

PRIME SECURITY BANK BUILDING

1595 THOMAS CENTER DRIVE, EAGAN, MN 55122

OFFICE FOR LEASE



OFFERING SUMMARY

AVAILABLE: 3,076 SF
Second Floor

LEASE RATE: Negotiable

BUILDING SIZE: 11,648 SF

YEAR BUILT: 2007

FLOORS: 2

PARKING: 44 Stalls, Surface Lot

ZONING: PD

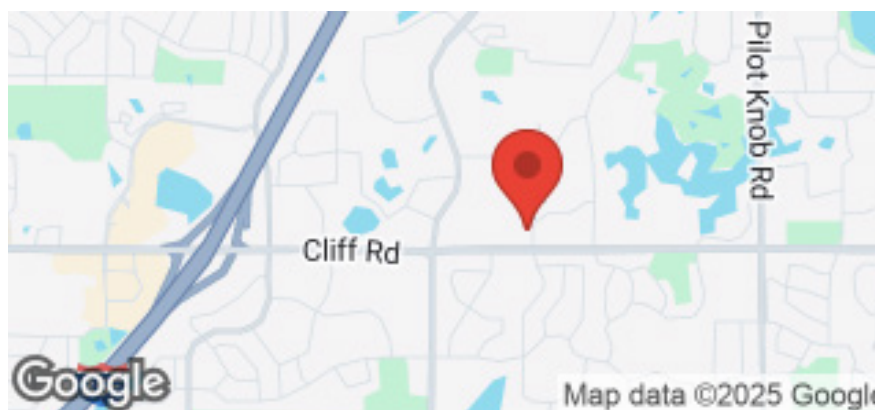
PROPERTY DESCRIPTION

Located less than one mile east of I-35E along the heavily traveled Cliff Road, Prime Security Bank Building is conveniently located on the corner of Cliff Road and Thomas Center Drive. Building amenities include, abundant parking, pylon signage, on-site ownership, and key card access.

Walk to area retailers such as Lifetime Fitness, Mason Jar Kitchen & Bar, Pellicci Ace Hardware, Erik's Bike Board & Ski, and Holiday Gas Station.

PROPERTY HIGHLIGHTS

- Nicely appointed 2nd floor suite with glass conference room/office, large breakroom and open area for work stations.
- 10' ceilings allow an abundance of light and a spacious feel.
- Great privacy as the 2nd floor is a single tenant space.
- Elevator and multiple stairway access points.
- Tenant will get their name on the pylon sign along Cliff Road.



AMK PROPERTIES TEAM
Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
651-603-0321

