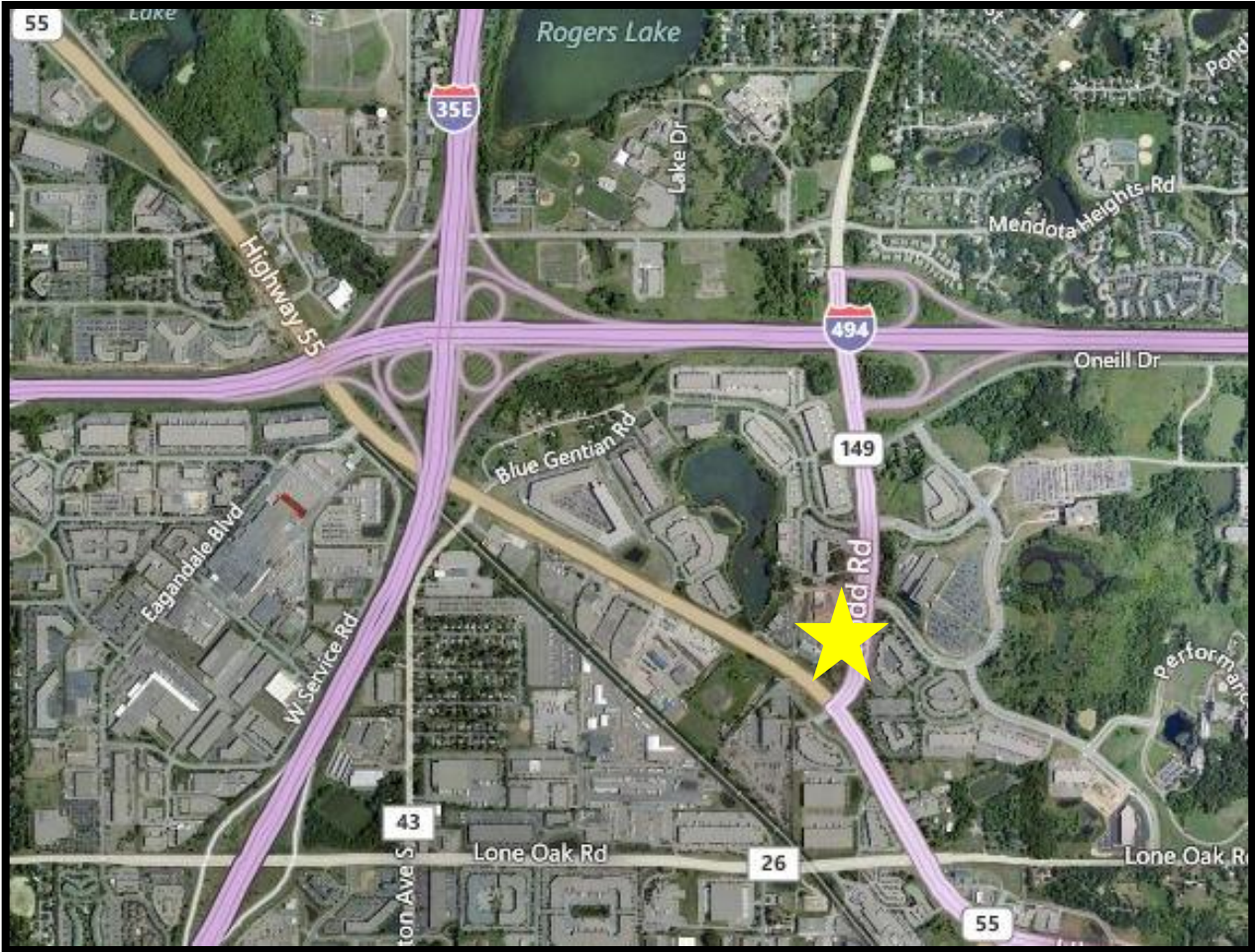
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Location



Local Traffic:

