



Each office independently owned and operated

RE/MAX ADVANTAGE PLUS

1251 Town Centre Drive
Eagan, MN 55123
REMAXCOMMERCIAL.COM

FOR LEASE | OFFICE BUILDING

15322 GALAXIE AVE SUITES

APPLE VALLEY, MN 55124

PRESENTED BY:

TIM LITTLE

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JIM STARR

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JEREMY FELDMANN

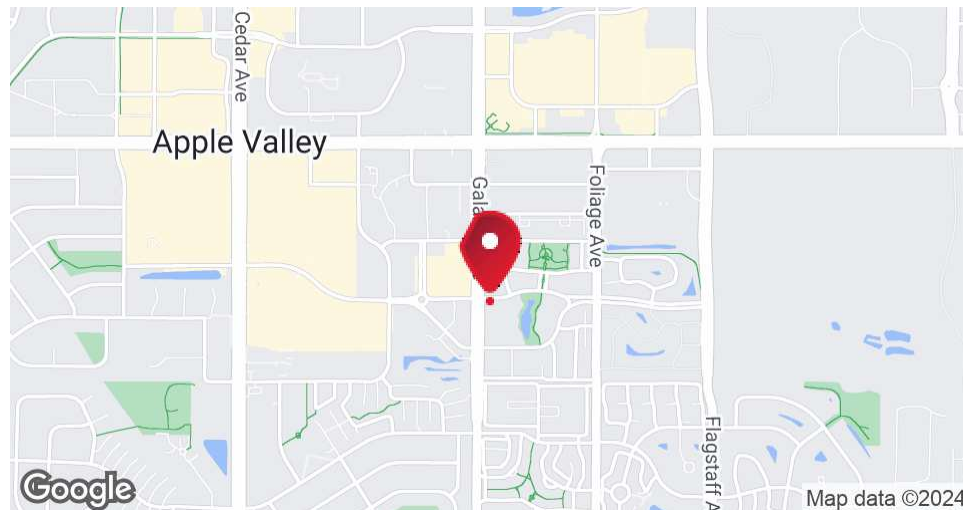
Associate Broker
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jeremyfeldmann@gmail.com

LUIS OLVERA

Associate
612.803.0142
luisolvera@comcast.net



PROPERTY SUMMARY



PROPERTY RENTAL RATES

Suite 120 - Rent - \$16.50/sf - CAM/TAX - \$8.50/sf

Suite 203 - (6) Private Offices - Full Service Gross Leases

PROPERTY HIGHLIGHTS

- Landlord willing to provide TI budget for Suite 102
- Great Visibility & Signage
- Ample Parking
- Elevator & ADA Compliant
- Multiple Private Offices Available for Versatile Use
- All Private Offices have Windows
- Underground Parking for Added Convenience
- 2 Blocks from Dakota County Hwy 42
- 13,000 (VPD) on Galaxie Ave

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LEASE SPACES

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 120	Available	3,341 SF	Full Service	\$16.50 SF/yr	-
Suite 203A	Available	260 SF	Full Service	\$850 per month	-
Suite 203B	Available	218 SF	Full Service	\$750 per month	-
Suite 203C	Available	118 SF	Full Service	\$650 per month	-
Suite 203D	Available	91 SF	Full Service	\$600 per month	-
Suite 203E	Available	86 SF	Full Service	\$600 per month	-
Suite 203F	Available	92 SF	Full Service	\$600 per month	-
Suite 203G	Available	97 SF	Full Service	\$625 per month	-
Suite 203H	Available	105 SF	Full Service	\$625 per month	-

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PHOTOS - SUITE 120



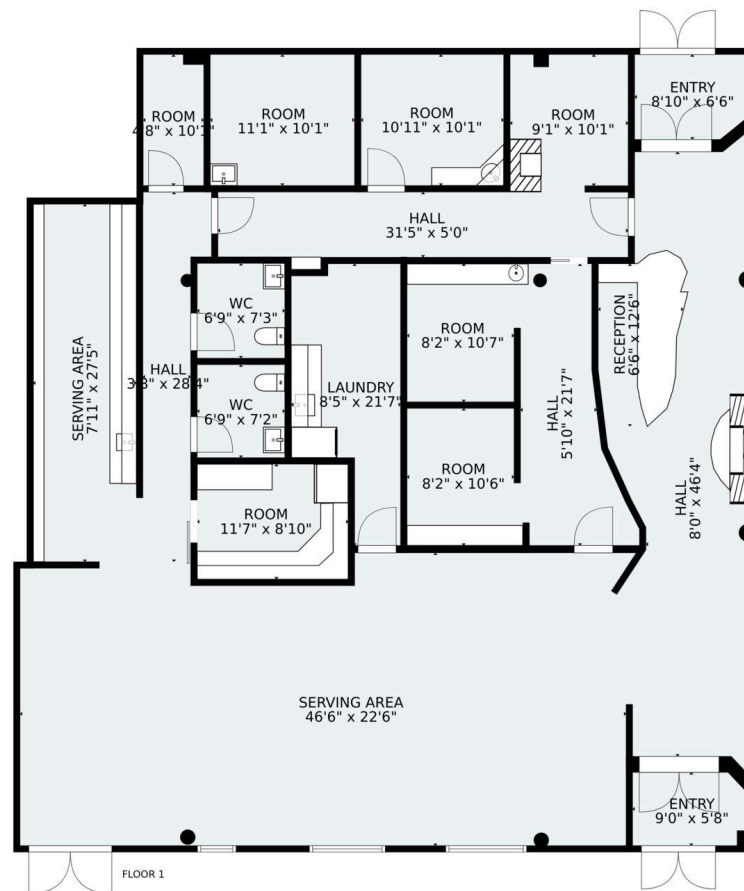
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SUITE 120 FLOOR PLAN