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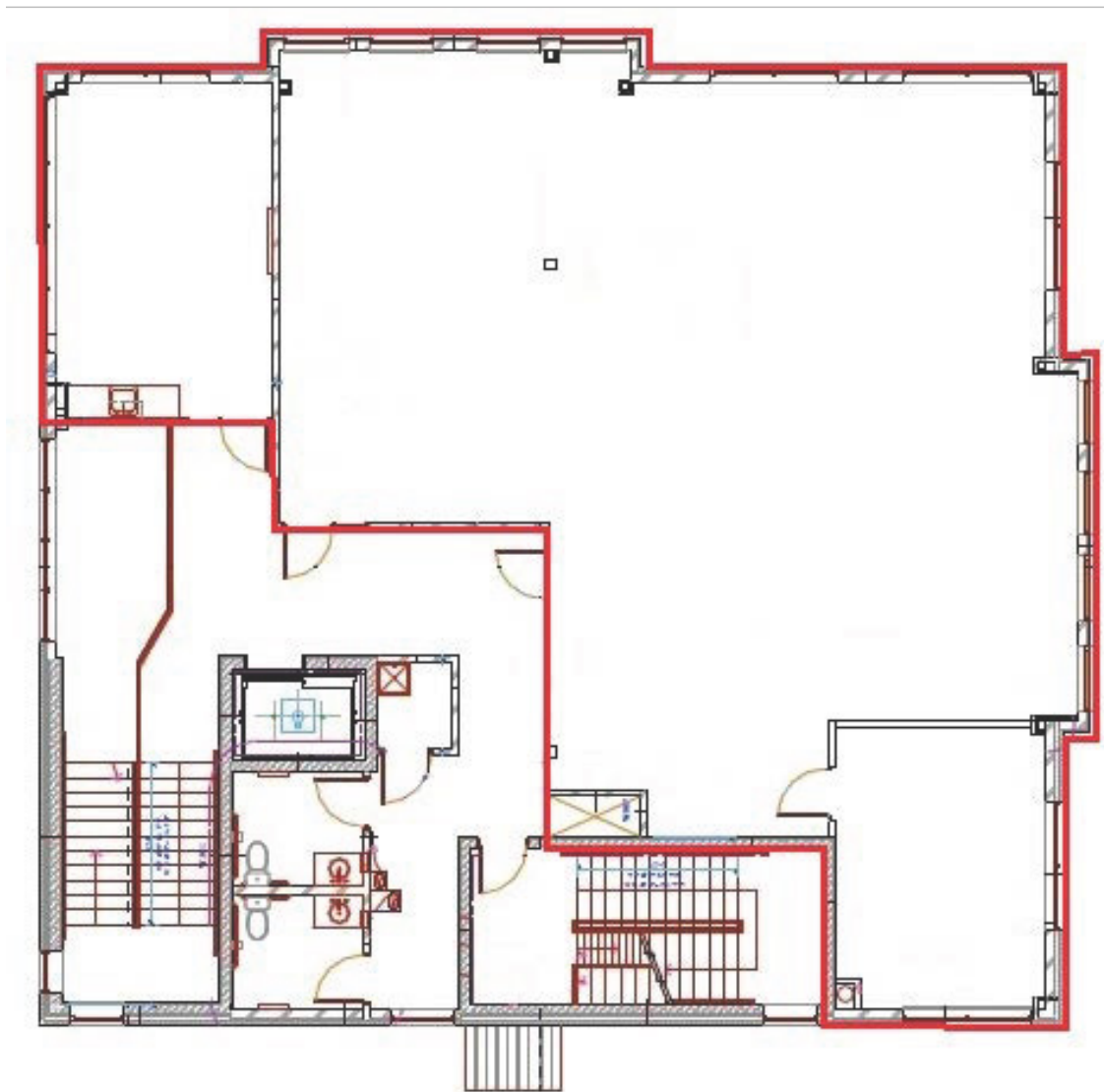
FLOOR PLAN

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3,076 SF

SUITE 200

3,076 SF with Kitchenette, Glass Conference Room/Office, Open Area Work Stations, and 10 FT Ceilings



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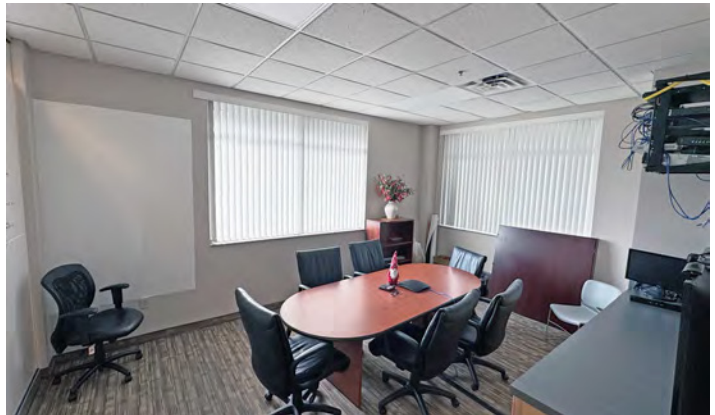
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PHOTOS

