

PROPERTY SUMMARY

1185 TOWN CENTRE DR, EAGAN, MN 55123



PROPERTY HIGHLIGHTS

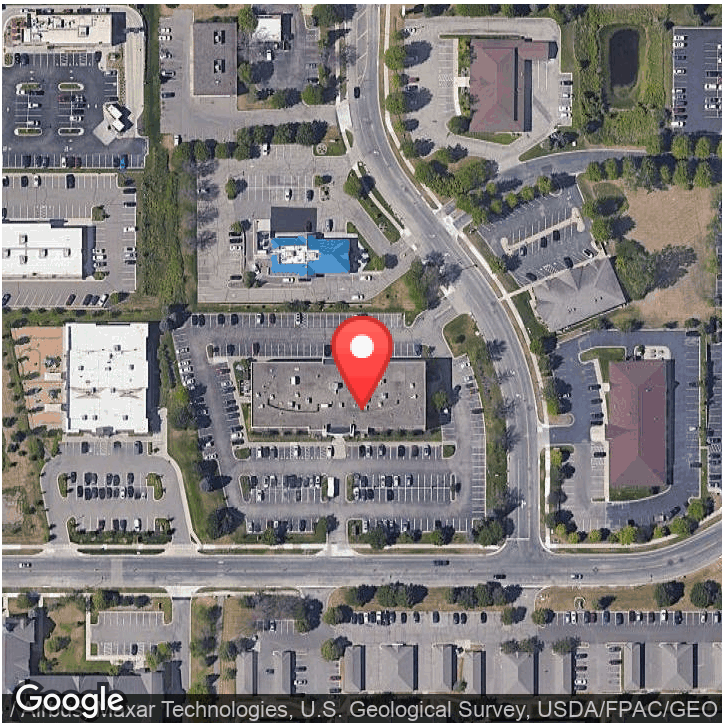
- Beautiful 44,000 SF Medical Office Building
- Underground Executive Parking Garage
- Building Conference Room & Lunch Room
- Surrounding Community: Medical Community, Adjacent to Complementary and Well Renowned Care Providers
- Building Signage Available
- Building Tenants: Tareen Dermatology, Minnesota Gastroenterology, MN COME

OFFERING SUMMARY

|                |                   |
|----------------|-------------------|
| Lease Rate:    | Negotiable        |
| Available SF:  | 1,440 - 10,124 SF |
| Building Size: | 44,383 SF         |

