

EAGANDALE POINT

1400 CORPORATE CENTER CURVE, EAGAN, MN 55121

OFFICE FOR LEASE



OFFERING SUMMARY

AVAILABLE SF:	1,500 SF up to 3,596 SF
LEASE RATE:	\$13.00 SF - Net
TAX/CAM:	\$9.56 SF (2025)
BUILDING SF:	24,407
FLOORS:	2
YEAR BUILT:	1997
PARKING:	126 Stalls (5:16/1,000 parking ratio)
CROSS STREETS:	Pilot Knob Road and Corporate Center Curve
ZONING:	Planned Development

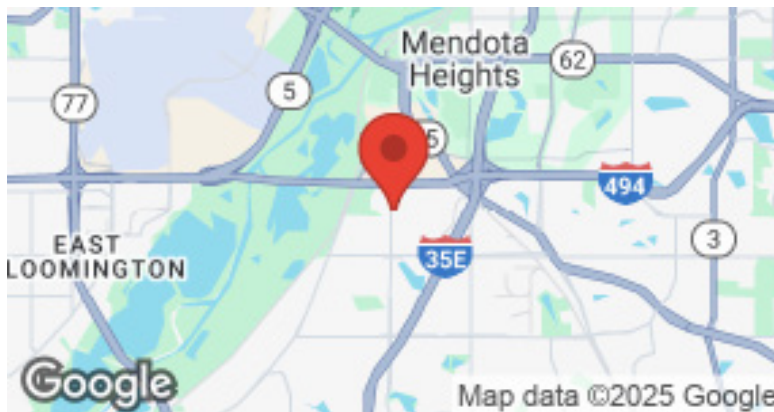
PROPERTY OVERVIEW

Eagandale Point is a well located office building on the southeast corner of Pilot Knob Road and Corporate Center Drive just south of I-494. The location offers a tenant excellent exposure to Pilot knob Road and tenants have monument signage facing the signalized intersection.

Spaces are in good condition with updated common areas. This professional office building offers is set amongst corporate offices with easy and quick access to both Minneapolis and St. Paul, Mall of America, Minnesota Vikings TCO Performance Center, retail, dining, hotels, MSP International Airport and so much more.

PROPERTY HIGHLIGHTS

- 9' Ceilings
- Monument Signage
- Easy Access to 494, 35E, Hwy 55 and Hwy 13
- Close to Restaurants, Hotels and Shopping



AMK PROPERTIES TEAM

Suntide Commercial Realty
2550 University Avenue W. #305-S
St. Paul, MN 55114
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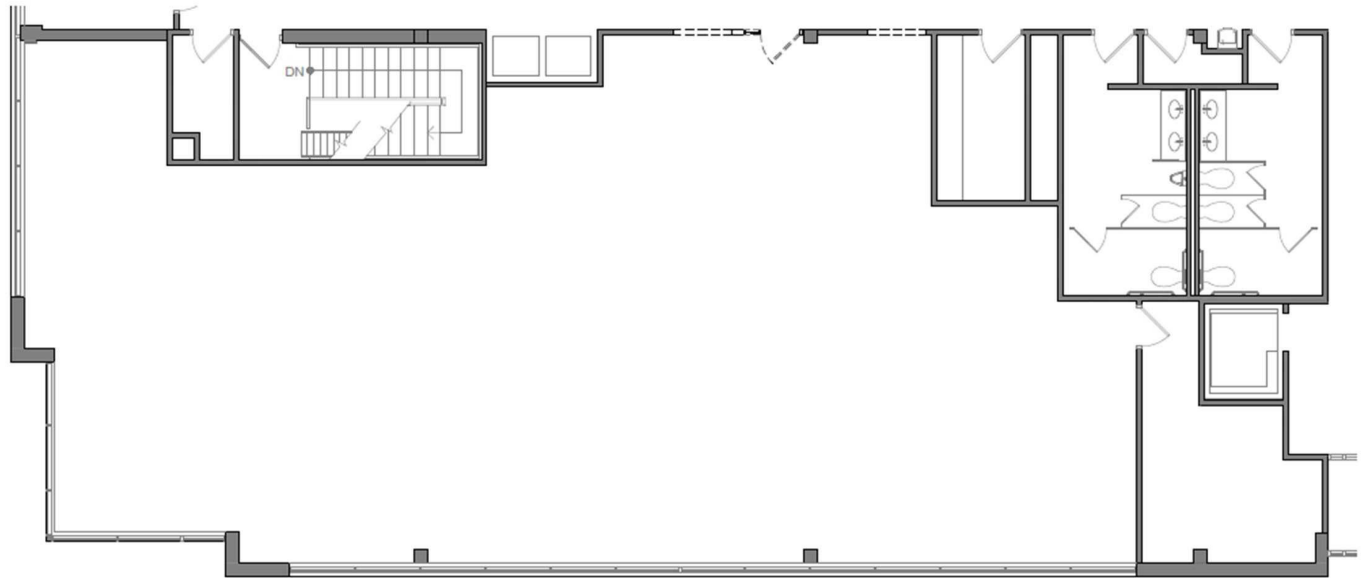
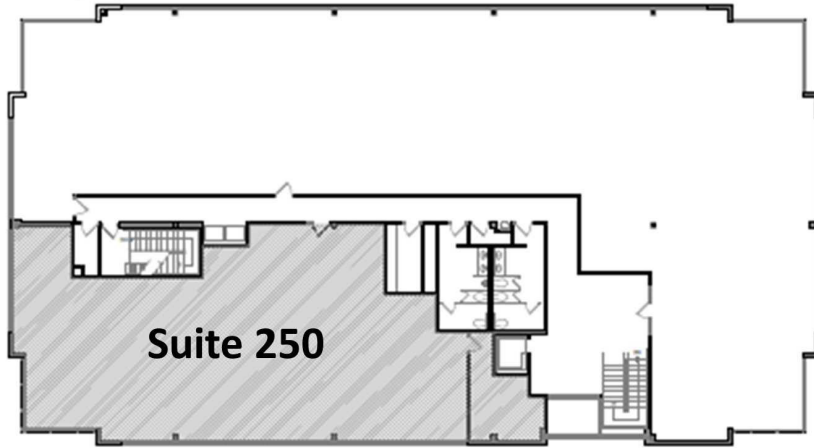


