



EAGAN HEIGHTS

— APARTMENTS —

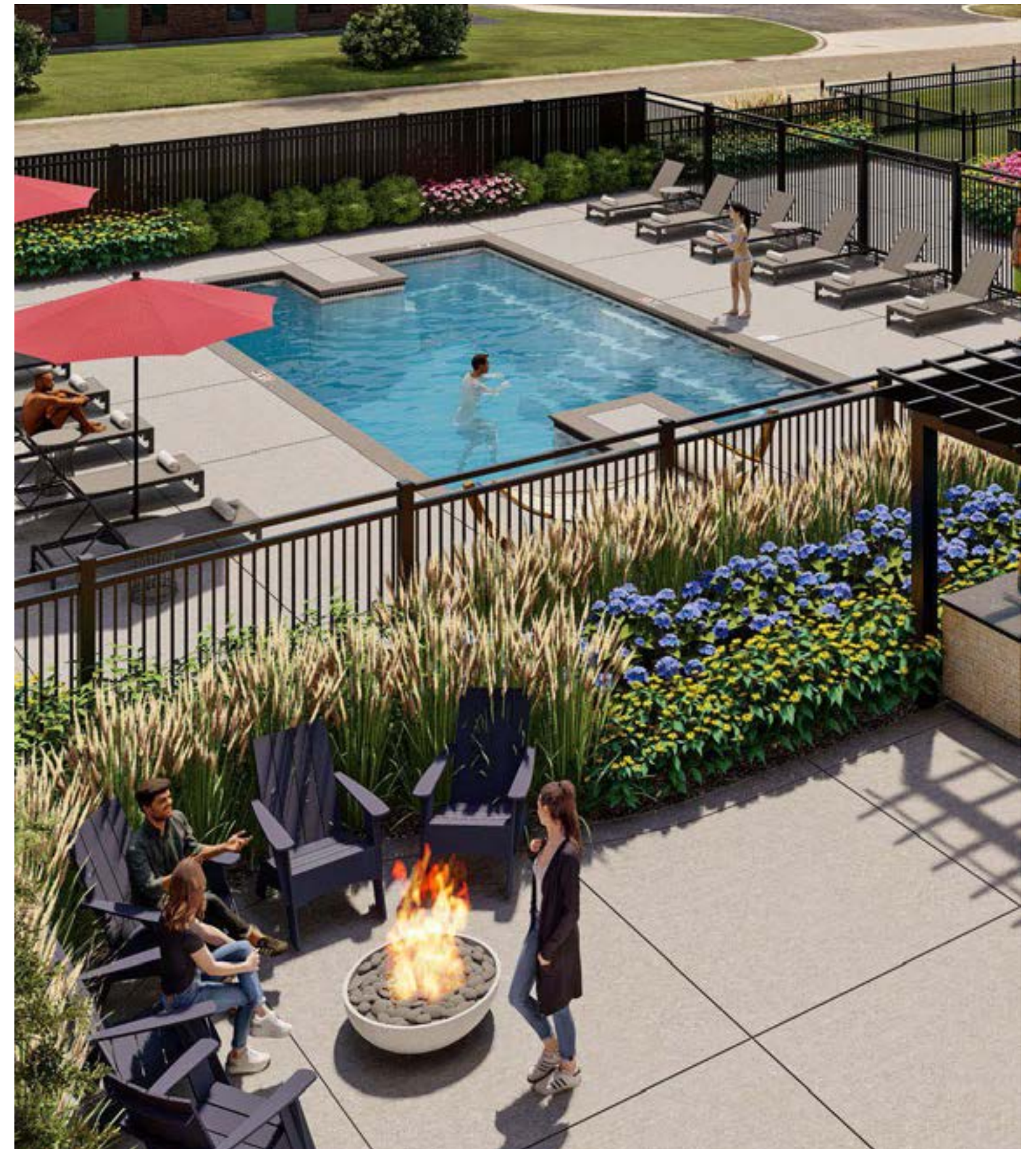
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EAGANHEIGHTS.COM

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FLOOR PLANS

APARTMENT FINISHES

STUDIO

1 BED

1 BED + DEN

2 BED

Eagan Heights residences are crafted to make life easy, comfortable, and beautiful! Enjoy all the in-home amenities you've always dreamed of and even the ones you never knew you wanted. We've thought of everything, so you can simply sit back and enjoy a new level of living.