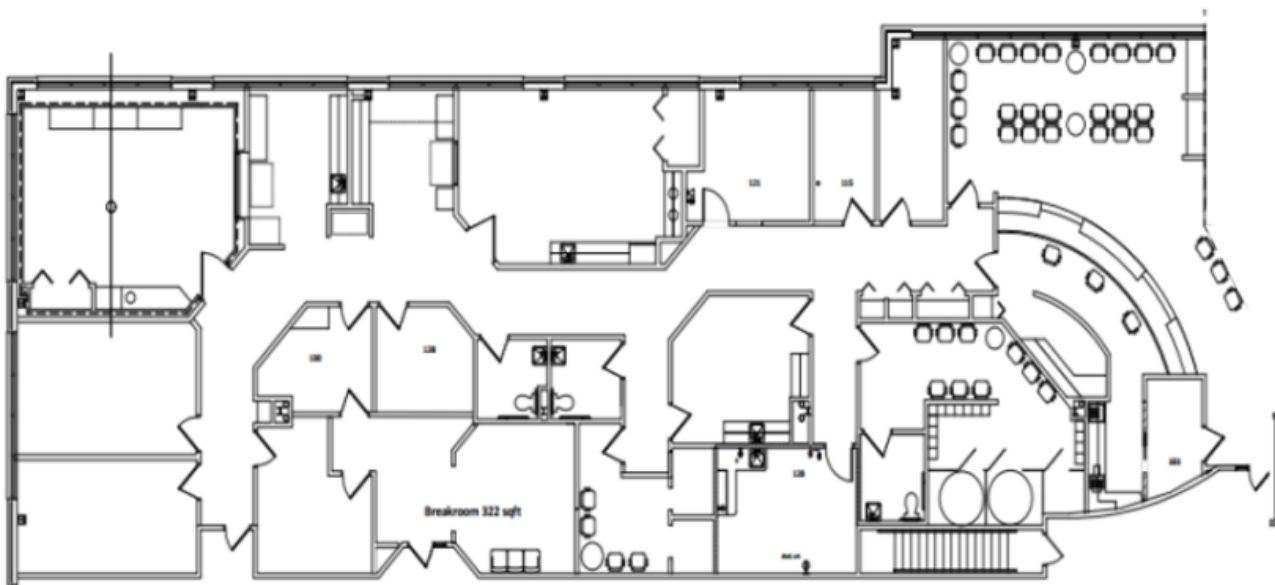
CAM & TAXES

2024 - \$16.73



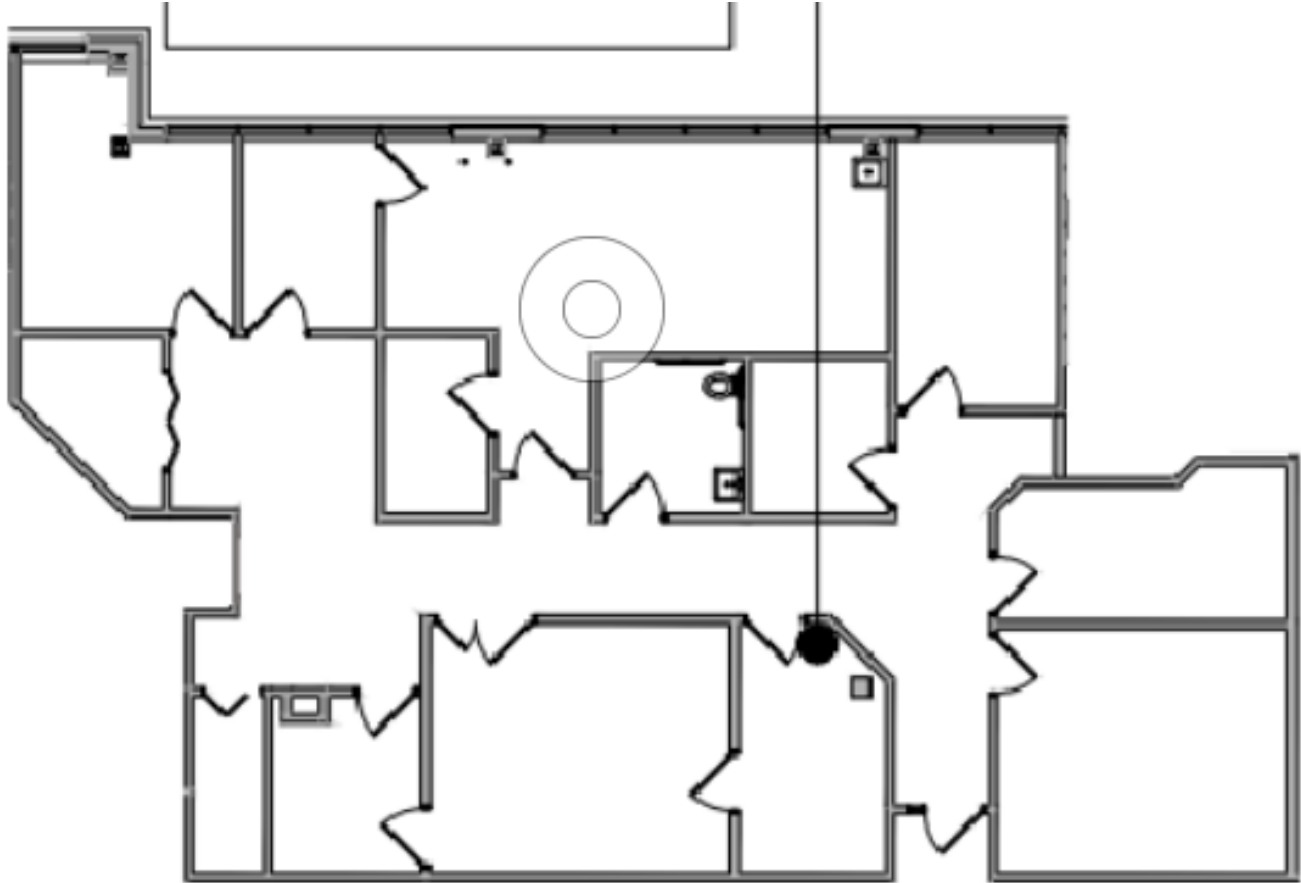
SUITE 125 - 7,079 SF

1185 TOWN CENTRE DR, EAGAN, MN 55123



SUITE 135 - 3,197 SF

1185 TOWN CENTRE DR, EAGAN, MN 55123

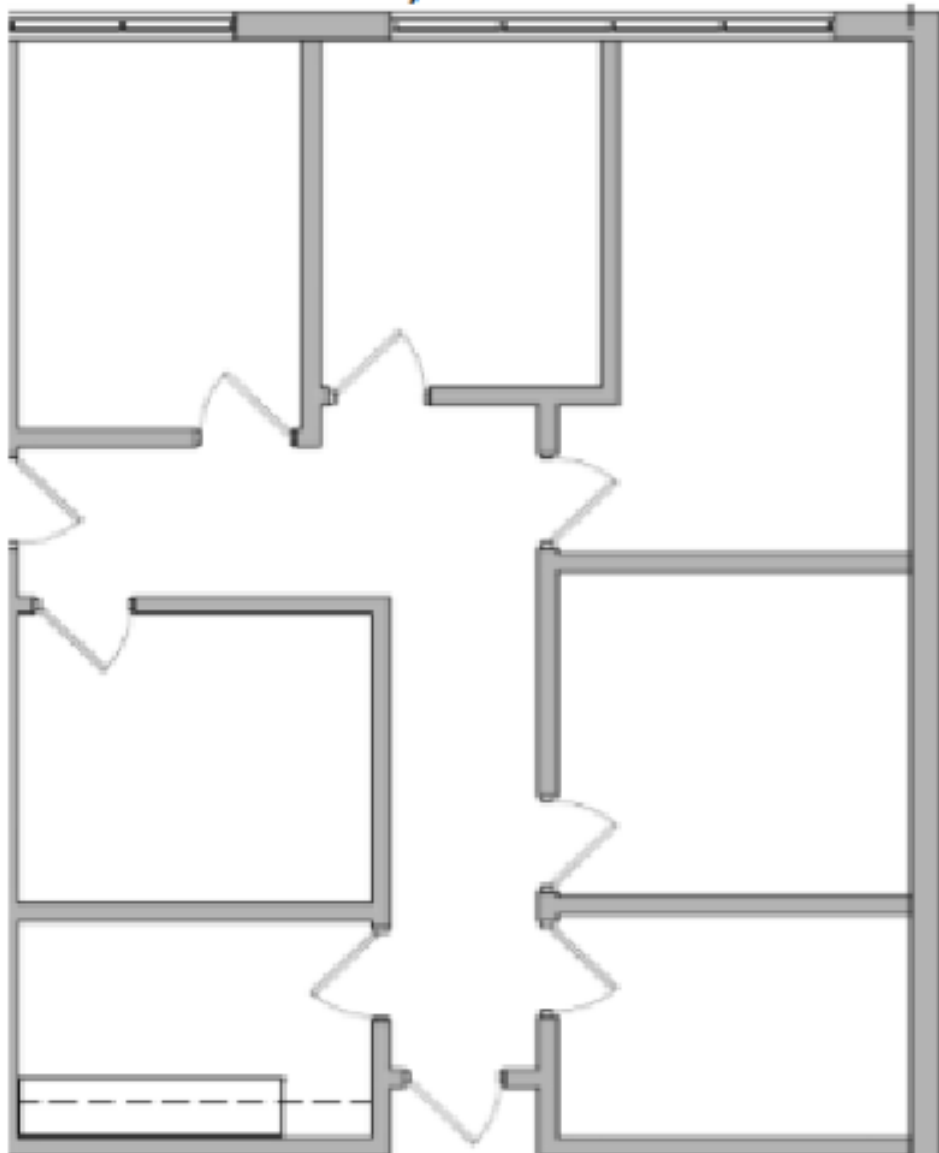


SUITE 230 - 1,440 SF