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SUITE 250

Second Floor



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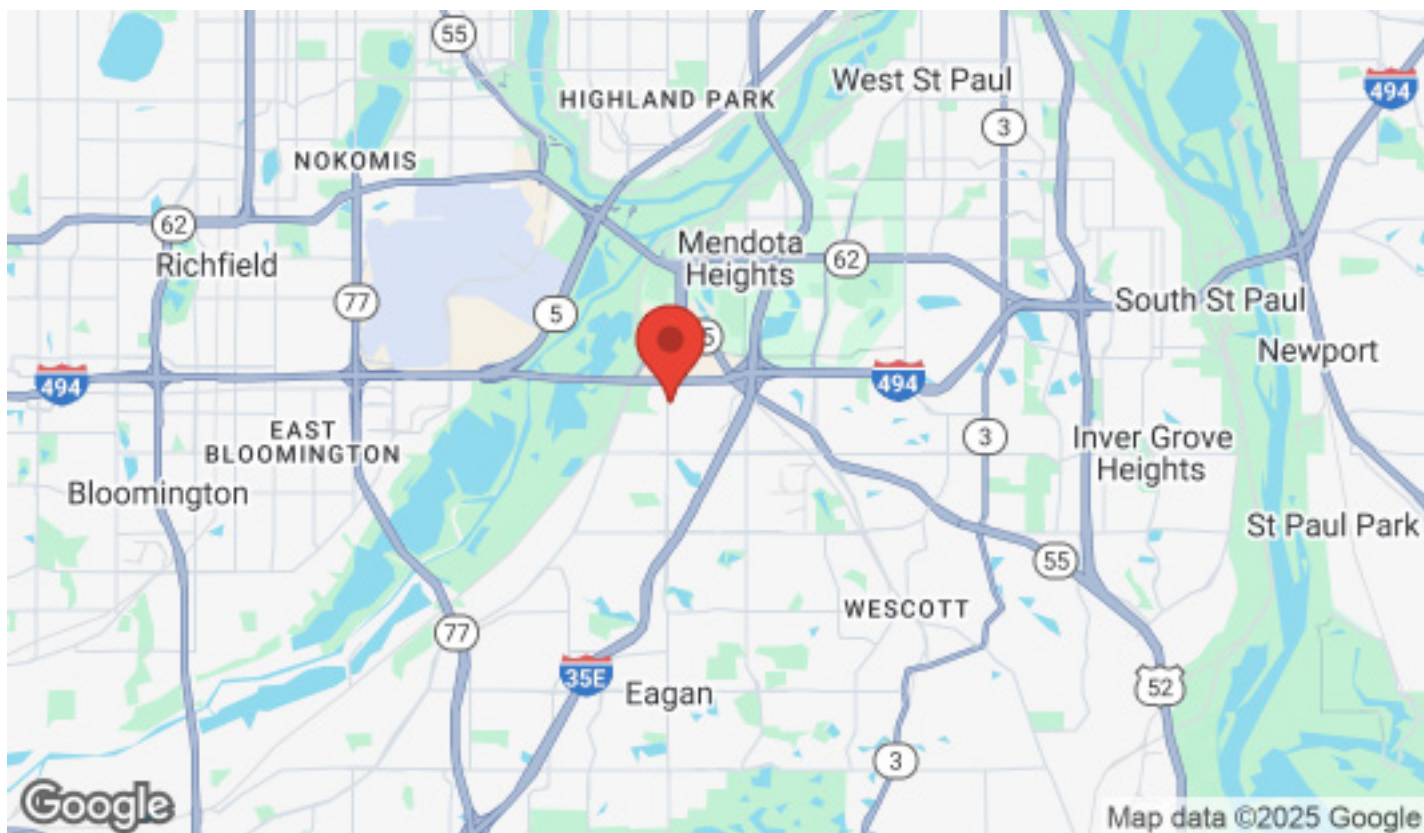
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LOCATION MAPS

