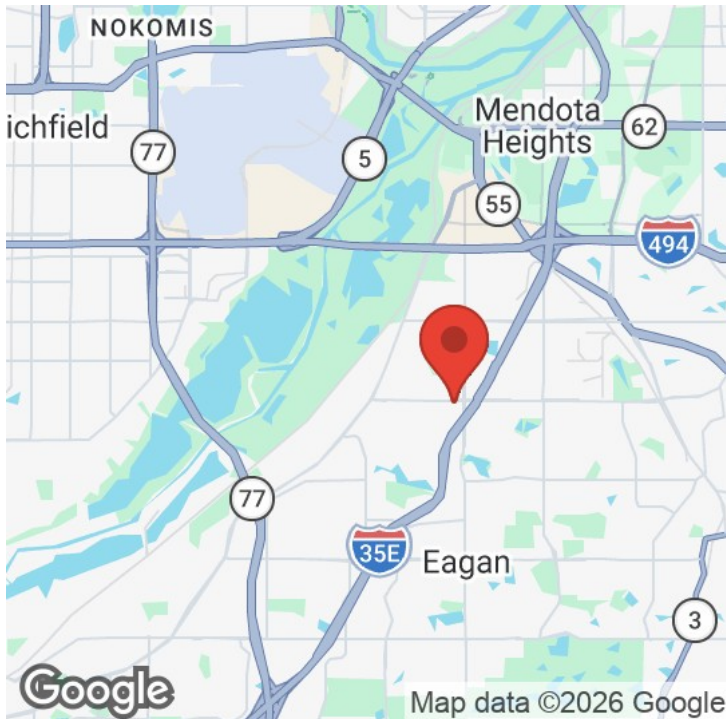


OFFICE FOR LEASE

3435 WASHINGTON DR

3435 WASHINGTON DRIVE, EAGAN, MN 55122



Highlights

- 1,500 SF Rentable space available
- 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 included

KW COMMERCIAL

13100 West Wayzata Boulevard
Minnetonka, MN 55305



Each Office Independently Owned and Operated

PRESENTED BY:

JEFF MEEHAN

O: (612) 991-6360

C: (612) 991-6360

jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

EXECUTIVE SUMMARY

3435 WASHINGTON DRIVE



SPACE	LEASE RATE	LEASE TYPE	RENTABLE SF
201	\$900/month	Gross	450 SF
200	\$1,950/month	Gross	1,050 SF
200 & 201	\$2,850/month	Gross	1,500 SF