1185 TOWN CENTRE DR, EAGAN, MN 55123

**Suite 230**

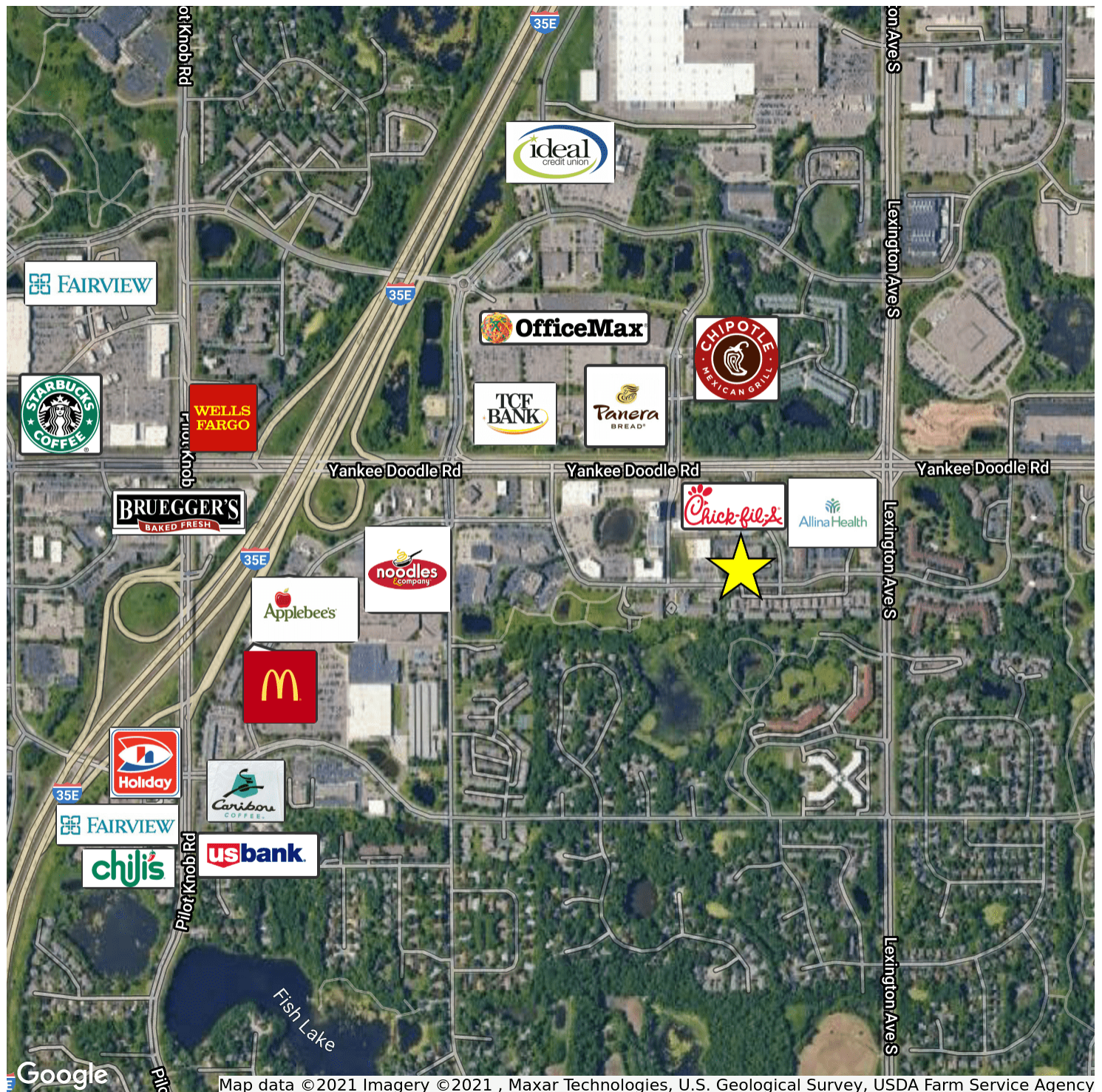
**1,440 SF**





## RETAILER MAP

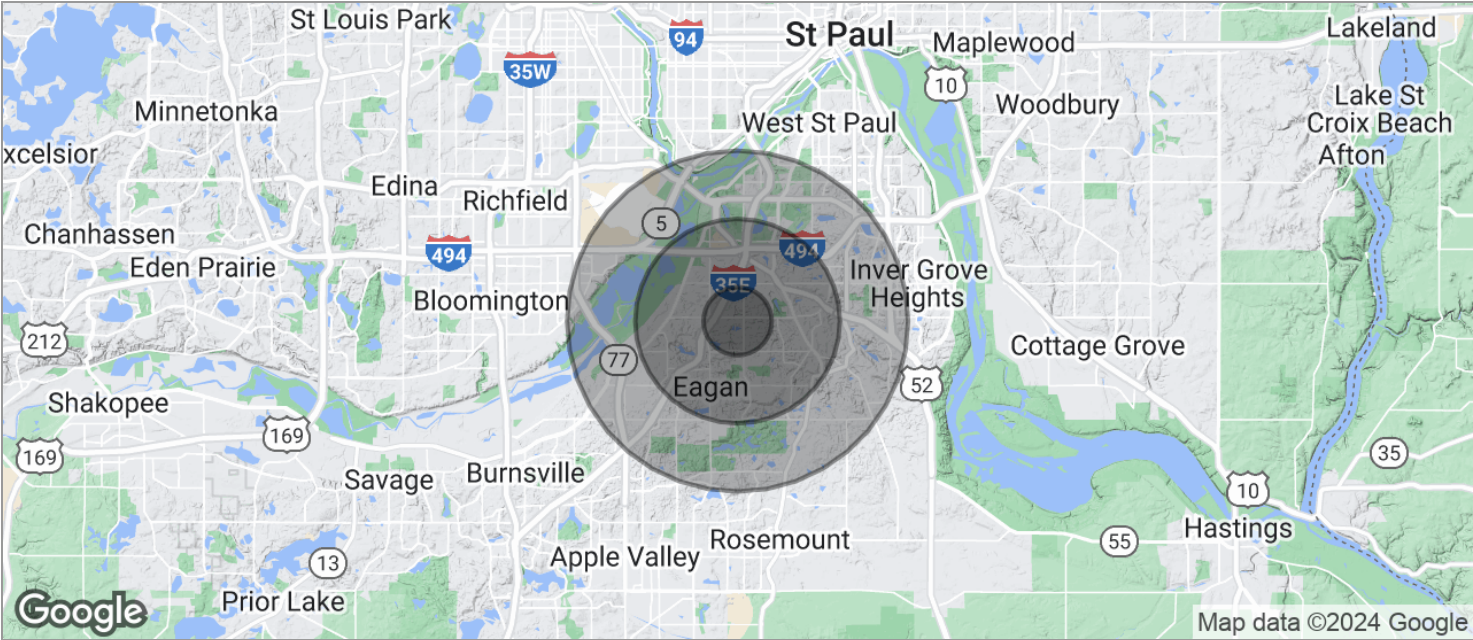
1185 TOWN CENTRE DR, EAGAN, MN 55123





DEMOGRAPHICS MAP

1185 TOWN CENTRE DR, EAGAN, MN 55123



| POPULATION          | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL POPULATION    | 5,820     | 44,891    | 112,511   |
| MEDIAN AGE          | 33.0      | 36.0      | 37.0      |
| MEDIAN AGE (MALE)   | 32.2      | 34.9      | 36.2      |
| MEDIAN AGE (FEMALE) | 33.9      | 37.0      | 37.7      |
| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
| TOTAL HOUSEHOLDS    | 2,564     | 17,255    | 45,064    |
| # OF PERSONS PER HH | 2.3       | 2.6       | 2.5       |
| AVERAGE HH INCOME   | \$81,980  | \$105,588 | \$98,700  |
| AVERAGE HOUSE VALUE | \$352,204 | \$339,406 | \$327,109 |

\* Demographic data derived from 2020 ACS - US Census