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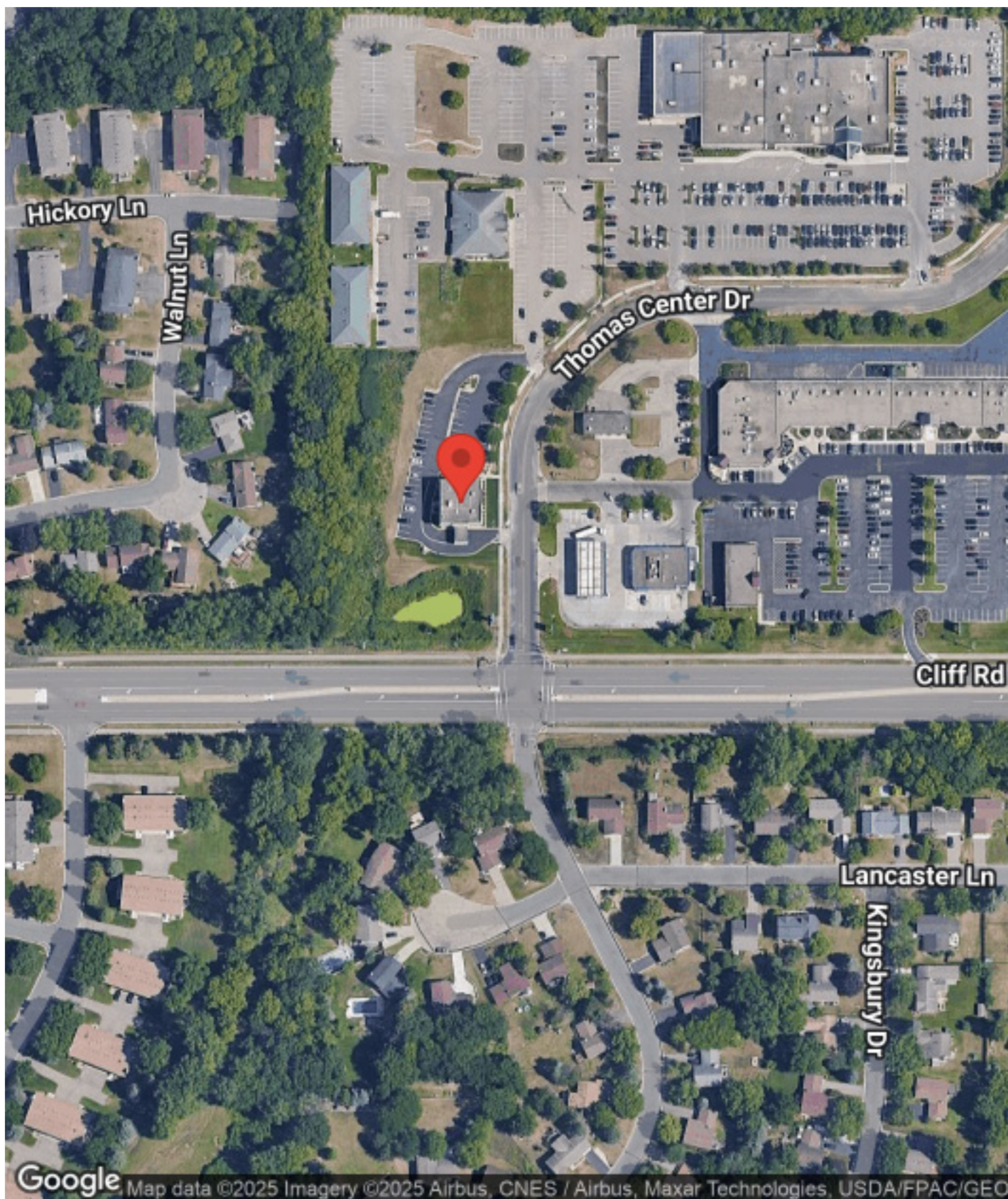
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AERIAL MAP