Apartments feature:

- 9' ceilings
- Patio or balcony**
- Oversized windows
- Window coverings
- Wood-inspired plank flooring
- Carpeted bedrooms and dens
- White doors and millwork
- 3-panel Craftsman doors
- Crown molding
- Dry bar with wine rack*
- Front-loading full size stacked laundry
- Front door smart lock technology
- Central heating and cooling
- Programmable thermostats
- 300 mbps high speed internet
- Dimmer light switches
- Overhead lighting throughout
- LED lighting

Bedrooms feature:

- Walk-in closets
- Private baths*

Bathrooms feature:

- Granite-topped vanities
- Rain showerhead fixture
- Wide soaking tub/shower
- Double Sinks*
- Closet access*
- Bedroom access*
- Walk-in closets

Kitchens feature:

- Open-concept gourmet design
- Coffee-stained cabinetry
- Shaker-style cabinet doors
- Granite countertops
- Islands or peninsulas for seating*
- Stainless steel, energy efficient appliances
- Fridge with ice maker
- High-arc kitchen faucet
- Windows*
- Free standing island with shelving*

*In select units

**In all homes except studios and A4 plans



APARTMENT FINISHES



CABINET



KITCHEN GRANITE



VANITIES GRANITE



CRAFTSMAN DOORS



LED LIGHTING



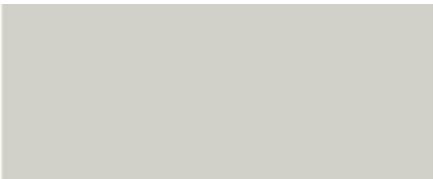
CARPET



TRIM CROWN MOLDING



BATHROOM



PAINT COLOR



PLANK FLOORING



STAINED WOODWORK



FRONT DOOR SMART LOCKS



STAINLESS STEEL APPLIANCES



FRONT LOADING STACKED W/D



TYPICAL KITCHENS & SEATED ISLAND



WIDE SOAKING TUB/SHOWER



DIMMER SWITCHES



RAIN SHOWER HEAD FIXTURE



KITCHEN FAUCET

STUDIO LAYOUTS

SKY(S3)

415 SQUARE FT



SPARROW (S1)

443 SQUARE FT



Call us or visit eaganheights.com for current pricing and availability

ONE BEDROOM LAYOUTS

ARROW (S2)

623 SQUARE FT



AIR (S5 ADA)

623 SQUARE FT



ACE (A1)

711 SQUARE FT



Call or visit eaganheights.com for current pricing and availability

ONE BEDROOM LAYOUTS

AERO (A5 ADA)

711 SQUARE FT



AVIA (A4)

738 SQUARE FT



Call us or visit eaganheights.com for current pricing and availability

ONE BEDROOM + DEN LAYOUTS

BARRON (A3)

831 SQUARE FT



BASSET (A2)

900 SQUARE FT



BELL (B2)

1,003 SQUARE FT



Call us or visit eaganheights.com for current pricing and availability

ONE BEDROOM + DEN LAYOUTS

BERNARD (B3 ADA)

1,003 SQUARE FT



BRISTOL (B1)

1,023 SQUARE FT



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TWO BEDROOM LAYOUTS

DOVE (C5)

936 SQUARE FT



EAGLET (C6)

1,087 SQUARE FT



FALCON (C7)

1,087 SQUARE FT



Call us or visit eaganheights.com for current pricing and availability

TWO BEDROOM LAYOUTS

HAWKER (C4)

1,114 SQUARE FT



KESTREL (C9 ADA)

1,114 SQUARE FT



MERLIN (C3)

1,163 SQUARE FT



Call us or visit eaganheights.com for current pricing and availability

TWO BEDROOM LAYOUTS

PIPER (C1)

1,199 SQUARE FT



ROBIN (C2)

1,263 SQUARE FT



CONDOR (C8)

1,196 SQUARE FT



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AMENITIES

Elevate your every day with thoughtfully-crafted amenities. Save on fitness memberships, pool passes, and coworking spaces by taking advantage of complimentary extras! From the fitness facilities to the pet spa and more, Eagan Heights' amenities are considered an extension of your home — offering you a 360 living experience.

