

EAGANDALE BUSINESS CENTER

1345 CORPORATE CENTER CURVE, EAGAN, MN 55121



OFFERING SUMMARY

PRICE:	\$1,800,000
LEASE RATE PSF NET:	\$12.50 Office \$6.00 Storage/Warehouse
AVAILABLE SPACE:	4,500 Sf up to 18,000 SF Office & Storage/Warehouse
BUILDING SF:	18,000
TAX/CAM 2022:	\$7.92 PSF
LOT SIZE:	0.88 Acres
BUILDING CLASS:	B
PARKING:	Underground & Surface Lot
YEAR BUILT:	2005
ZONING:	Office PUD

PROPERTY OVERVIEW

Excellent opportunity for an owner/user looking for high quality office space in Eagan, Minnesota. Eagandale Business Center consists of two floors and lower level garage space. Offices connect to available heated garage/storage suites on lower level.

The property is conveniently located on the corner of Corporate Center Curve and Corporate Center Drive with access along both roads. The property is convenient from I-35E and I-494 off Pilot Knob Road.

New owner can occupy entire building or the current ownership would consider a lease-back on a portion of the building.

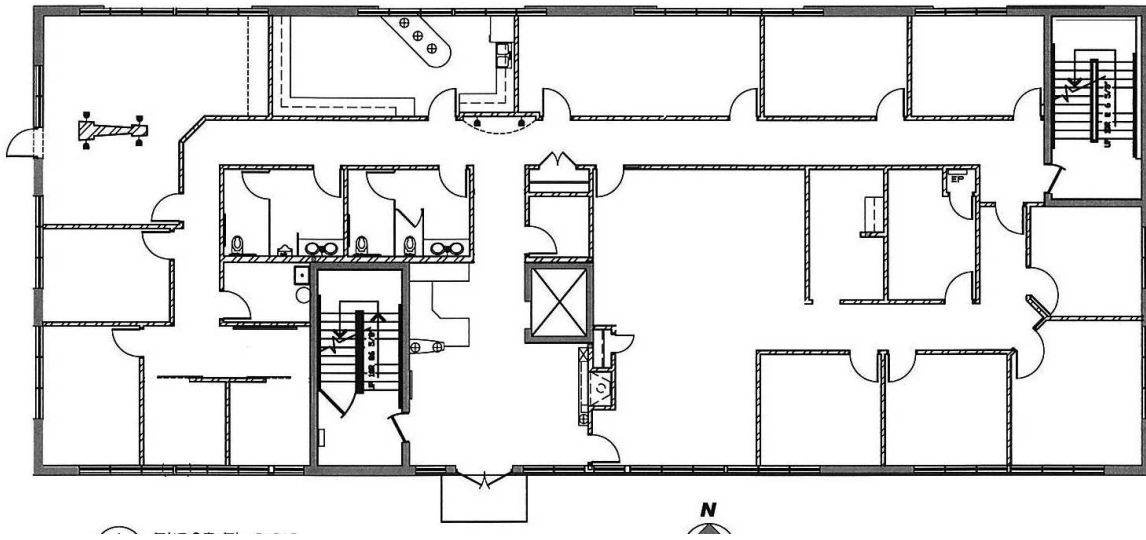
PROPERTY HIGHLIGHTS

- Professional Office Building with Heated Underground Garage and/or Storage Space
- 5,600 VPD Along Corporate Center Dr. and over 12,000 Along Pilot Knob Rd
- Eagan has one of the largest employment bases in the Twin Cities with over 60,000 people working in Eagan..

