

FOR LEASE

Owned and Operated by  **LINK**

ARMSTRONG BUSINESS CENTER I

990 Lone Oak Road, Eagan, MN 55121

7,540 SF

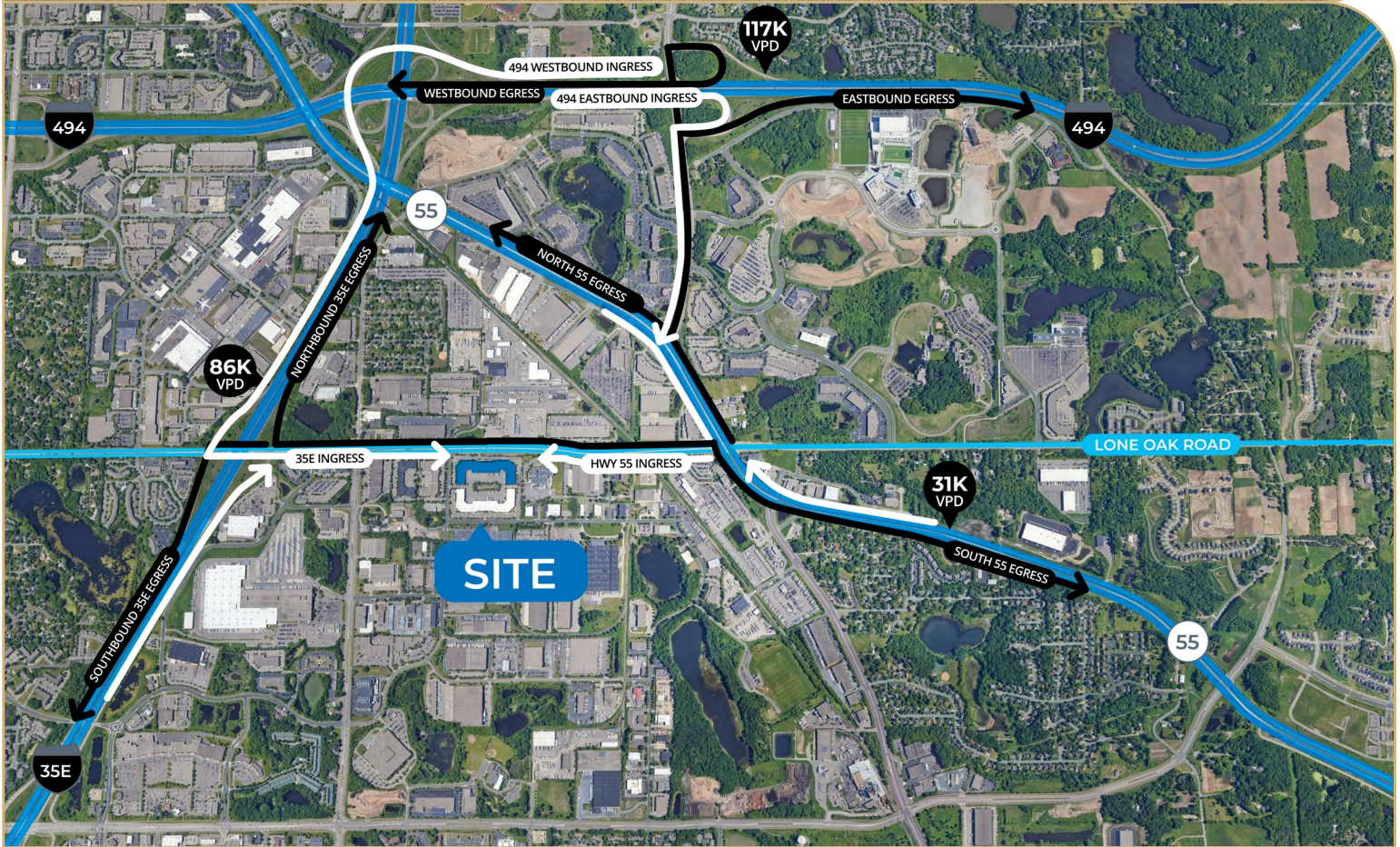


**LEASING INFO
& CONTACT**

Alex Baron
Nate Erickson

(612) 359-1658 / alex.baron@transwestern.com
(612) 359-1657 / nate.erickson@transwestern.com

