

# Take a walk in the Grand Oak Business Park



Located in the robust South Metro area, Grand Oak Business Park offers businesses a productive environment, with convenience and comfort, and all without sacrificing elegance. Reductions in travel time and proximity to the airport promote efficiency and reduce frustration.

## Quality Buildings

The buildings of Grand Oak Business Park establish a new definition of quality in the Twin Cities marketplace, with striking designs and an interior standard of finish second to none. From the finely etched doors of the Grand Oak I elevators to the marble and natural woods used in the spacious public areas, visitors to this Class A office building are always awed by their surroundings.

All of the buildings have strong,



extensive glass lines, providing high levels of natural light in office and office/tech structures.

Quality design and construction is maintained throughout the attractive complex, from the Grand Oak Business Center I, an office/warehouse environment, to Grand Oak II, which contains a sophisticated medical clinic, and the appealing shops of the retail area. Grand Oak also features highly reliable data communications, due to redundant fiber to the site.

## Nature At Your Door

Good business is natural at Grand Oak Business Park, where the contemporary commercial office space is fully integrated with the natural surroundings.

The buildings were carefully positioned around 20-acre O'Neill Pond, an inspiring natural setting that is home to the wildlife native to the area. Egrets, blue herons and geese regularly ply the waters, while songbirds nest in the trees along the shore and deer, red fox and other wildlife visit often. Employees have ready access to parking areas on one side of a building, and this natural resource on the other.

The site of Grand Oak Business Park offers unmatched access to transportation arteries, including State Highway 55 on the west side of the park, which leads to Minneapolis and the airport to the north and Hastings and Rochester to the south. The east side of the park is on

State Highway 149, a quarter mile from Interstate 494 and the Twin Cities freeway system. The location in Eagan is close to some of the Twin Cities most desirable residential communities and equidistant to Minneapolis and St. Paul.



## Retail for Convenience

The Shops at Grand Oak was completed in 2006 and provides opportunities for employees at Grand Oak Business Park to meet almost all of their workday needs on site. Whether it's a cup at Caribou Coffee, a sandwich from Jimmy John's or a visit to the bank, Grand Oak's retail area fits the bill. Signage at the corner of State Highways 55 and 149 welcomes passersby to the Shops at Grand Oak.

## A New Gateway

Grand Oak Business Park, with its elegant and sophisticated Class A office space, office/tech, office/warehouse, office/flex and retail space, presents a new gateway to Eagan and the entire Twin Cities South Metro area.