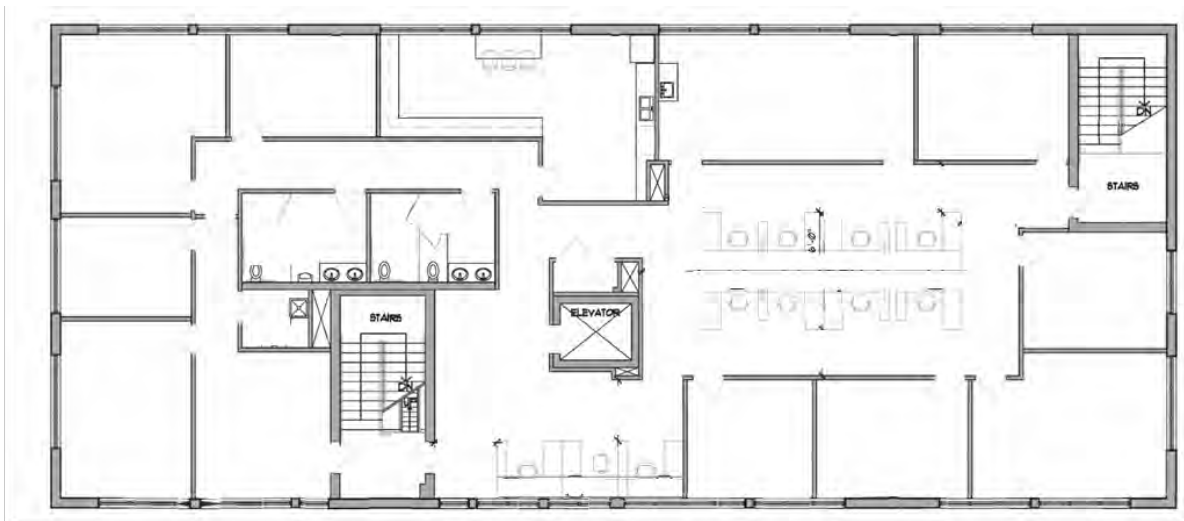
GARAGE, FIRST AND SECOND LEVEL FLOOR PLANS

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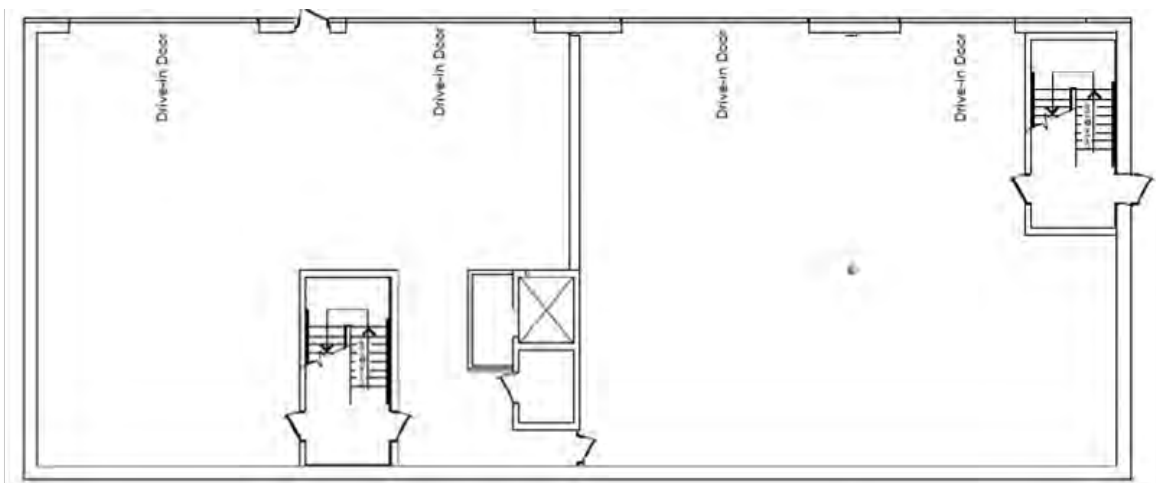
FIRST LEVEL - 6,000 SF



