



Each office independently owned and operated

FOR LEASE

OFFICE BUILDING

RE/MAX ADVANTAGE PLUS

1251 Town Centre Drive

Eagan, MN 55123

REMAXCOMMERCIAL.COM

1335 CORPORATE CENTER CURVE

EAGAN, MN 55121

PRESENTED BY:

TIM LITTLE

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LUIS OLVERA

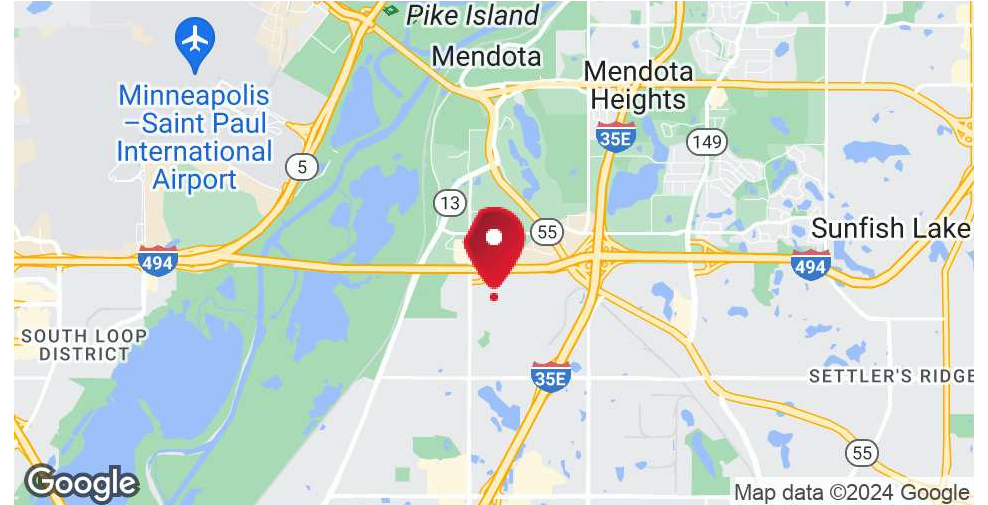
Associate

612.803.0142

luisolvera@comcast.net



EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,750.00 per month (Full Service)
Building Size:	18,000 SF
Available SF:	1,311 SF
Year Built:	2006

PROPERTY OVERVIEW

1311sf of office space available in Eagan. Suite offers to 2 private offices, private bathroom, and fresh paint. Very reasonably priced at \$16/sf / \$1750 a month. Full Service / Gross Lease. Tenant will be responsible for their own phone/internet. Landlord is looking for a longer term tenant. Great Location with easy access off Pilot Knob Rd. & Corporate Center Dr. in Eagan. Very close to I-494 & I-35E.

