

FOR LEASE

LEXINGTON COMMERCE CENTER

3030 Lexington Avenue South | Eagan, MN 55121

19,480 SF AVAILABLE



Philip Simonet

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LEASE SPACE FEATURES

3030 Lexington Avenue South | Eagan, MN 55121

Building Information

Building Size	90,260 SF
Parking	Available
Clear Height	24'
Year Built	2000
Power	1200 amp, 277/480 volt, 3 phase

Lease Terms

Space Available:	Suite 700: 19,480 SF 2 docks
Office Area:	B.T.S.
Rate	Negotiable
2024 Est. Tax/Cam	\$4.59/SF
Available:	April 1, 2024

- Excellent visibility/Presence along Lexington Avenue
- Minutes from MSP International Airport
- Freeway access to 35E, 494, and Hwy 55
- Endcap space with heavy parking
- Many nearby amenities
- Industrial Warehouse/Distribution space
- One block from I-35E - Lone Oak Road interchange
- New roof in 2021
- Freshly white boxed space

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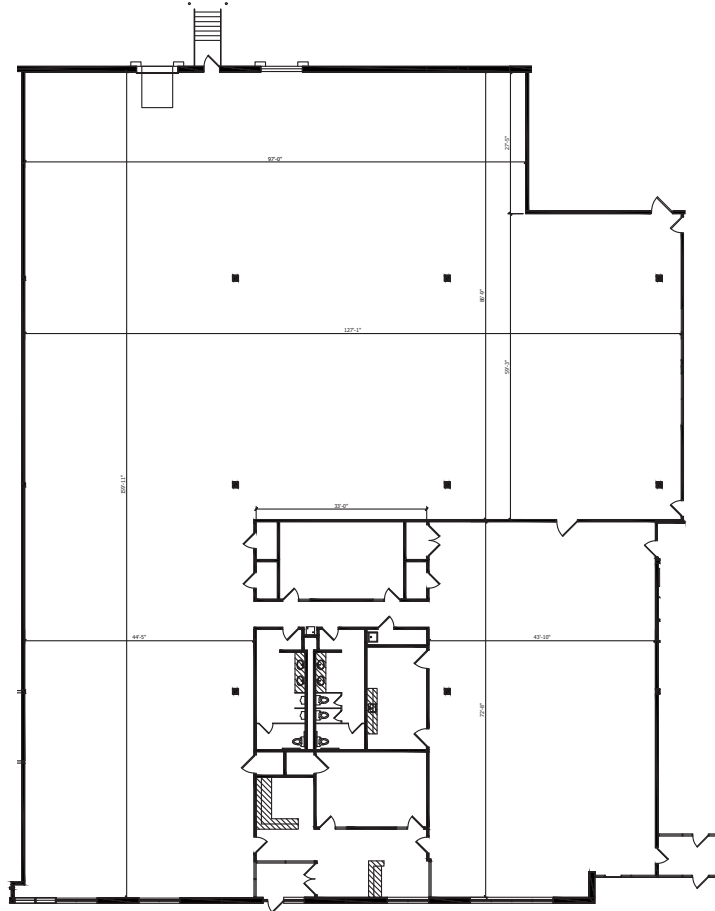
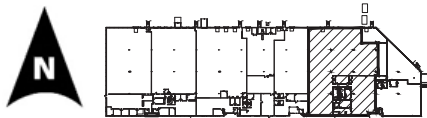