SECOND LEVEL - 6,000 SF



GARAGE LEVEL - 6,000 SF



QUALITY INTERIOR FINISHES THROUGHOUT

Egandale Business Center
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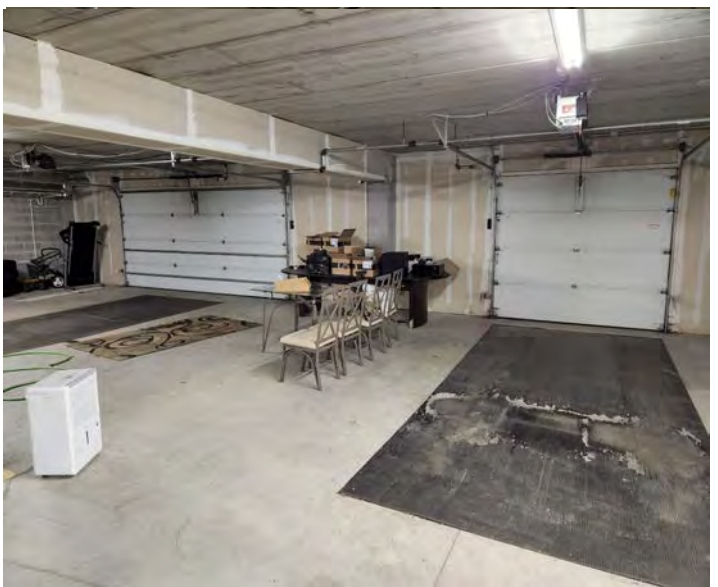