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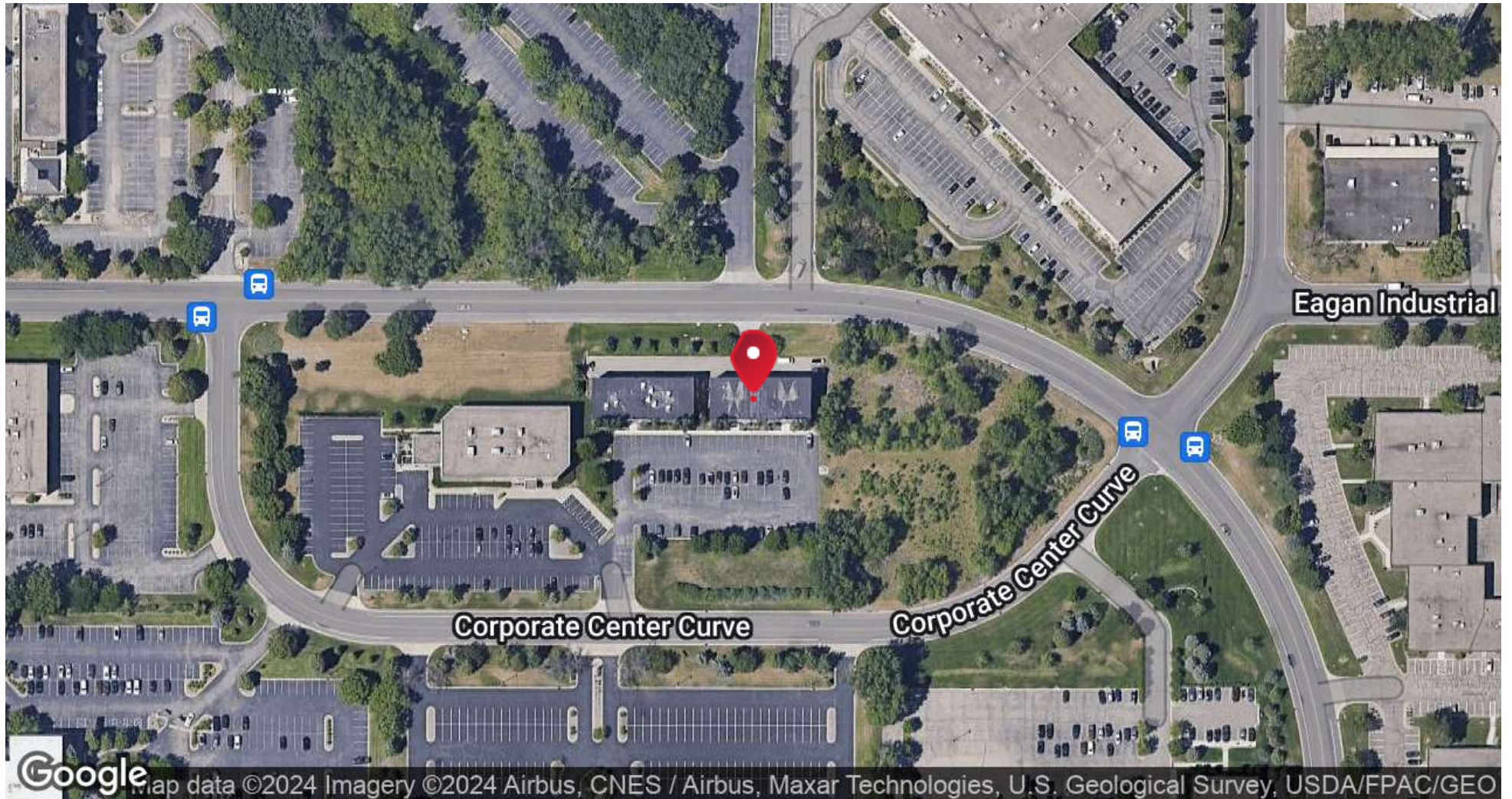
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LOCATION MAP



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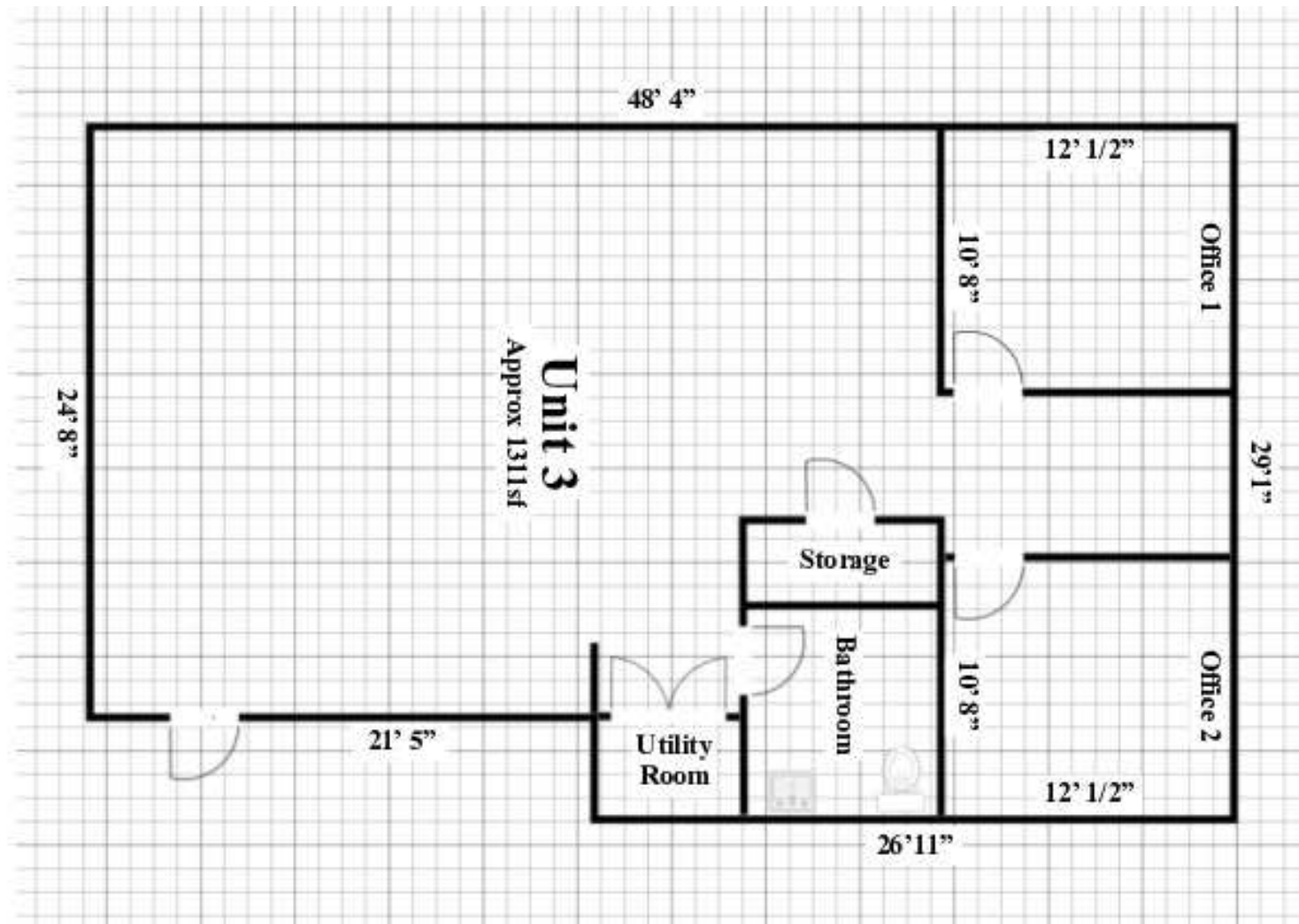
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FLOOR PLANS