ALL AMENITIES

PEAK FITNESS ROOM

ELEVATE YOGA STUDIO

PINNACLE WORKSPACE

POOL AND OUTDOOR

LOUNGE

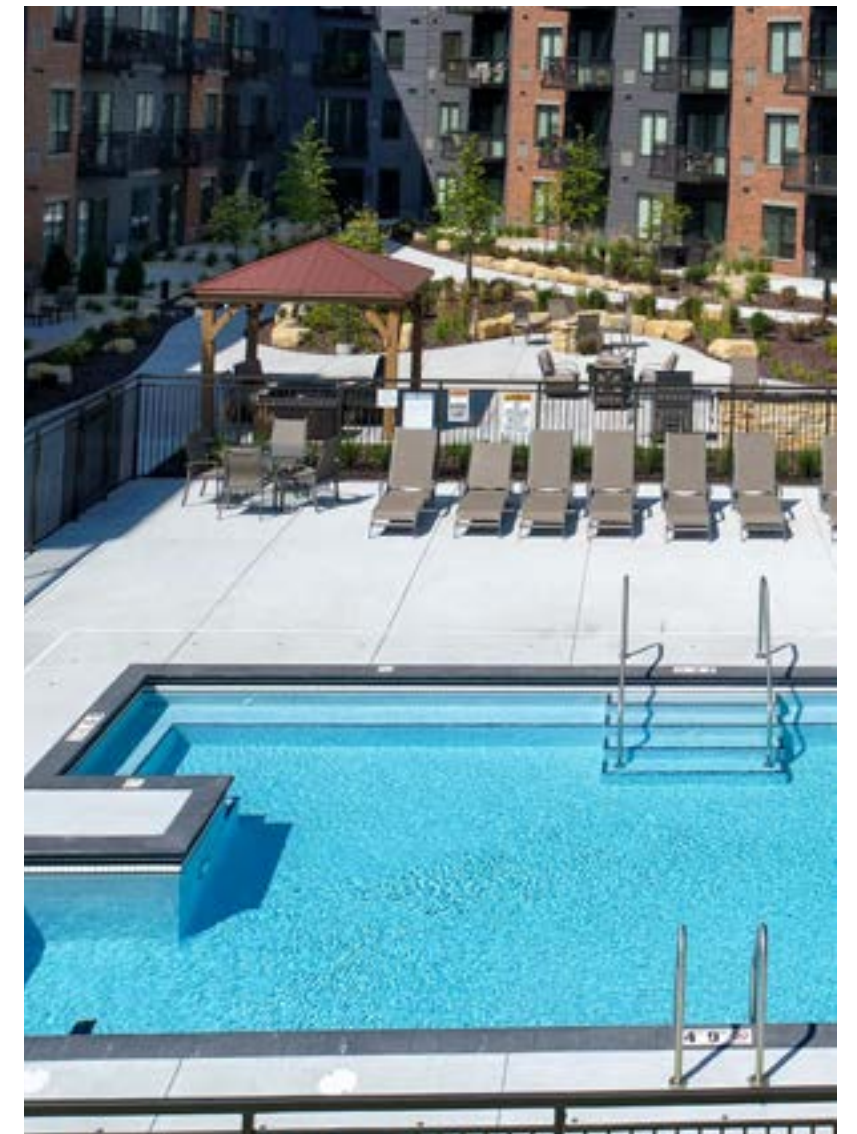
PET SPA + DOG RUN

Indoors

- 2-story lobby with seating and grand staircase
- 24/7 complimentary coffee bar
- PINNACLE: Remote workspace with conference area
- Free high-speed wifi in all amenities
- APEX: Club room with fireplace, TV, shuffleboard, and wet bar
- SUMMIT: Entertainment lounge with kitchen and TV (capacity 20 - available for private rental)
- Social room with drybar and TV
- Community spaces (seating areas)
- ELEVATE: Yoga studio
- PEAK: Fitness room
- Electric car charging
- 2 elevators
- Storage space options (up to 72 sq. ft.)
- Mail center with parcel room
- Pet grooming station
- Bike repair and storage room
- Bike storage in garage stalls
- Trash and recycling chutes
- Underground heated parking

Outdoors

- Landscaped community plaza
- Grilling station
- Lounge area with fire pit
- Swimming pool and sundeck
- Fenced dog run
- Guest parking



PEAK FITNESS ROOM

CHOOSE YOUR PACE

Imagine a boutique health club where every detail is carefully curated to help you optimize your fitness goals, no matter where you're starting. The best part? It's just steps from your door! Skip traffic and membership fees with the Peak Fitness Room, open 24/7 to fit your busy schedule.

