



RIVERPOINT OFFICE CENTER

1715 YANKEE DOODLE RD • EAGAN, MN



**10,750 SF FOR LEASE
AVAILABLE NOW**





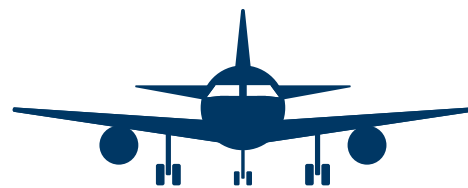
Riverpoint Office Center provides incredible flexibility for a multitude of users. Combined with convenient access to I-35E, I-494 and Highway 13, trips to the Mall of America, MSP Airport and both CBDs are quick and easy. When you add the myriad of dining and retail options within 1 mile, Riverpoint Office Center provides an excellent advantage for businesses.

Available	Suite 110 / 3,250 SF Suite 230 / 3,500 SF Suite 220 / 4,000 SF
Lease Rate	\$15.00/SF/YR
Opex & Tax	\$10.50 SF/YR
Lot Size	7.96 Acres
Year Built	2000
Building Size	102,049 SF

**NEW OWNERSHIP
NEW ENERGY
NEW OPPORTUNITY**



Convenient access off Hwy 13, I-494, I-35E, 55, and 77



Easy access to Central Park Commons, Mall of America, MSP Airport



Excellent mass transit access via the 437 & 445 MVTA busline



Connected to the MN Valley State Trail

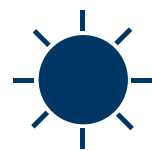


- Renovated lobby and common areas
- Climate-controlled reserved parking
- Nine foot finished ceiling height
- Class A finishes throughout
- New tenant lounge and conference room





