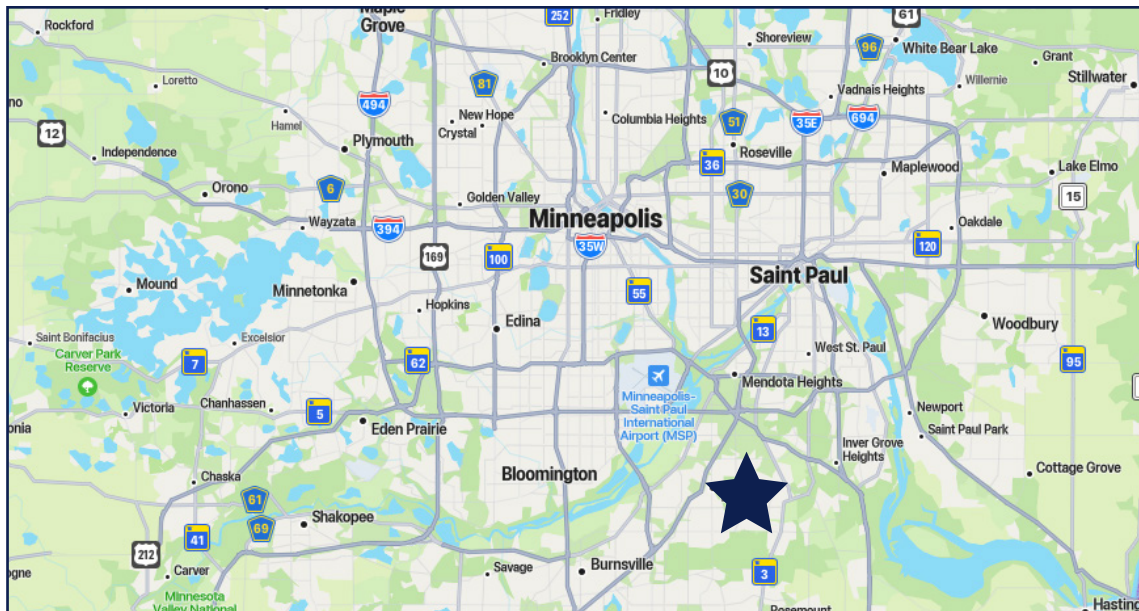


ADDRESS	1575 Thomas Center Drive
CITY, STATE	Eagan, MN
GROSS BUILDING AREA	13,000 SF
2 LEVELS	With Elevator and Kitchen(s)
LOT SIZE	0.76 Acres
SALE PRICE	\$2,450,000 (\$188.46 PSF)
TAX 2025	\$51,036
YEAR BUILT	2007
COUNTY	Dakota
PARKING	70 Spaces



HIGHLIGHTS

- High quality, Class A finished office building with abundant parking, signage and easy access.
- Located adjacent to Lifetime Fitness and Thomas Lake shopping center.
- 5-mile average household income of \$135,999.
- Located less than 1-mile off of I-35E
- Adjacent 0.78 acre parcel for sale at \$510,000.
- Larger meeting rooms on first floor.
- Zoned PD - Alternative uses considered with city approval.
- Priced below replacement cost.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	9,405	68,092	176,312
MEDIAN HH INCOME	\$103,846	\$106,908	\$101,618
AVERAGE HH INCOME	\$141,156	\$141,050	\$135,999