

ARMSTRONG BUSINESS CENTER I

MINNEAPOLIS
SOUTHEAST SUBMARKET

990 Lone Oak Road
Eagan, MN 55121



FOR LEASE

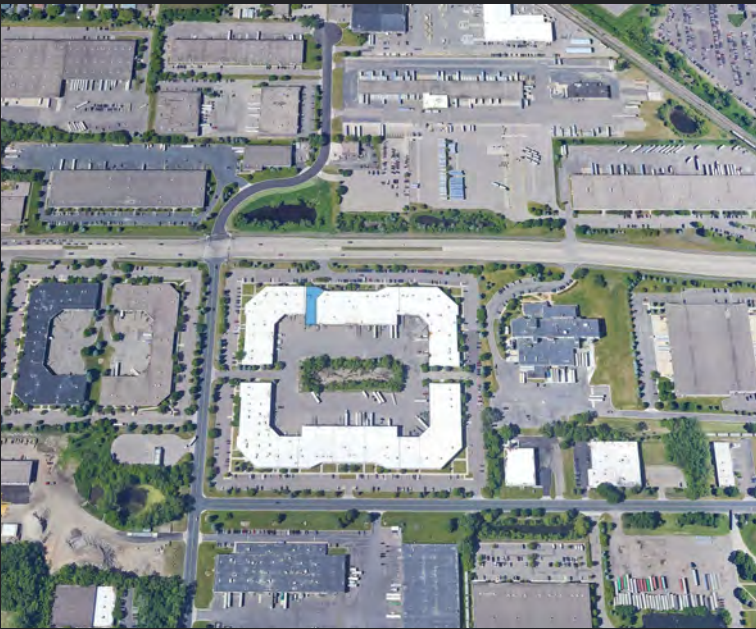
Suite 124

±7,540 SF



LEASED BY





PROPERTY OVERVIEW

Property Size 153,606 SF

Year Built 1989

Parking 275 Spaces (1.63/1,000 SF)

Clear Height 20'

Availability 01/01/2026

Suite 124

Total Size 7,540 SF

Office Size 2,440 SF

Loading 2 Dock Doors

Lease Rates Negotiable

CAM & Tax (2025) \$1.65 PSF Tax

\$1.96 PSF CAM

\$3.61 PSF Total

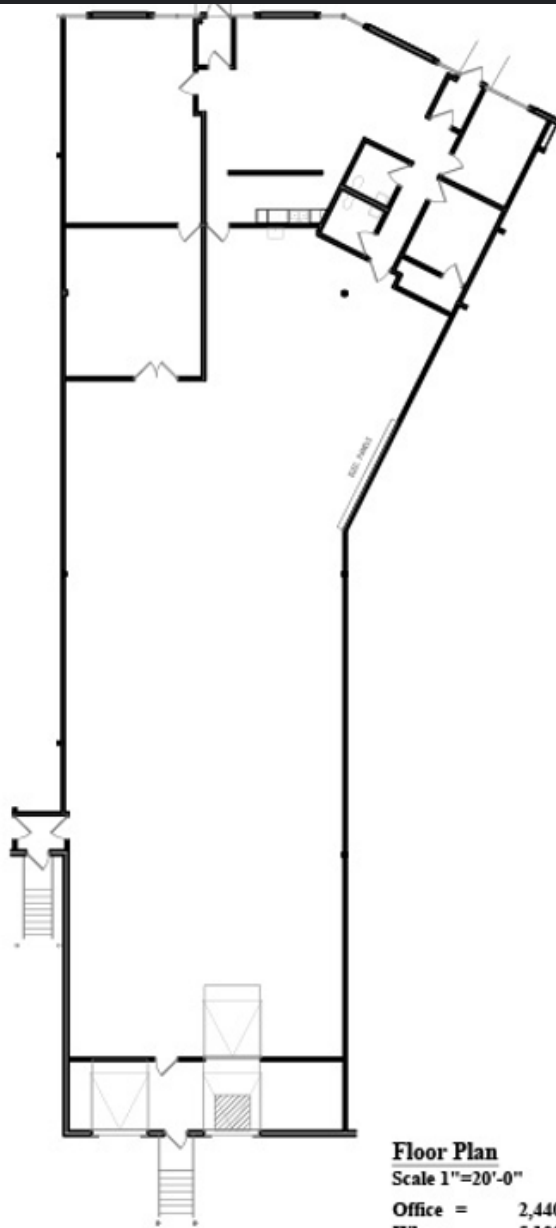
FOR LEASE

±7,540 SF



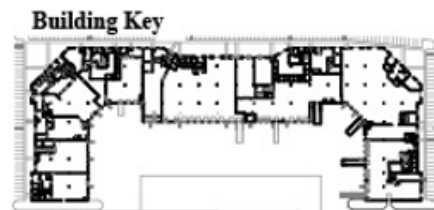
This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.

MINNEAPOLIS
SOUTHEAST SUBMARKET



Floor Plan
 Scale 1"=20'-0"

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



CONTACT INFORMATION

990 Lone Oak Road
Eagan, MN 55121

Alex Baron, SIOR

alex.baron@transwestern.com
(612) 359-1658

Nate Erickson, SIOR

nate.erickson@transwestern.com
(612) 359-1657

This is not an offer or acceptance of an offer to lease space. A lease will only be offered or made in a written agreement signed by landlord. No representation or warranty of any kind is made by landlord unless set forth in a written definitive lease executed by the landlord.



LEASED BY