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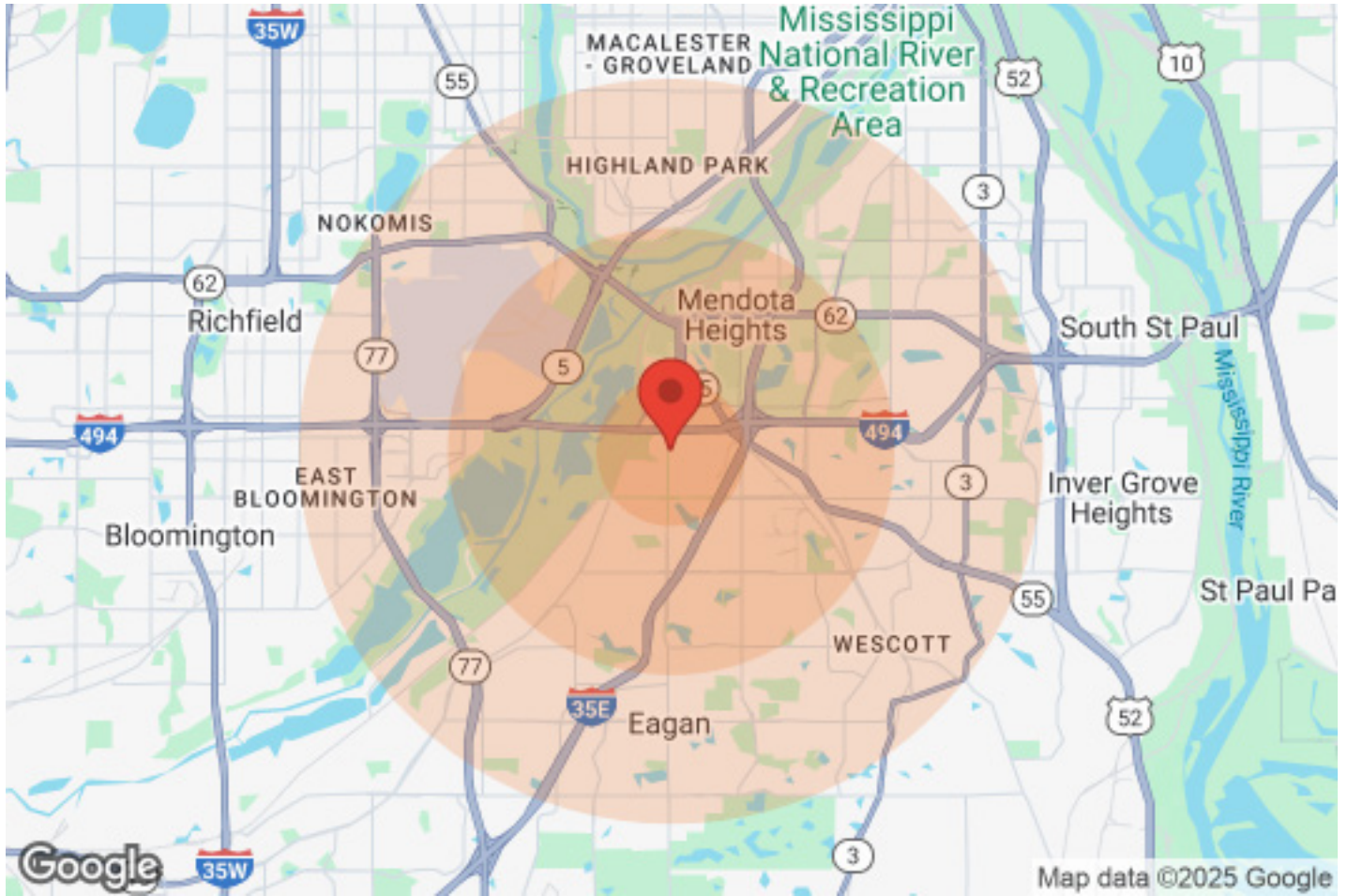
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,349	14,736	74,388
Female	1,408	15,548	79,606
Total Population	2,757	30,284	153,994

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	482	5,374	29,815
Ages 15-24	251	3,366	18,813
Ages 25-54	1,346	12,469	61,847
Ages 55-64	351	3,932	19,503
Ages 65+	327	5,143	24,016

Income	1 Mile	3 Miles	5 Miles
Median	\$65,392	\$73,772	\$64,860
< \$15,000	187	1,037	5,297
\$15,000-\$24,999	194	1,000	5,430
\$25,000-\$34,999	106	1,055	5,710
\$35,000-\$49,999	133	1,740	8,939
\$50,000-\$74,999	280	3,167	12,175
\$75,000-\$99,999	236	1,918	9,229
\$100,000-\$149,999	150	2,241	10,024
\$150,000-\$199,999	49	715	3,413
> \$200,000	N/A	844	4,032

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,394	14,866	69,111
Occupied	1,267	13,865	65,067
Owner Occupied	497	8,349	43,550
Renter Occupied	770	5,516	21,517
Vacant	127	1,001	4,044



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