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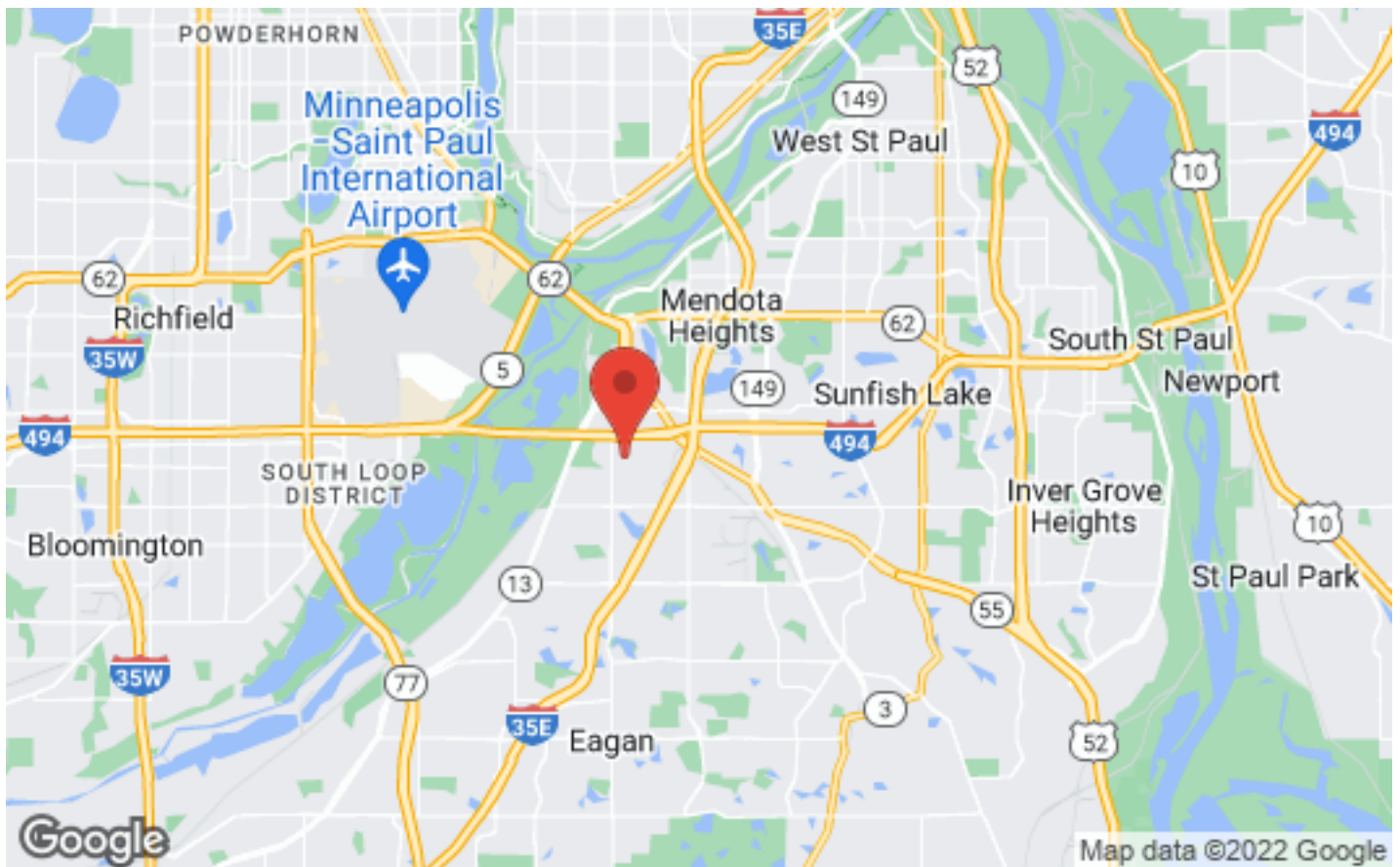
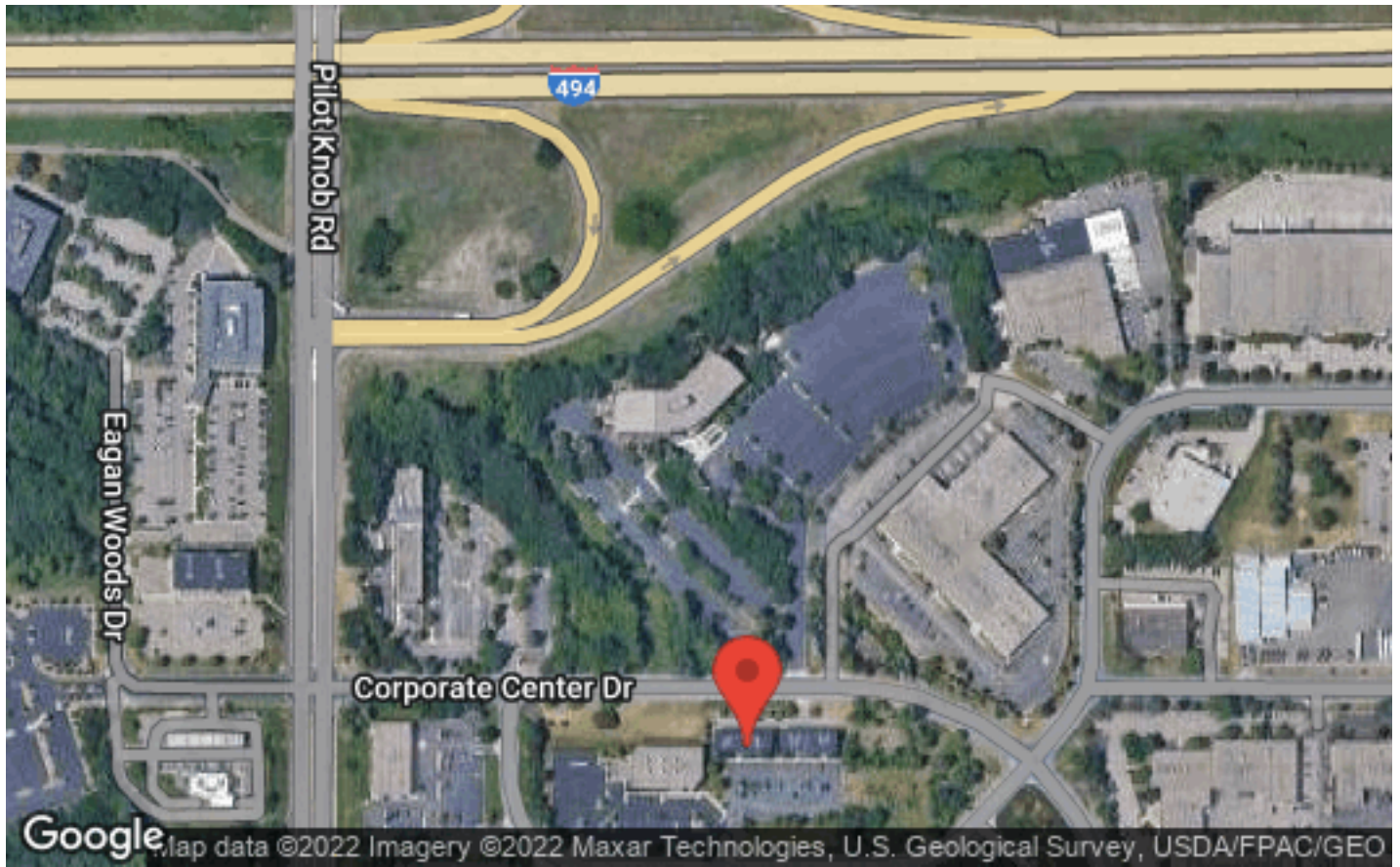
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LOCATION MAPS