- Plenty of space (954 square feet!)
- Variety of all-new cardio and strength training equipment
- Large windows with plaza view
- Multiples of several machines for better availability
- Open 24/7 for your convenience



RENDERINGS AND PHOTOS ARE INTENDED AS A GENERAL REFERENCE AS THE COMMUNITY IS STILL BEING BUILT

ELEVATE YOGA STUDIO

FIND YOUR ZEN

Inhale, then exhale. Whether you're a seasoned yogi or curious about starting a practice, Elevate Yoga Studio offers a calm retreat from the stresses of everyday life. Find balance and harmony without crowded classes. Take your wellness to new heights!

- Mats, blocks, balls, cables, and other equipment
- 2 bikes with free on demand fitness instruction
- Spacious room (554 square feet) with open floor area
- Large mirrored wall and several windows with plaza view
- Open 24/7 for your convenience



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PINNACLE WORK LOUNGE

WORK TO PLAY

Style, meet substance. Do your best work from the comfort of your own community! The sleekly designed Pinnacle Work Lounge is fully equipped with high-speed wifi, a conference area, and other modern coworking conveniences. Hang out at the coffee bar and network with neighbors, or enjoy more privacy in one of several remote workstations.

- Multiple workstations and seating areas + conference table
- Large room (637 square feet)
- Office copy and fax machine available
- Near 24/7 coffee bar
- Take a break in the next-door Clubroom with fireplace and shuffleboard



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OUTDOOR POOL & LOUNGE

MAKE A SPLASH

Pull out all the stops for your next summer get-together. Eagan Heights' outdoor pool and lounge boasts a spacious sundeck and a fully-equipped grilling station. Relax poolside while overlooking the manicured grounds of the community plaza.

- Heated pool
- Fully-equipped BBQ grill area
- Firepit with seating
- Outdoor yard games
- Large sundeck with plenty of seating



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PET SPA & DOG RUN

RUFF IT

No detail is overlooked at Eagan Heights, and that includes premium amenities for our four-legged residents! Furry friends can enjoy outdoor time close to home at our premiere dog run. Or pamper your pet with peace of mind and without the groomer fees at the fully equipped pet spa. repellat nihil est magnam dignissimos.

- **Pet spa**

- Drying and grooming table
- Wash station

- **Dog run**

- 15 x 50' dog run with artificial turf
- Fully fenced



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YOUR COMMUNITY



BUILDING FINISHES



TILE AT
COFFEE BAR



KITCHEN GRANITE



WORK LOUNGE
PANELING PAINT



WORK LOUNGE
PANELING DESIGN



ELEVATOR LOBBY
SCONCE



RECEPTION WALL
COVERING



ENTERTAINMENT LOUNGE
QUARTZ COUNTTOP



ENTERTAINMENT LOUNGE
TILE BACKSPLASH



CORRIDOR ARCHES



ELEVATOR LOBBY LIGHTING



LOBBY CEILING DESIGN



CLUBROOM CEILING DESIGN



CLUBROOM
FIREPLACE
UPPER TILE



CLUBROOM
FIREPLACE
LOWER TILE



FITNESS ROOM
BRICK ACCENT



FITNESS ROOM
ACCENT WALL
COVERING

YOUR HOME



YOUR NEIGHBORHOOD

Discover Eagan's Central Park district, a picturesque neighborhood with a charming midwestern ambiance. Situated minutes from downtown Minneapolis and Saint Paul, Central Park offers a wide array of modern conveniences combined with the exclusivity of a smaller community. Explore the outdoors by taking advantage of nearby walking and biking trails, or relax at Central Park's gazebo and pond. Whether you work from home or commute into the city, Eagan is the ideal location for any lifestyle.

