



Each office independently owned and operated

FOR LEASE

OFFICE BUILDING

1251 TOWN CENTRE DR.

EAGAN, MN 55123

RE/MAX ADVANTAGE PLUS

1251 Town Centre Drive

Eagan, MN 55123

REMAXCOMMERCIAL.COM

PRESENTED BY:

TIM LITTLE

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JEREMY FELDMANN

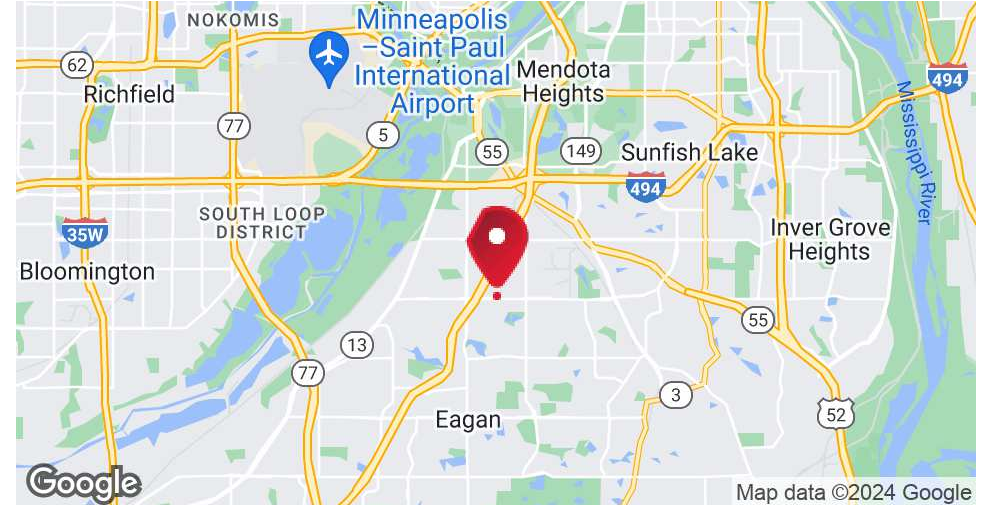
Associate

406.314.3333

jeremy.feldmann@remax.net



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	Fully Leased

PROPERTY OVERVIEW

Approximately 4300sf of 2nd floor office space.
Base - Negotiable
CAM/TAX - \$10.15
Great Location - Just off Yankee Doodle and Hwy 35E
Companies in Building - Spire Credit Union & RE/MAX.
Ample Parking on-site.
Great mix of retail, office, and restaurants nearby.
Landlord pays for gas, water, electricity, elevator service, and janitorial service
This is a sub-lease that expires June 30, 2023. Landlord is open to longer term options as well.

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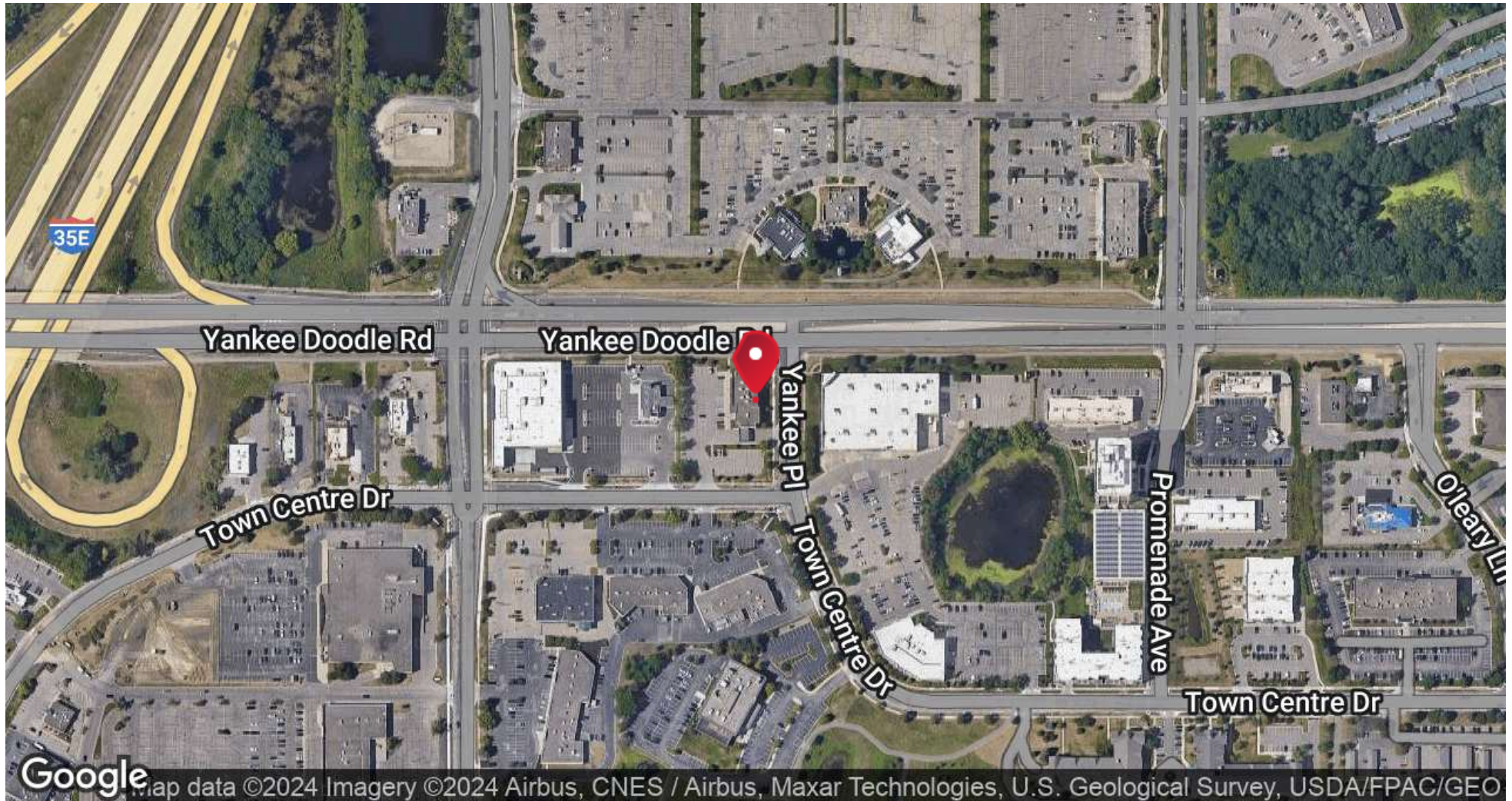
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LOCATION MAP



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FLOOR PLANS



JAN 2020

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	811	2,982	7,149
Average Age	28.9	30.2	34.9
Average Age (Male)	27.7	30.1	34.3
Average Age (Female)	32.8	33.1	36.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	339	1,295	3,135
# of Persons per HH	2.4	2.3	2.3
Average HH Income	\$72,694	\$68,614	\$86,131
Average House Value	\$453,645	\$542,418	\$462,774

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MEET THE TEAM



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