

Davis

Medical Space For Lease

Eagan Medical Center | Eagan, MN 55121

New Ownership!



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- Common area updates planned!
- Built-out medical space available
- Superior building signage available
- Easy access to and from I-35E
- Free surface parking for patients, staff, and physicians
- Common area break and conference rooms

Building Size	Space Available
44,383 sq. ft.	1,197 - 5,022 sq. ft.
Net Rental Rate:	\$22.00/sq. ft.
Operating Expenses:	\$13.00/sq. ft.
Real Estate Taxes:	\$ 3.94/sq. ft.

T

BUILDING TENANTS



TRAFFIC COUNT

24,000 vehicles on Yankee Doodle Rd
A.A.D.T. (Average annual daily traffic)
18,500 on Lexington Ave South



2025 ESTIMATED POPULATION

1 mile: 9,790
3 miles: 50,891
5 miles: 115,584



2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$110,572
3 miles: \$139,772
5 miles: \$135,385

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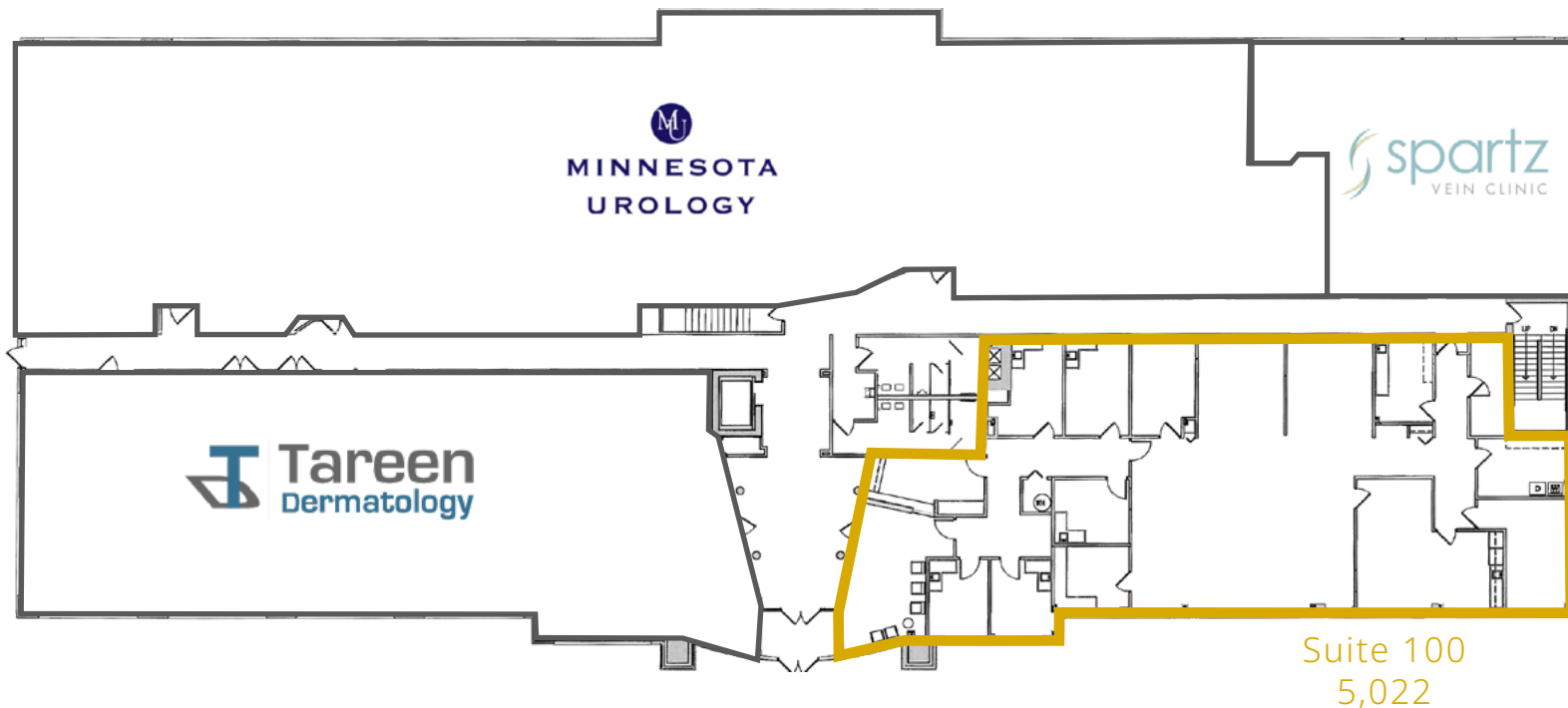