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//ADDITIONAL PHOTOS



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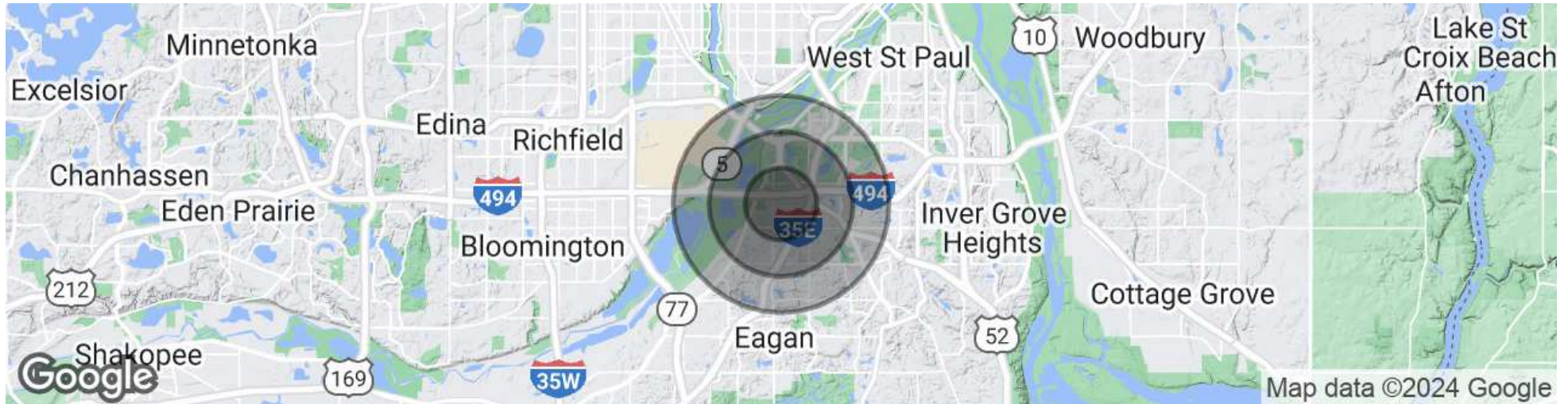
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,417	12,055	33,075
Average Age	36.3	35.3	39.9
Average Age (Male)	35.2	34.4	38.6
Average Age (Female)	37.2	37.1	41.6

HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	1,091	5,357	14,696
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$84,479	\$86,515	\$106,441
Average House Value	\$350,401	\$267,407	\$280,256

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MEET THE TEAM



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