- CR-149: 21,500 VPD – Direct Visibility
- HWY 55: 27,000 VPD – Direct Visibility
- I-494: 92,000 VPD – Nearby
- I-35E: 101,000 VPD – Nearby

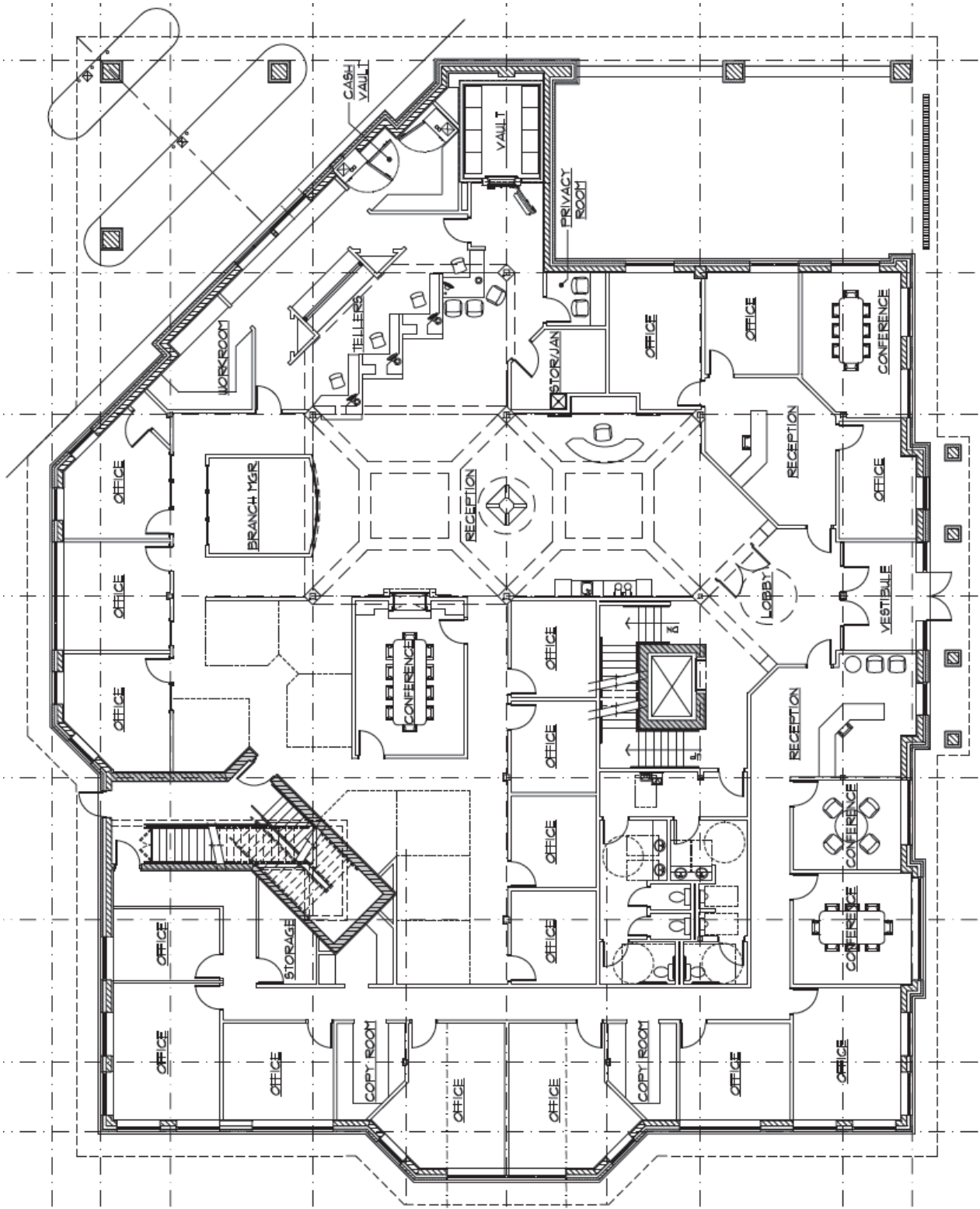
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First Floor