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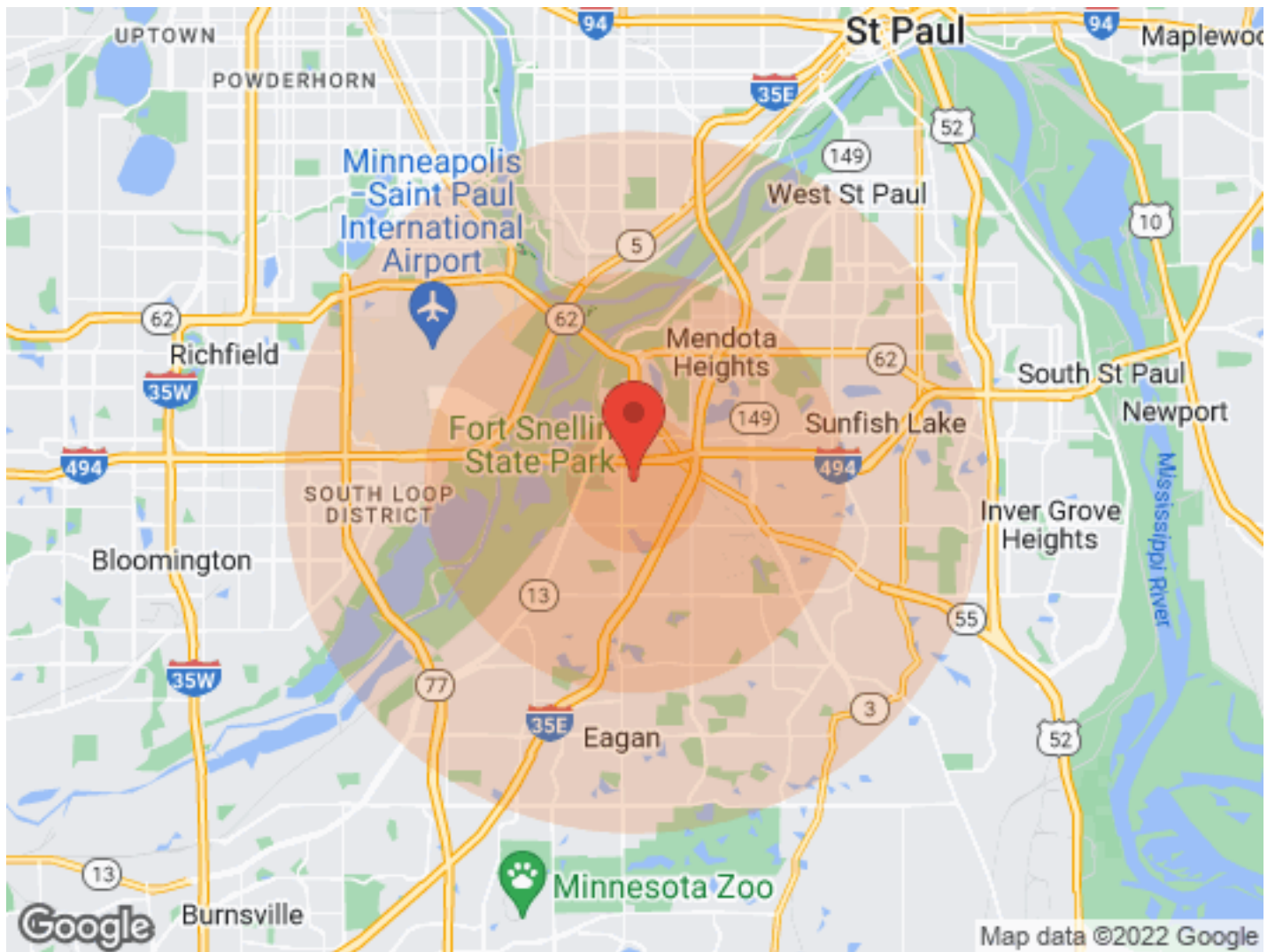
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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,226	14,392	72,875
Female	2,206	15,199	78,058
Total Population	4,432	29,591	150,933

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	780	5,312	28,993
Ages 15-24	469	3,327	18,382
Ages 55-64	543	3,812	19,174
Ages 65+	654	4,930	23,910

Income	1 Mile	3 Miles	5 Miles
Median	\$76,022	\$71,740	\$63,214
< \$15,000	205	1,011	5,178
\$15,000-\$24,999	277	975	5,360
\$25,000-\$34,999	141	1,055	5,637
\$35,000-\$49,999	208	1,705	8,872
\$50,000-\$74,999	373	3,057	12,029
\$75,000-\$99,999	340	1,884	9,017
\$10,000-\$149,999	309	2,167	9,890
\$150,000-\$199,999	91	699	3,344
> \$200,000	54	772	4,009

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,073	14,419	68,291
Occupied	1,918	13,477	64,260
Owner Occupied	883	8,035	42,846
Renter Occupied	1,035	5,442	21,414
Vacant	155	942	4,031

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DISCLAIMER

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