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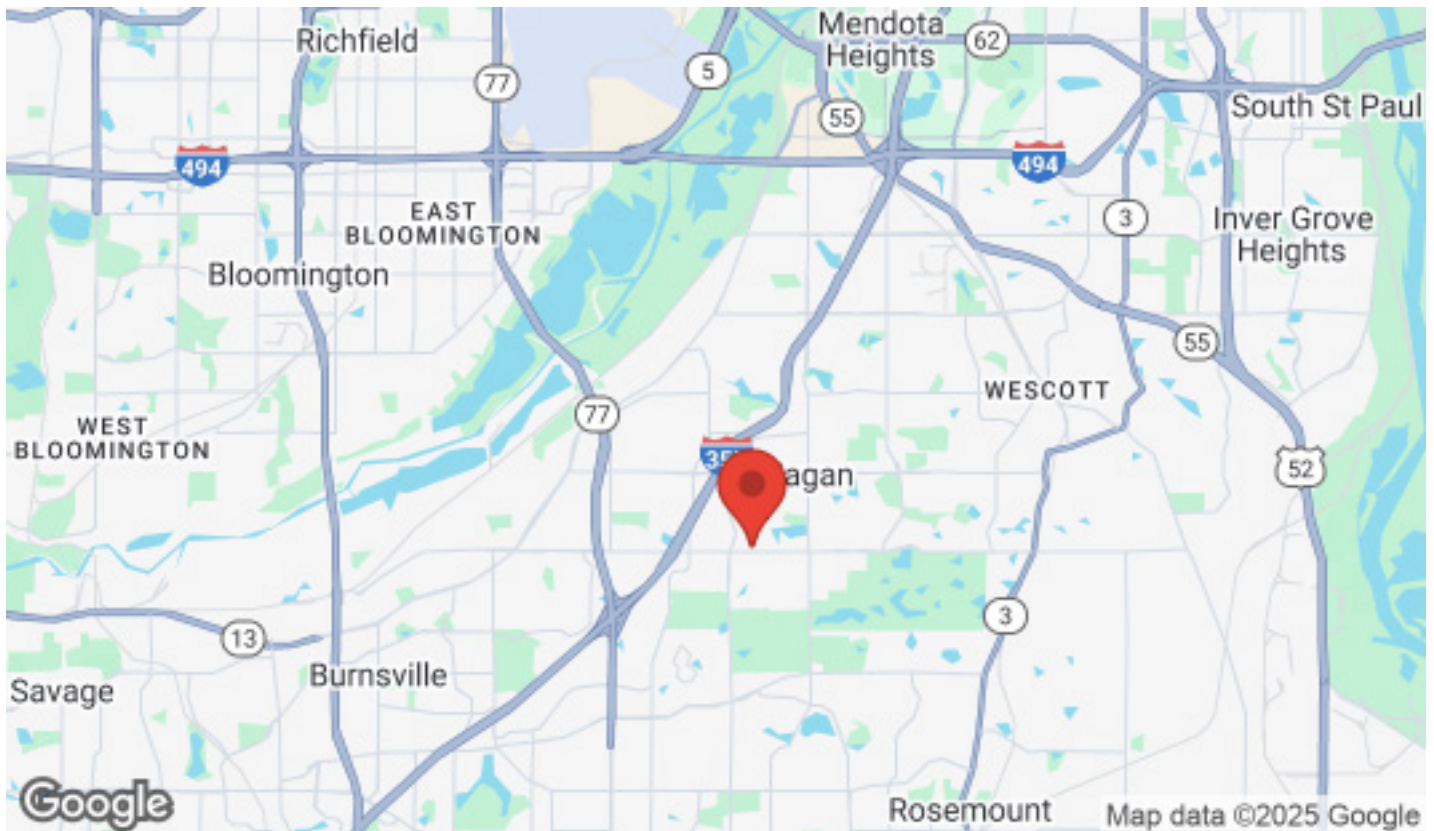