FLOOR PLAN

3030 Lexington Avenue South | Eagan, MN 55121

SUITE 700

OFFICE SPACE	2,482 SF
<u>WAREHOUSE SPACE</u>	<u>16,998 SF</u>
TOTAL	19,480 SF



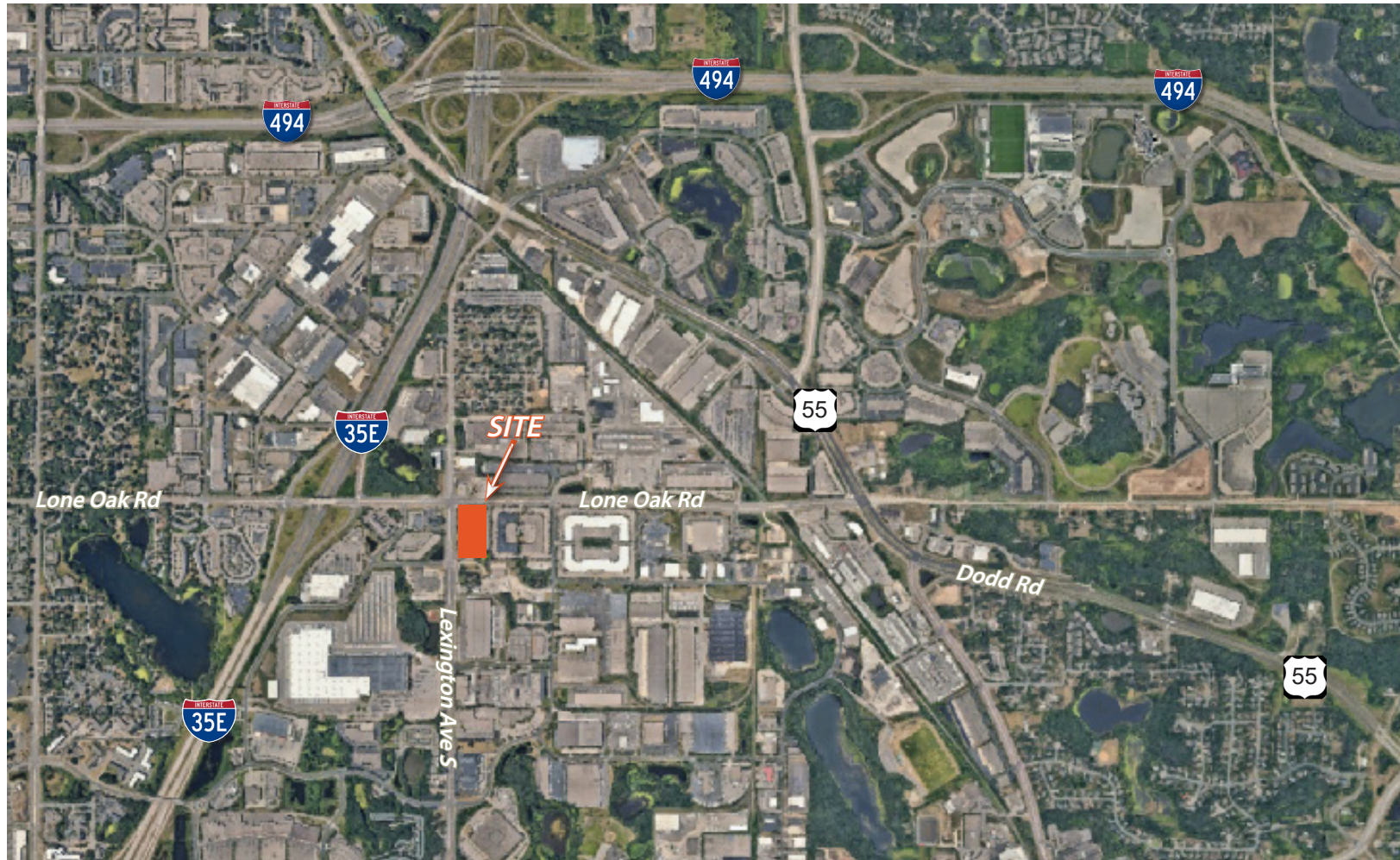
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AERIAL VIEW

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DEMOGRAPHICS

3030 Lexington Avenue South | Eagan, MN 55121



5,342

Total Businesses



114,657

Total Employees

KEY FACTS

127,703

Population

41.0

Median Age

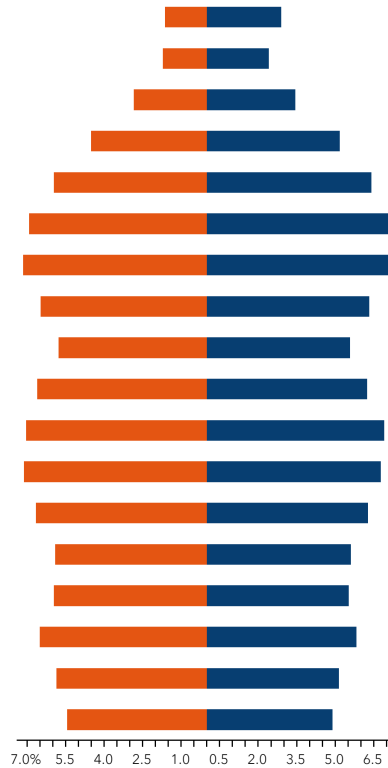
2.3

Average Household Size

\$88,166

Median Household Income

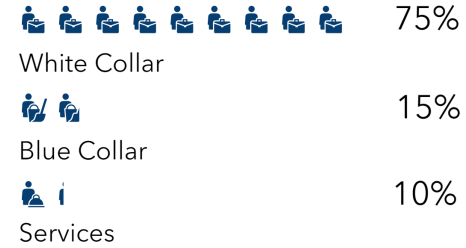
AGE PYRAMID



The largest group: 2023 Females Age 60-64
 The smallest group: 2023 Males Age 85+

EMPLOYMENT & EDUCATION

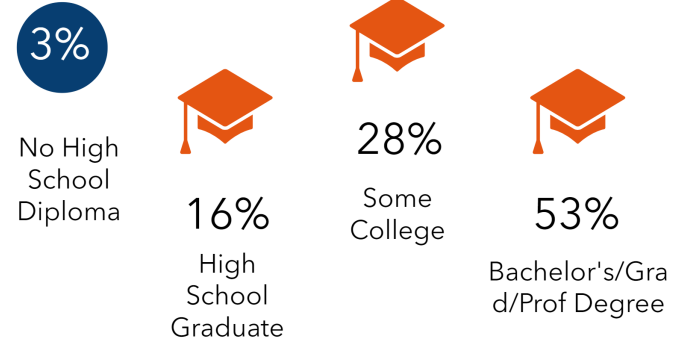
EMPLOYMENT



4.4%

Unemployment Rate

EDUCATION



Data reported within 5 mile radius

Datasource: ESRI

The information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk.

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