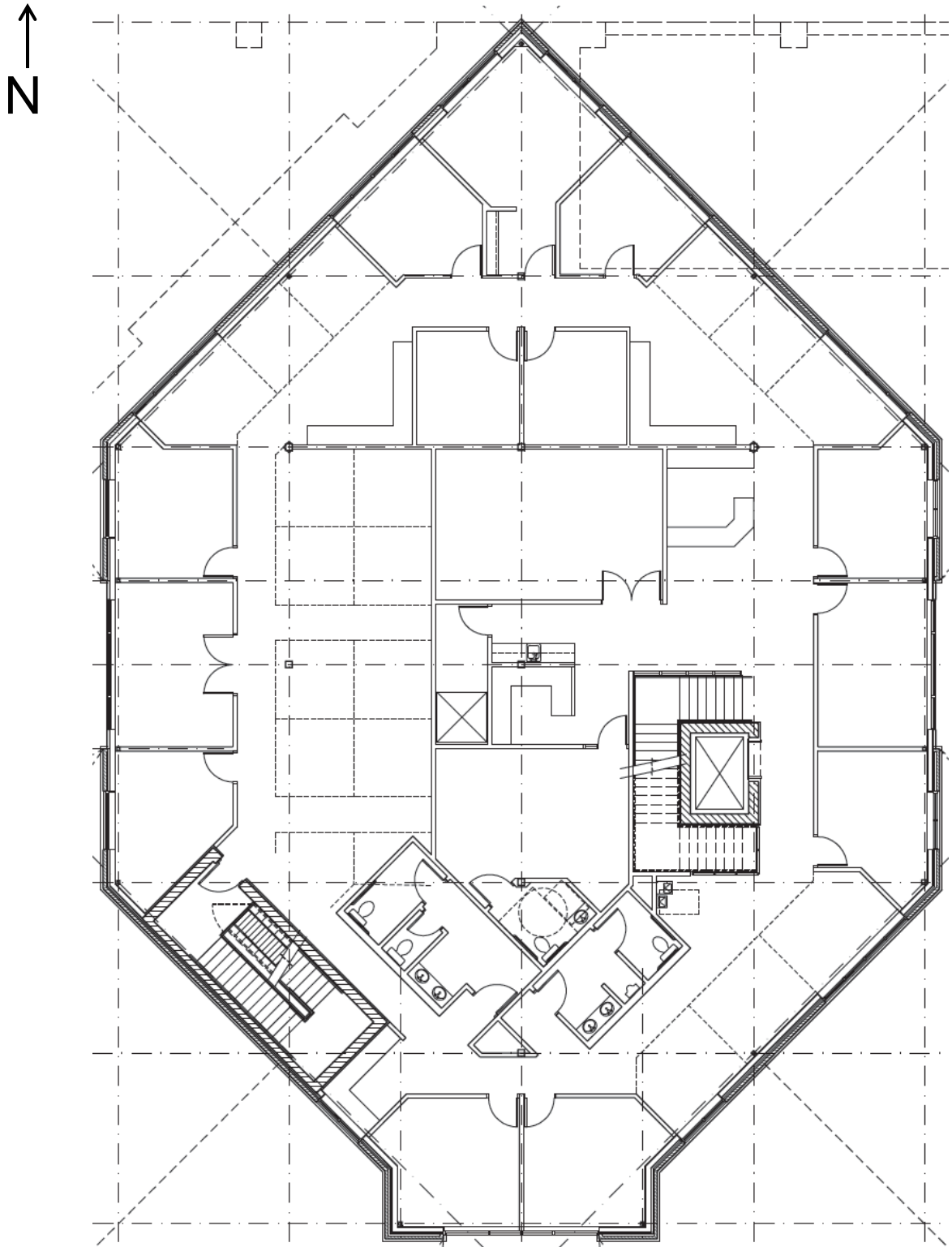
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Second Floor



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Birdseye View



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