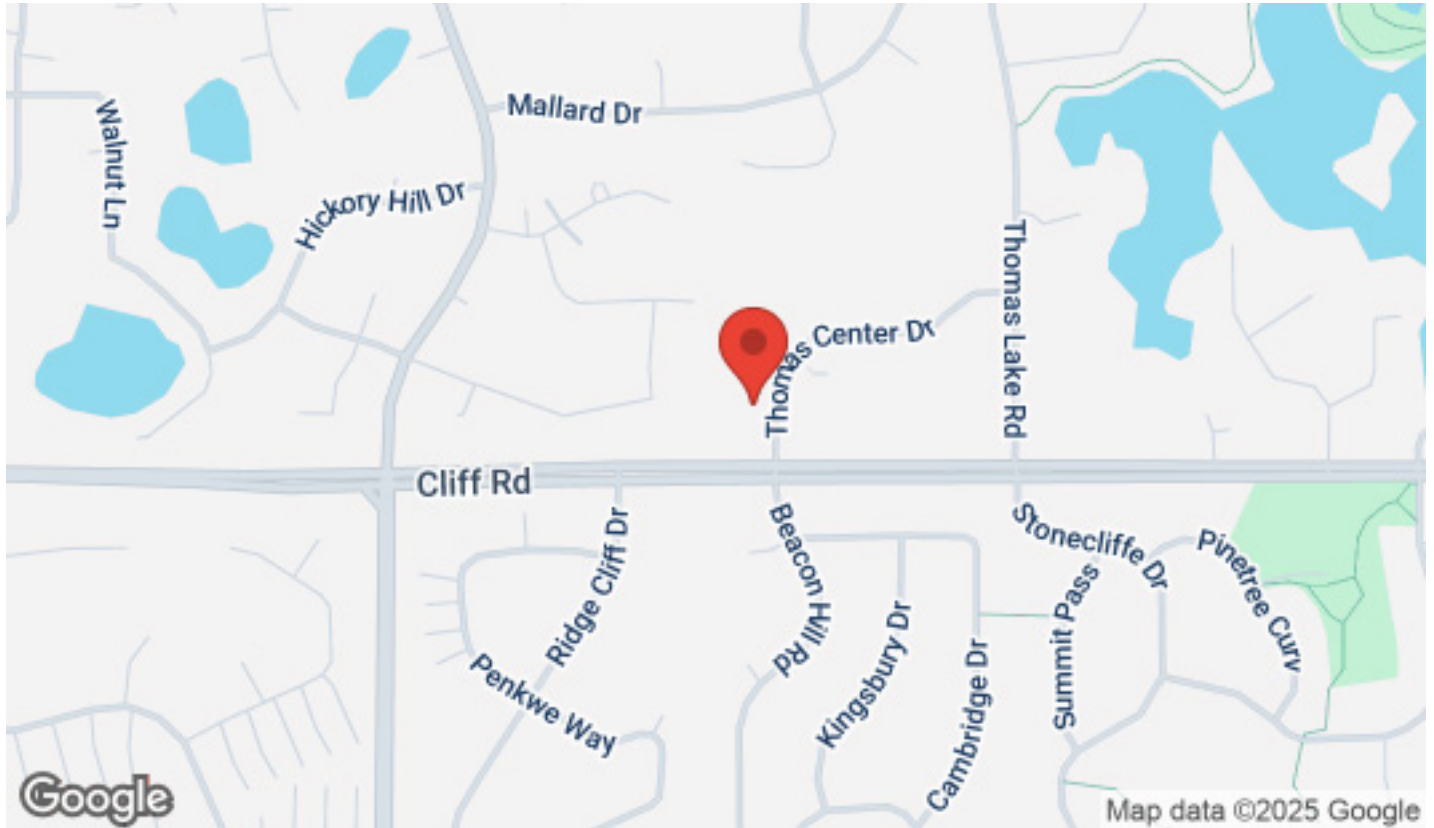
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LOCATION MAPS