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Floor Plan

First Floor
5,022 RSF



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Floor Plan

Second Floor
1,197 RSF



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Interior Photos



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Area Map



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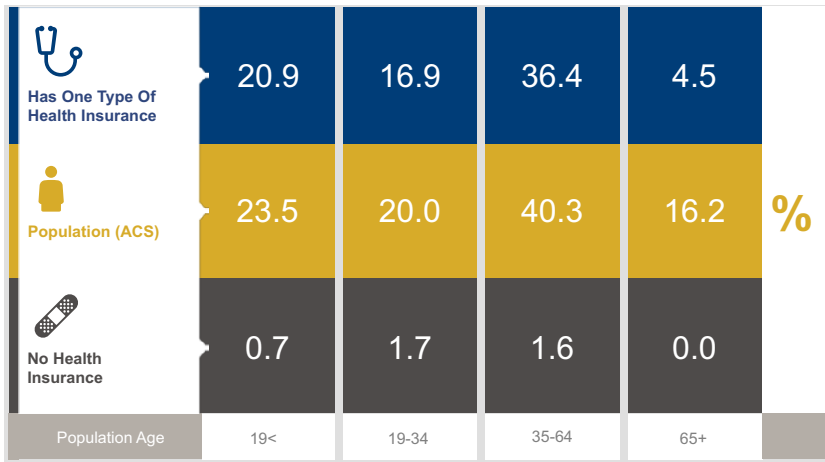
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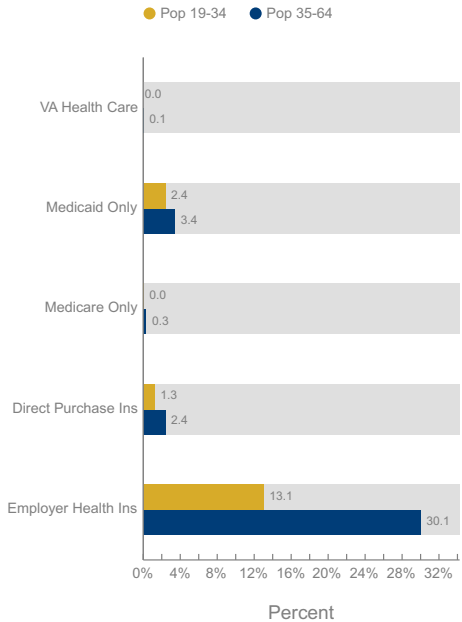
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,193.3
Physician Services	\$365.5
Dental Services	\$600.6
Eyecare Services	\$109.1
Lab Tests/X-rays	\$102.5
Hospital Room & Hospital Service	\$316.6

*ACS: American Community Survey

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The Eagan Market

Top Employers	# Of Employees	Type
Thompson Reuters	6,000	Professional Services
Blue Cross Blue Shield MN	3,200	Insurance
US Postal Service	2,400	Government
UPS	1,400	Parcel Delivery
Ecolab	1,200	Professional Services
Prime Therapeutics	1,000	Insurance
Wells Fargo	700	Finance & Insurance
Coca-Cola Midwest	520	Manufacturing
City of Eagan	500	Government
Walmart	360	Retail Trade

Key Facts

