

Retail Tenants

The Eagan Transit Station site has about 15,000 square feet dedicated for retail tenants. **Baker Partners**, the developer and leasing agent for the site, is a real estate development, investment and brokerage company based in Ponte Vedra, FL and headed by President, Bill Baker. Founded in 1991, Baker Partners has developed projects throughout the Twin Cities and is actively developing projects in New England, the Southeast and the Upper Midwest. Baker Partners has originated more than 3,000,000 square feet of retail development projects for clients.

Suntide Commercial Realty, the property manager at Eagan Station, offers a complete range of real estate services, including acquisition, disposition, lease negotiation, development, construction management, receivership, facilities/property/asset management and corporate relocation services. Tenants at the site are: Cole's Salon, The Mobile Phone Company, Boston Market, Mist N Tan, Premier Cleaners and Starbucks.

Cole's Salon is a high end salon offering hair styling services along with a day spa that includes but not limited to massage and nail service, owned by Doug Cole.

The Mobile Phone Company, the site's newest tenant, offers sales and service for mobile phones and pagers.

Boston Market, with locations throughout the United States, is a family restaurant serving chicken, fish, roast, meatloaf meals with sides, deserts and beverages.

Mist N Tan Express is a tanning salon that is new to Minnesota and which uses new misting technologies, not tanning beds.

Premier Cleaners, with locations throughout the Twin Cities, offers dry cleaning and laundry services.

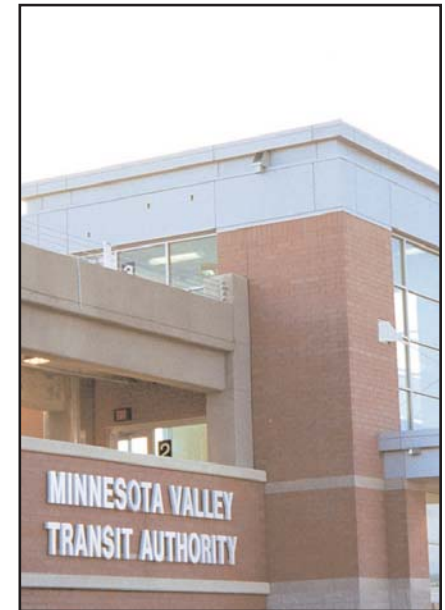
Starbucks, part of a nationwide corporation, offers speciality coffee, cocoa, miscellaneous beverages and desert items.

Facts & Figures

- Located at 3470 Pilot Knob Road Eagan, MN 55122
- 750 Parking spaces on 5.65 acres
Retail tenants lease 71 spaces
- Phase I (completed 1999):
 - Initially operated as a park & ride by MnDOT; ownership transferred to MVTA, the local service provider
 - resurfacing and utility improvements:
 - \$ 520,000 (MnDOT)
 - \$ 130,000 (Met Council)
 - Total: \$650,000
- Phase II Parking deck (completion 1/03):
 - \$4,200,000 (Federal TEA 21 funds)
 - \$1,800,000 (Regional match)
 - Total: \$6,000,000
- Amenities:
 - 2,300 square feet of waiting area (radiant heat)
 - Small transit station (230 square feet)
 - Restrooms
 - Public telephone
 - Vending machines
 - Schedule information
 - Bike racks, 4 enclosed bike lockers
 - Clock Tower
 - Convenience Retail Nearby
- Routes serving ETS:

<i>Downtown Minneapolis:</i>	470
<i>Downtown St. Paul:</i>	484
<i>Mall of America:</i>	445
<i>Promenade/Town Center Area:</i>	445
<i>Cedarvale:</i>	445

Eagan Transit Station



Minnesota Valley Transit Authority
 100 East Highway 13
 Burnsville, MN 55337
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 www.mvta.com

The MVTA

Mission: The MVTA provides efficient, cost-effective, comfortable and state-of-the-art facilities and equipment to transport people to their destinations.

The Minnesota Valley Transit Authority (MVTA) was founded in 1990 as a joint powers agency serving the cities of Apple Valley, Burnsville, Eagan, Rosemount and Savage.

Since its founding, the MVTA has grown to be the third-largest transit agency in the State of Minnesota, currently transporting about 7,000 riders on an average weekday. Express bus ridership accounts for about 85 percent of that ridership. The MVTA carried its 10 millionth rider in August 1999.

The MVTA operates a fleet of more than 100 vehicles ranging from small buses to 60' articulated buses.

The MVTA's 2003 operating budget is \$12.2 million, with more than 85 percent of that figure directly funding transit operations.

In addition to the Eagan Transit Station, the MVTA operates other facilities including the Apple Valley and Burnsville Transit Stations, the Burnsville Bus Garage and the Palomino Hills, Blackhawk and Savage park & ride lots.



Cole's Salon is the anchor tenant at the Eagan Station site, which can be easily seen from travelers on highway I-35E. Other retail tenants include: Starbucks, Boston Market, Premier Dry Cleaners, Mist 'n Tan and The Mobile Phone Company. Below right: cars on the top of the deck at Eagan Transit Station.



MVTA board members celebrated the return of riders to the Eagan Transit Station on Oct. 29, 2002. Pictured, from left, are: Meg Tilley (Eagan), Wally Lyslo (member at large), Margaret Schreiner (Dakota County TWG), Ruth Grendahl (Apple Valley), Cathy Busho (Rosemount) and Beverley Miller (MVTA). Other board members attending the event but not pictured included Will Branning (Dakota County), Tom Brennan (Savage) and Elizabeth Kautz (Burnsville).