Beautiful Views of the
Minnesota River Valley



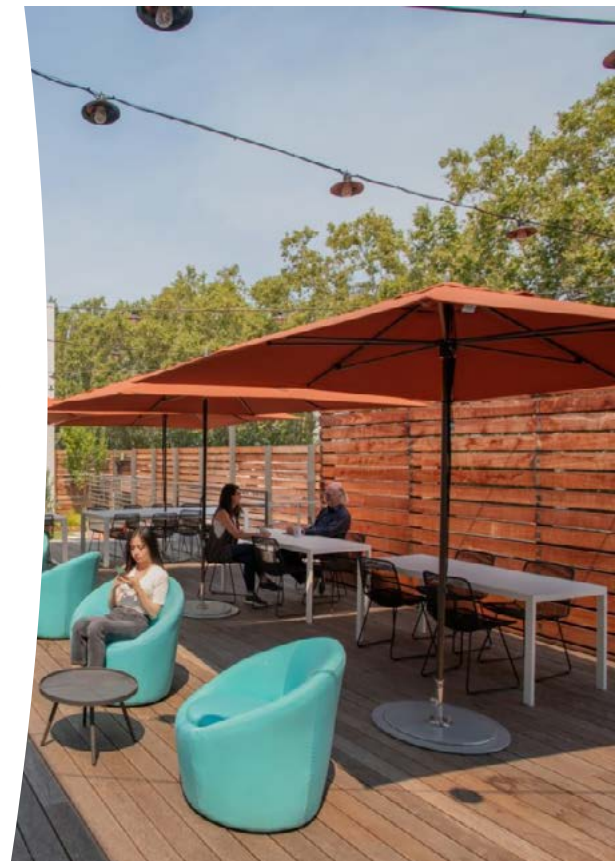
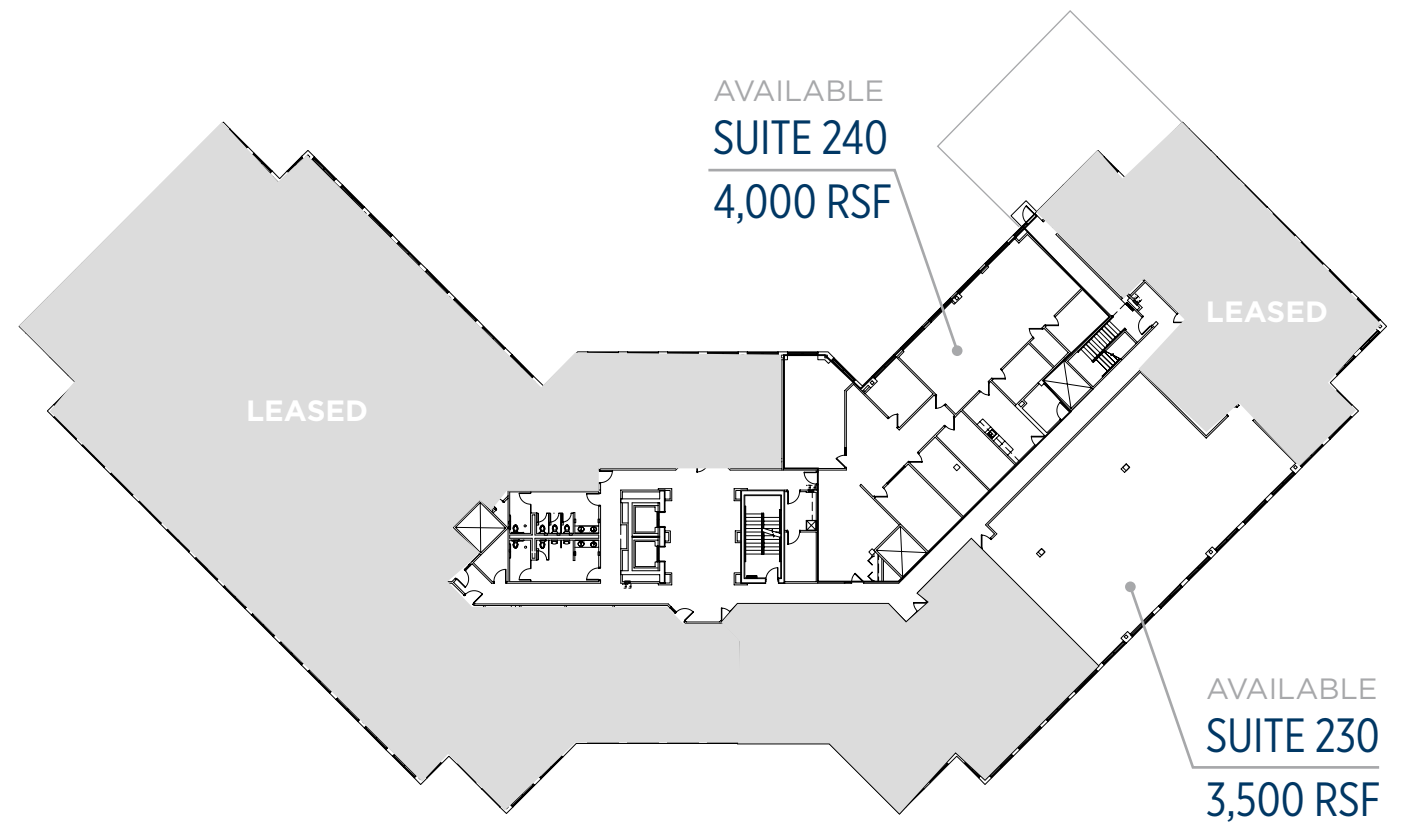
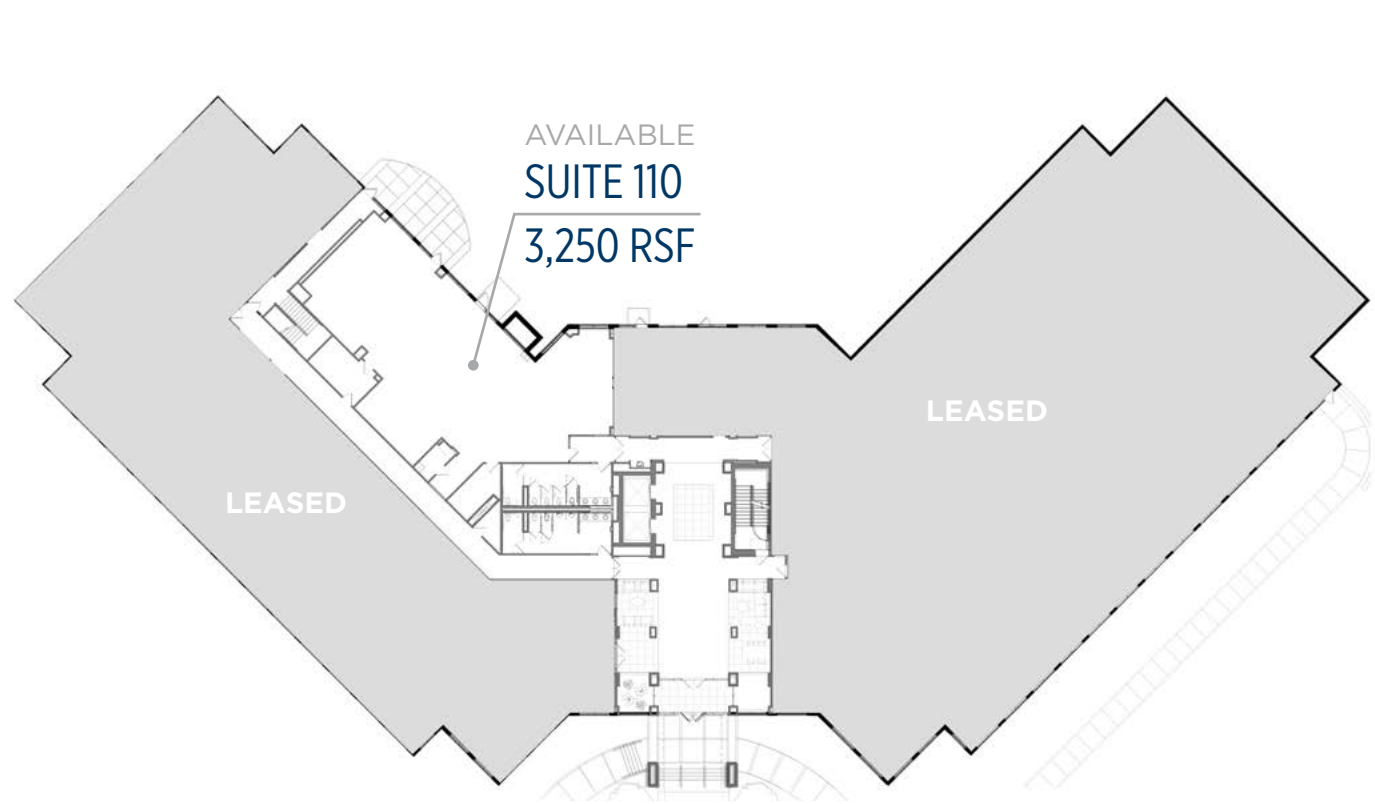
Large Windows with
Abundant Natural Light



Clean & Efficient
Floorplate



New Lobby Finishes
on Every Floor





RIVERPOINT

OFFICE CENTER



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