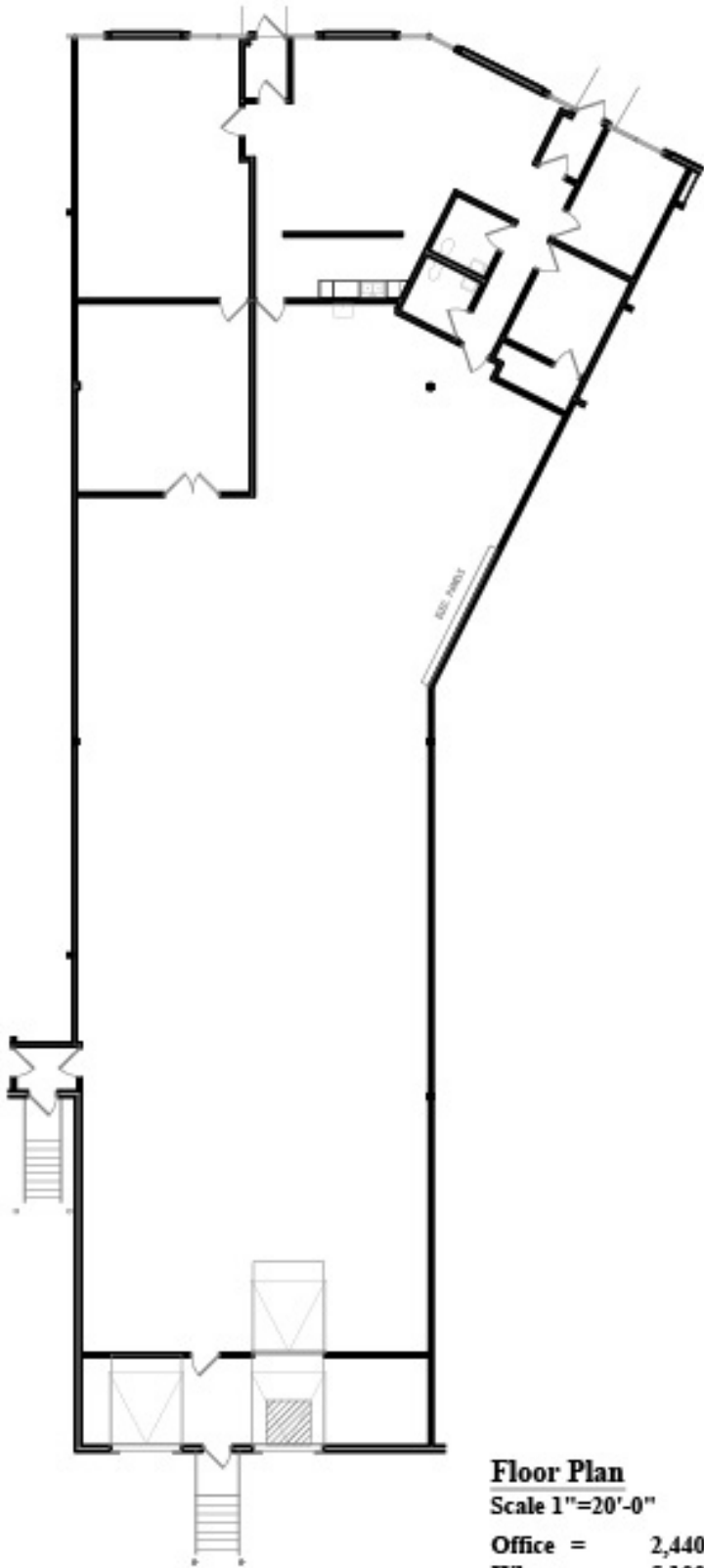




PROPERTY OVERVIEW

Property Size	153,606 SF	Loading	2 Docks
Year Built	1989	Lease Rates	Negotiable
Clear Height	20'	Parking	275 Spaces (1.63/1,000 SF)
Availability	Suite 124: 7,540 SF Total 2,440 SF Office 5,100 SF Warehouse	CAM & Tax (2025)	\$3.62 Total

DESCRIPTION



Floor Plan
Scale 1"=20'-0"

Office =	2,440 s.f.
Whse. =	5,100 s.f.
Total =	7,540 s.f.