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FLOOR PLAN - 2ND FLOOR

3435 WASHINGTON DRIVE



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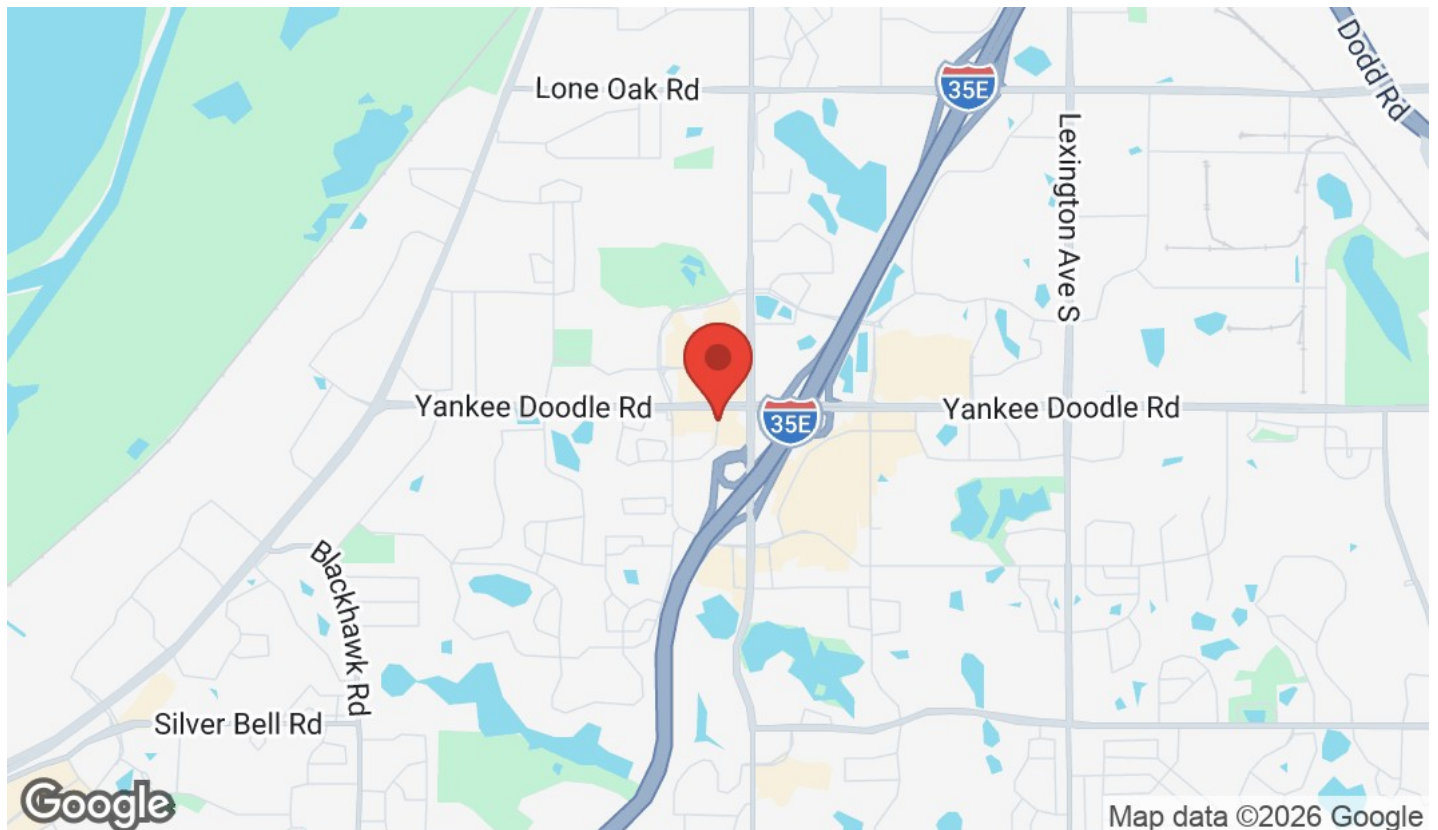
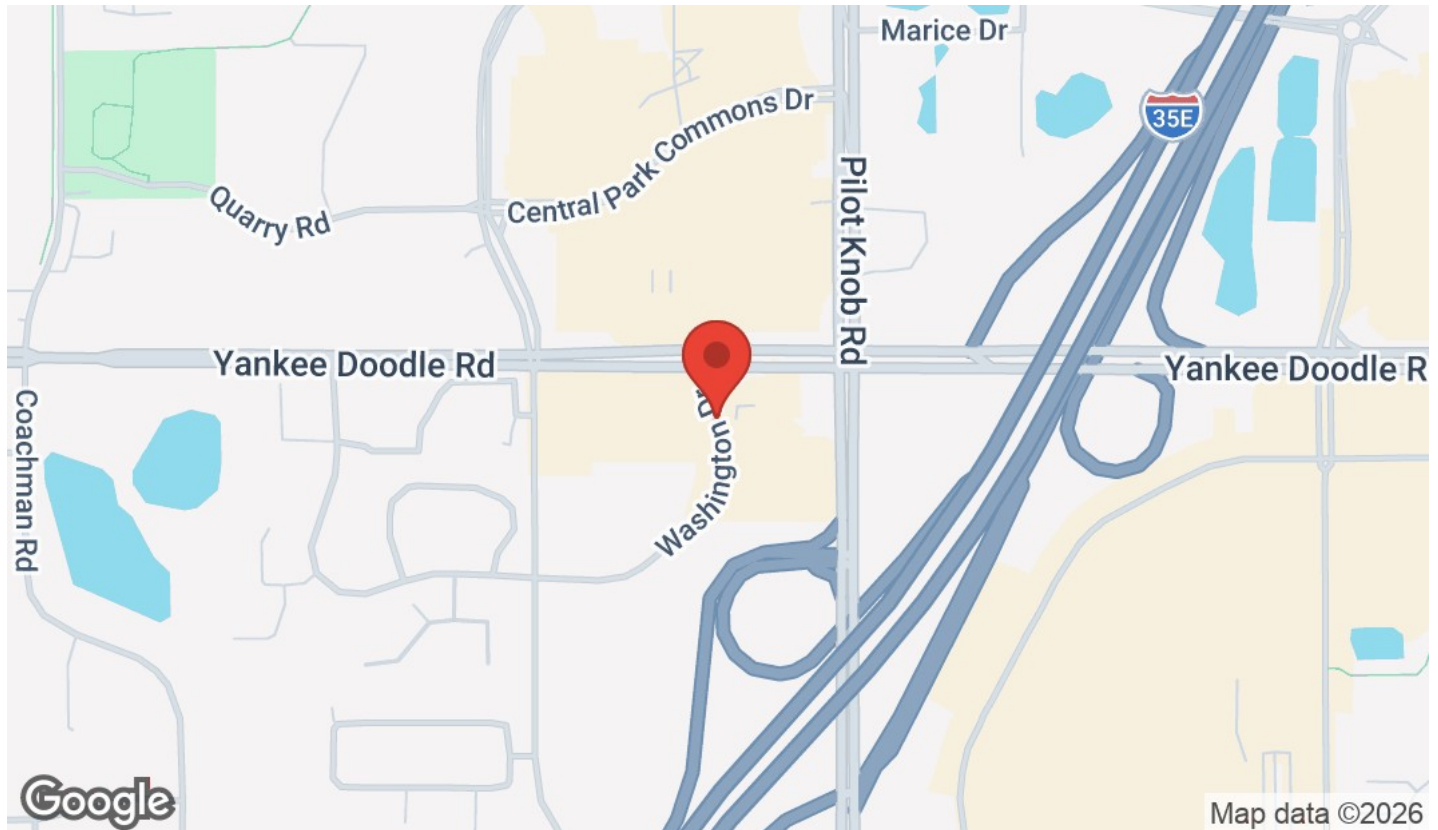
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LOCATION MAPS

