

## OFFICE FOR LEASE

# EAGAN OFFICE PARK

3435 Washington Drive W, Eagan, MN 55122



**AVAILABLE SF:** 460 - 488 SF

**BUILDING SIZE:** 8,010 SF

**BUILDING CLASS:** B

**YEAR BUILT:** 1979

**RENOVATED:** 2017 & 2022

### PROPERTY OVERVIEW

Office Space for Lease

### PROPERTY FEATURES

- Completely remodeled common area and restrooms
- Building standard window treatments
- LED Lighting
- HVAC and electrical updated
- Video security system with after hours access
- Gross lease allows for easy budgeting
- Janitorial service is included

**KW COMMERCIAL**  
13100 Wayzata Blvd.,  
Suite 400  
Minnetonka, MN 55305

**JEFFREY MEEHAN**  
Commercial Real Estate Broker  
0: 612.991.6360  
jeff.meehan@kwcommercial.com

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**Lease Rate:** \$900.00 - 1,100.00 PER MONTH (GROSS)

**Total Space** 460 - 488 SF

**Lease Type:** Gross

**Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)
Suite 201	\$900 PER MONTH	Gross	460 SF
Suite 207	\$1,100 PER MONTH	Gross	488 SF

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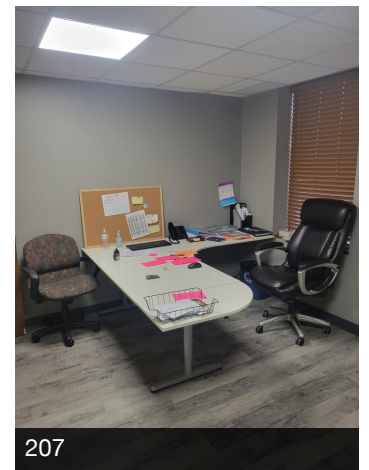
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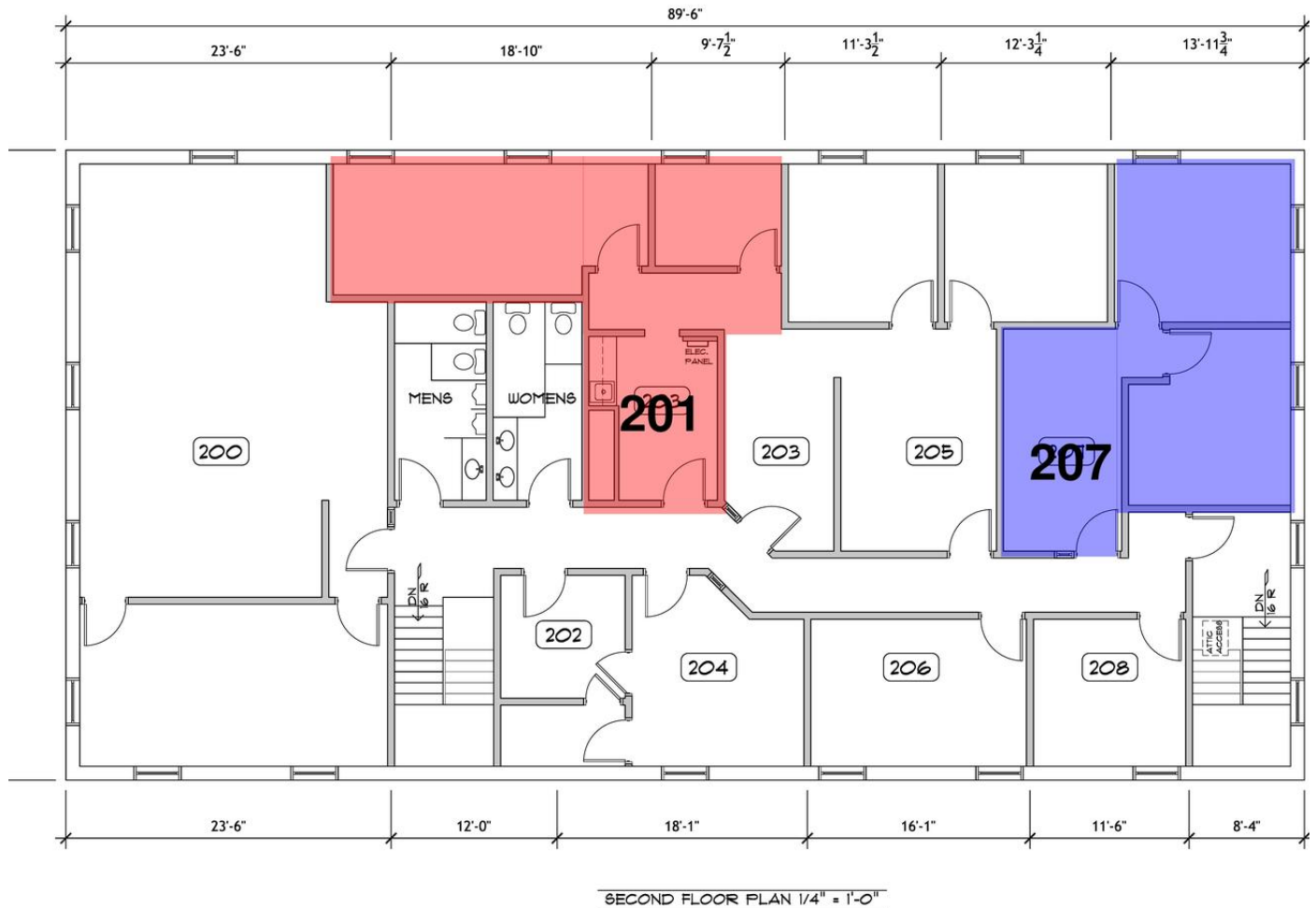
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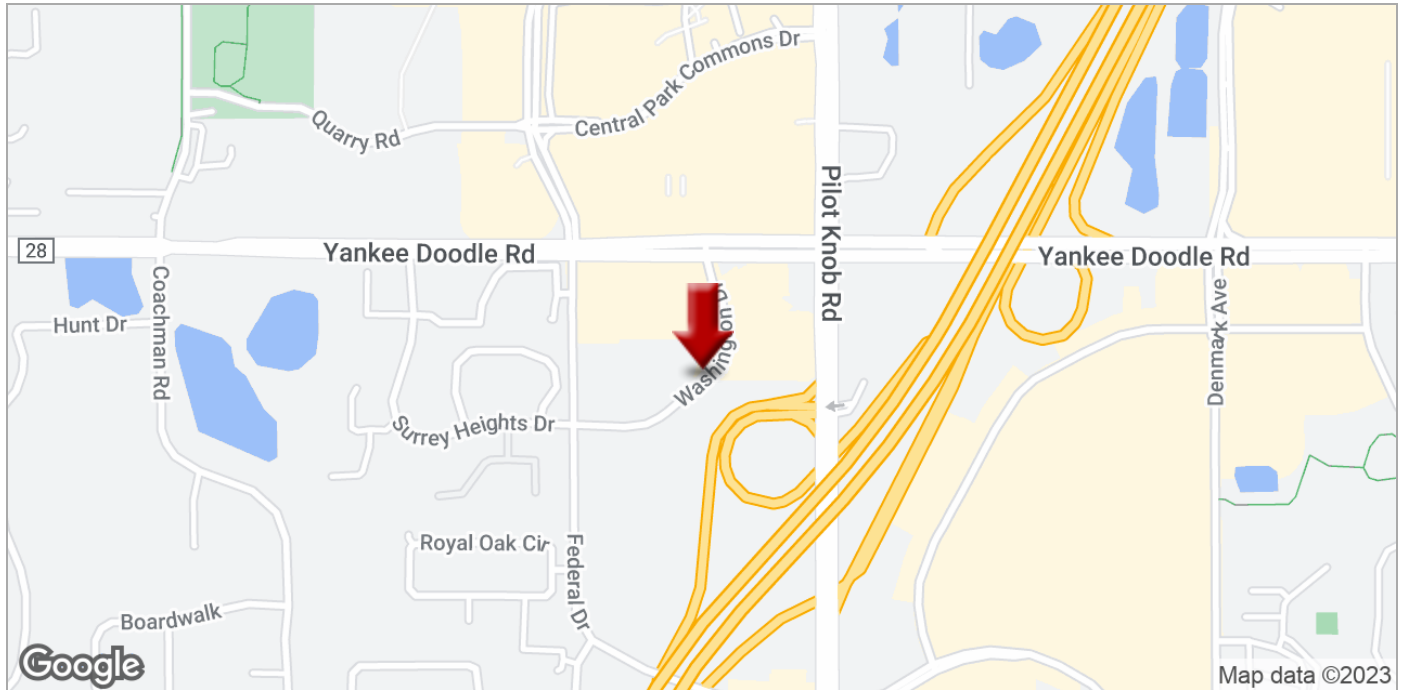
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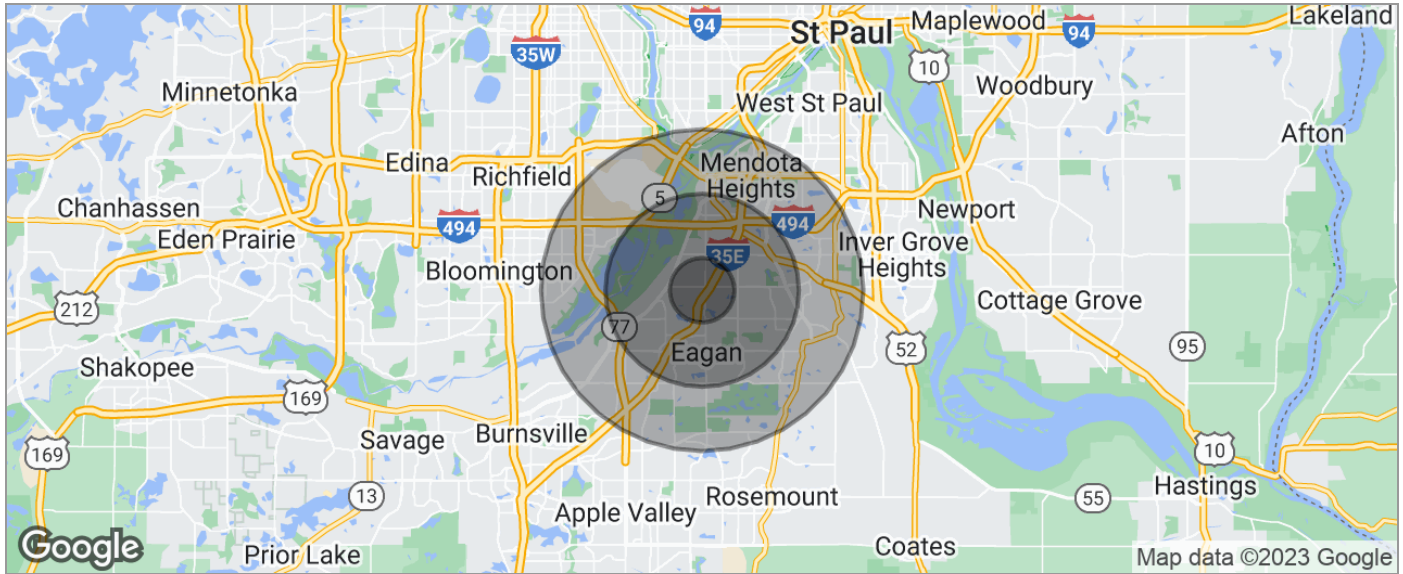
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,611	47,239	117,644
MEDIAN AGE	34.2	35.9	36.8
MEDIAN AGE (MALE)	33.7	35.2	35.8
MEDIAN AGE (FEMALE)	34.6	36.5	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,411	19,832	48,049
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$86,186	\$91,799	\$94,564
AVERAGE HOUSE VALUE	\$319,496	\$300,748	\$316,223
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.2%	81.4%	81.2%
% BLACK	3.8%	5.4%	7.6%
% ASIAN	8.0%	7.8%	6.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.3%	0.4%
% OTHER	2.5%	2.1%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.2%	4.5%	4.8%

\* Demographic data derived from 2020 ACS - US Census

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