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PHOTOS - SUITE 203



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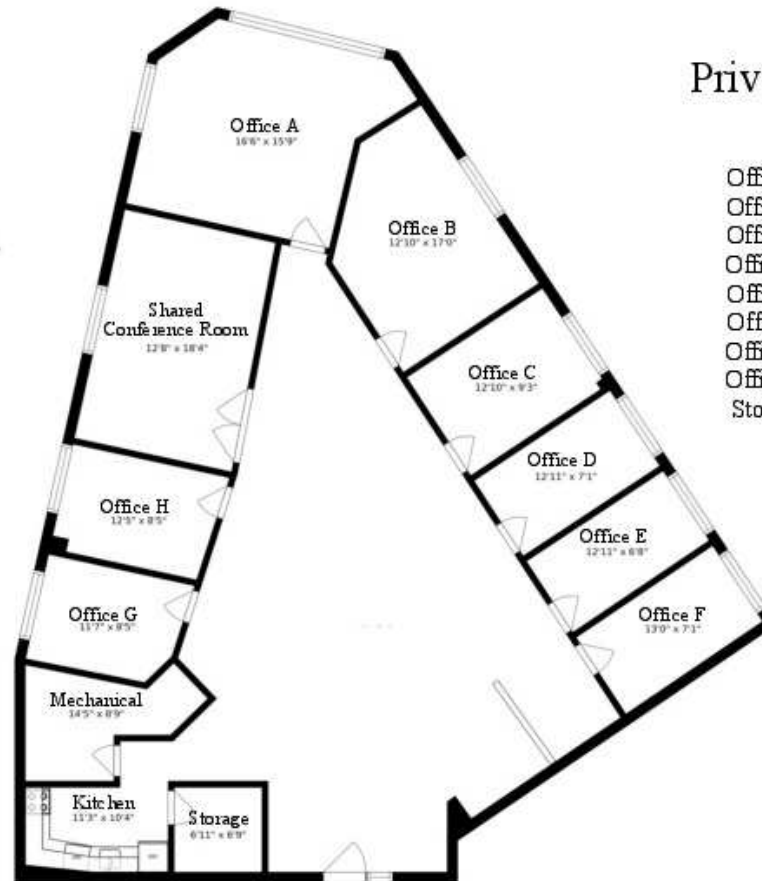
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SUITE 203 FLOOR PLAN

Suite 203



Private Offices

- Office A - \$850
- Office B - \$750
- Office C - \$650
- Office D - \$600
- Office E - \$600
- Office F - \$600
- Office G - \$625
- Office H - \$625
- Storage - \$250

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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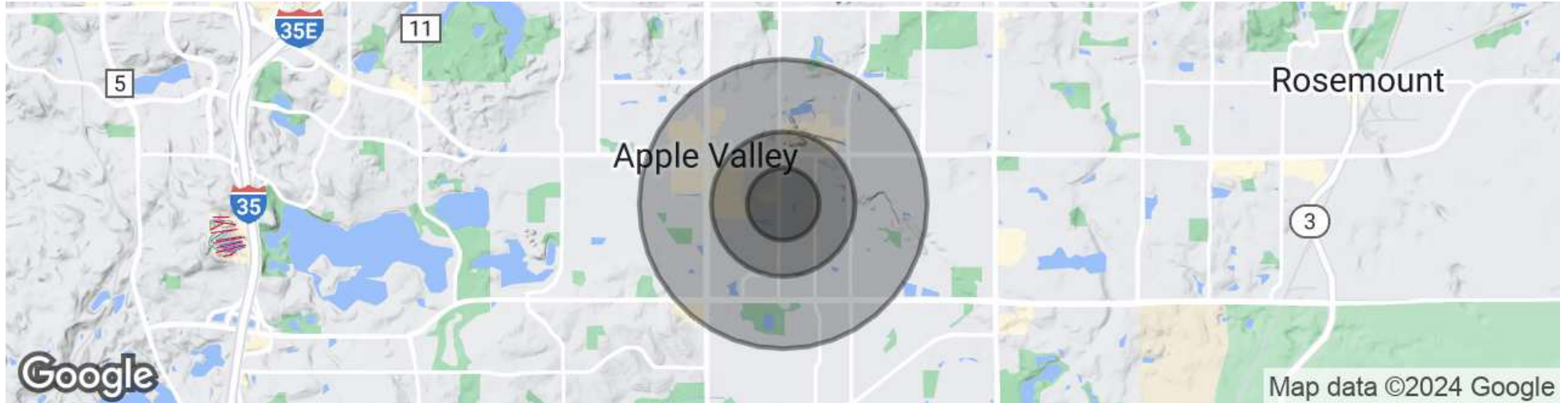
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,537	4,695	12,517
Average Age	34.5	34.0	35.5
Average Age (Male)	37.4	35.2	35.8
Average Age (Female)	34.6	33.8	35.9

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	861	2,362	5,498
# of Persons per HH	1.8	2.0	2.3
Average HH Income	\$60,125	\$74,645	\$86,066
Average House Value	\$167,303	\$189,825	\$225,392

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MEET THE TEAM



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