3435 WASHINGTON DRIVE



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Minnetonka, MN 55305

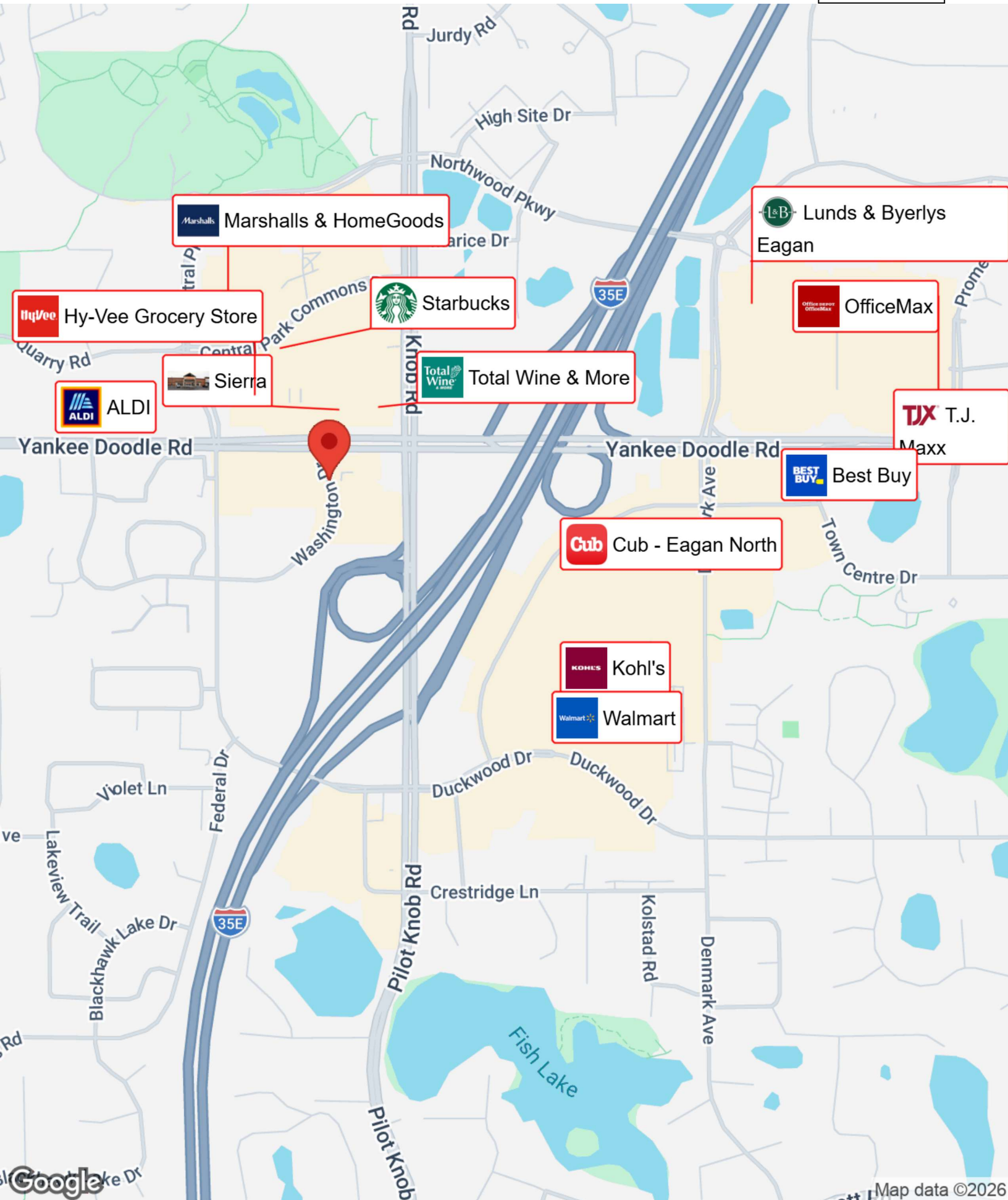


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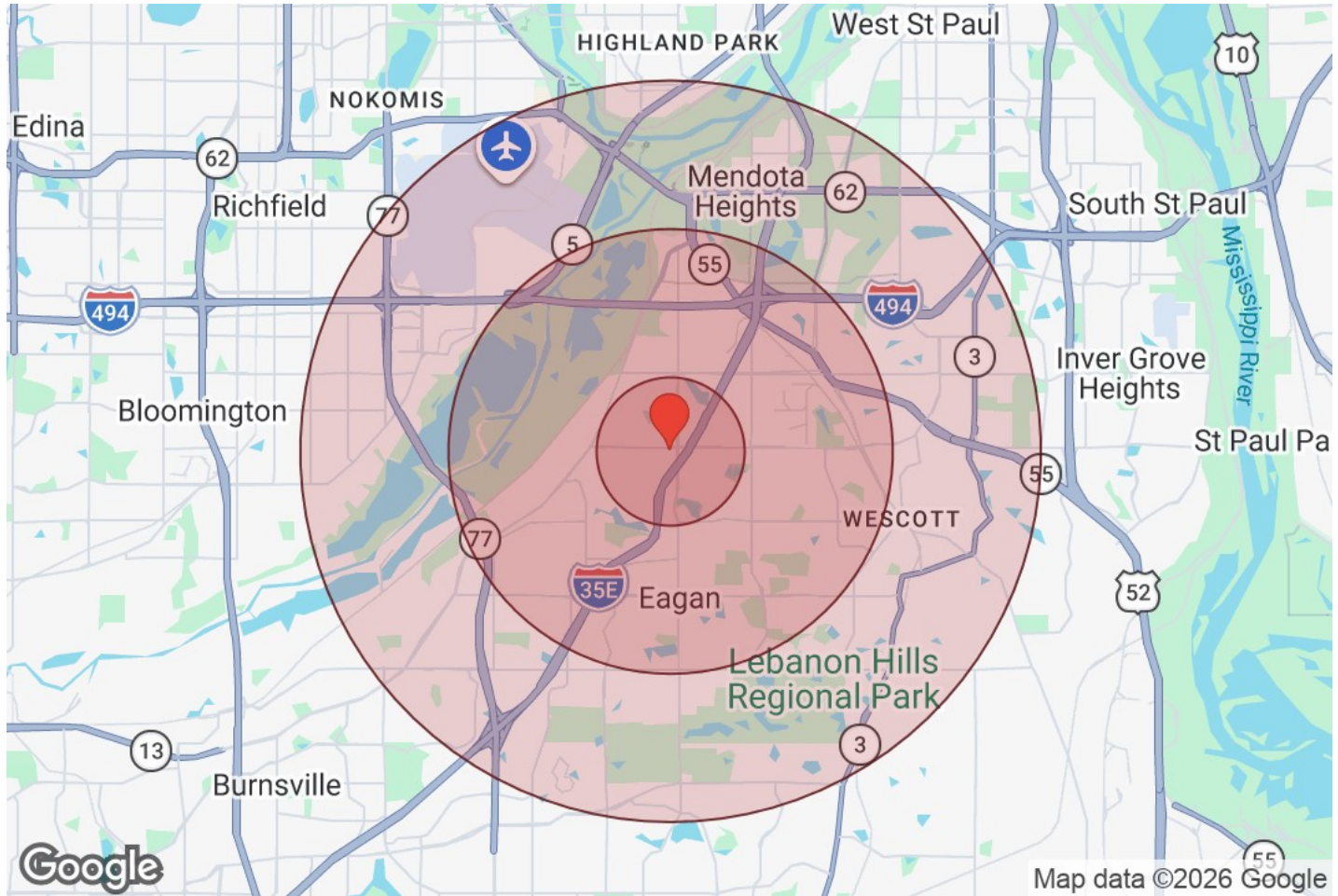
BUSINESS MAP

3435 WASHINGTON DRIVE



DEMOGRAPHICS

3435 WASHINGTON DRIVE



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	6,002	24,792	65,080
Female	6,258	25,670	65,446
Total Population	12,260	50,462	130,526

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	7,491	34,052	86,069
Black	2,084	6,444	17,673
Am In/AK Nat	31	96	326
Hawaiian	1	10	39
Hispanic	1,030	3,800	12,713
Asian	1,273	4,572	9,776
Multiracial	338	1,438	3,772
Other	10	45	144

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,107	23,069	57,588
Occupied	5,848	22,060	54,528
Owner Occupied	2,270	12,884	34,060
Renter Occupied	3,578	9,176	20,468
Vacant	259	1,009	3,060

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,213	9,118	23,714
Ages 15 - 24	1,362	5,650	15,294
Ages 25 - 54	5,433	20,643	52,161
Ages 55 - 64	1,264	6,587	16,948
Ages 65+	1,988	8,465	22,409

Income	1 Mile	3 Miles	5 Miles
Median	\$88,977	\$101,811	\$103,691
Under \$15k	500	1,422	3,293
\$15k - \$25k	120	632	1,554
\$25k - \$35k	268	1,017	2,533
\$35k - \$50k	340	1,575	4,013
\$50k - \$75k	1,098	3,273	8,115
\$75k - \$100k	1,068	2,911	6,804
\$100k - \$150k	1,161	4,580	10,909
\$150k - \$200k	693	2,726	6,854
Over \$200k	600	3,924	10,451

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