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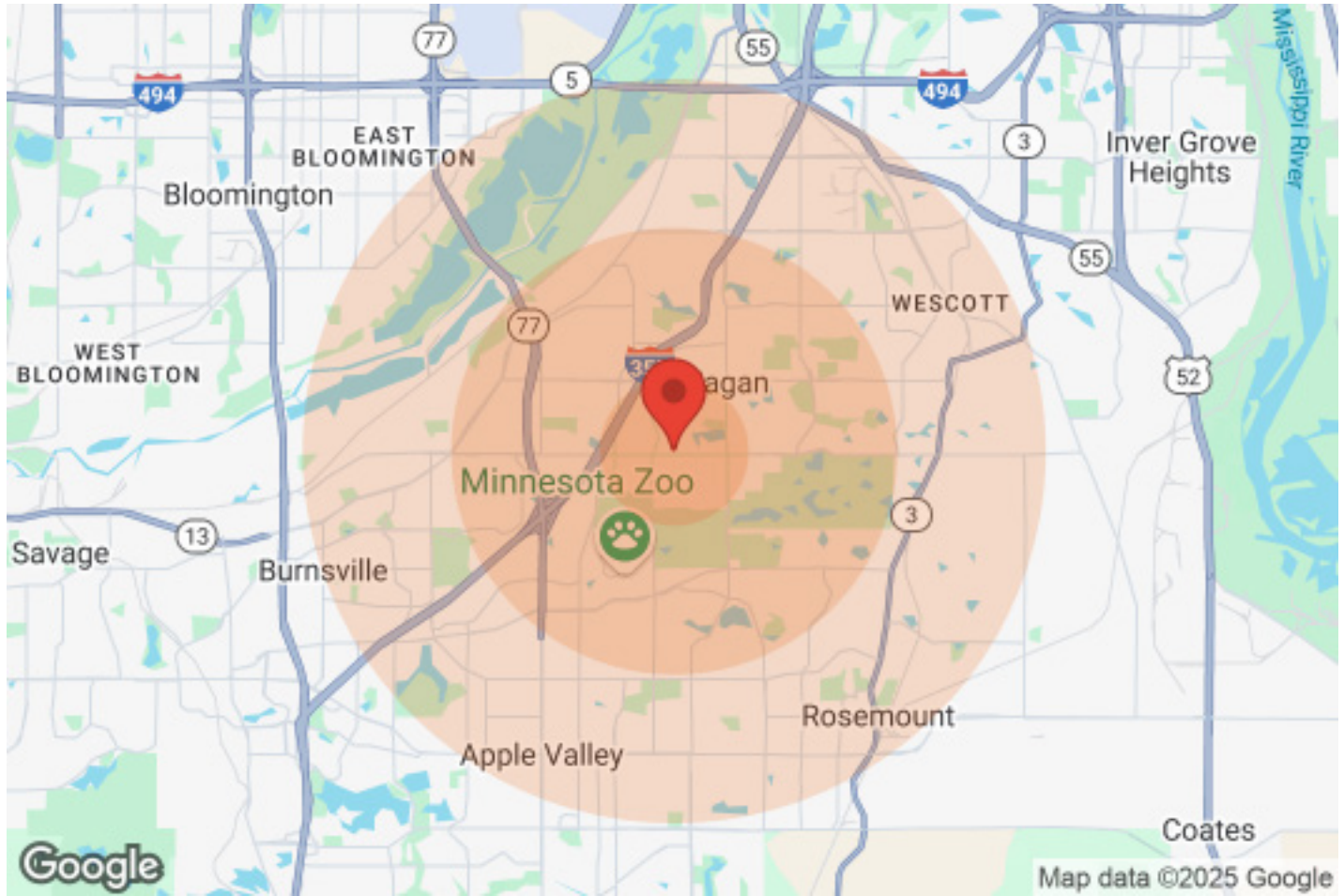
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DEMOGRAPHICS

1595 THOMAS CENTER DRIVE, EAGAN, MN 55122



Population	1 Mile	3 Miles	5 Miles
Male	3,368	31,918	83,533
Female	3,570	33,199	86,393
Total Population	6,938	65,117	169,926

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,293	13,096	35,227
Ages 15-24	962	9,083	23,571
Ages 25-54	2,663	25,688	67,973
Ages 55-64	1,067	8,867	21,461
Ages 65+	953	8,383	21,694

Income	1 Mile	3 Miles	5 Miles
Median	\$97,129	\$87,058	\$78,375
< \$15,000	74	871	3,472
\$15,000-\$24,999	45	994	3,862
\$25,000-\$34,999	199	1,649	4,701
\$35,000-\$49,999	280	3,235	8,082
\$50,000-\$74,999	403	4,622	13,279
\$75,000-\$99,999	518	4,062	10,870
\$100,000-\$149,999	594	5,180	12,345
\$150,000-\$199,999	308	2,347	5,297
> \$200,000	287	2,214	4,502

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,865	26,841	69,997
Occupied	2,780	25,830	66,859
Owner Occupied	2,400	20,863	51,097
Renter Occupied	380	4,967	15,762
Vacant	85	1,011	3,138



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