



ADAM'S
PEST CONTROL, INC.



New Construction 2024

2900 Eagle Bluff Circle

Medina, MN

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2900 Eagle Bluff Circle, Medina

Office Space for Lease

- Brand new construction in 2024
- Zoning code allows for office and quasi retail use
- Abundant wildlife on the 40 acre site with old tree growth and views of a bald eagle nest
- Excellent presence along Hwy 55
- Great access to Hwy 55 & I-494
- Close proximity to an abundance of restaurants/retail
- Locally owned and professionally managed



Property Details

Availability	Suite 100: 2,767 Rentable SF Total 2,210 Usable SF Total
	Suite 200: 2,946 Rentable SF Total 2,353 Usable SF Total
Year Built	2024
Gross Rent	Suite 100 & 200 \$24.00 PSF
Parking	Abundant
Common Area Amenities	<ul style="list-style-type: none">• Conference room available to rent• Outdoor patio and break room with great natural setting views• Restrooms• Wellness room

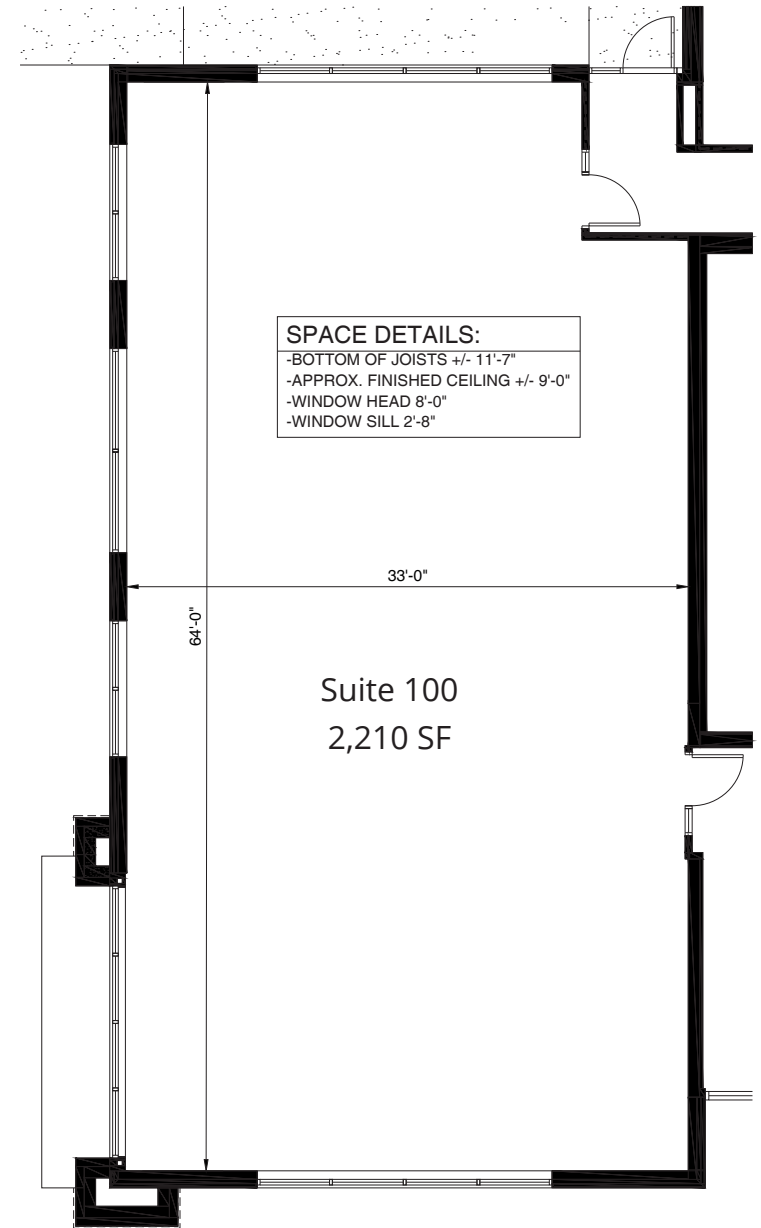
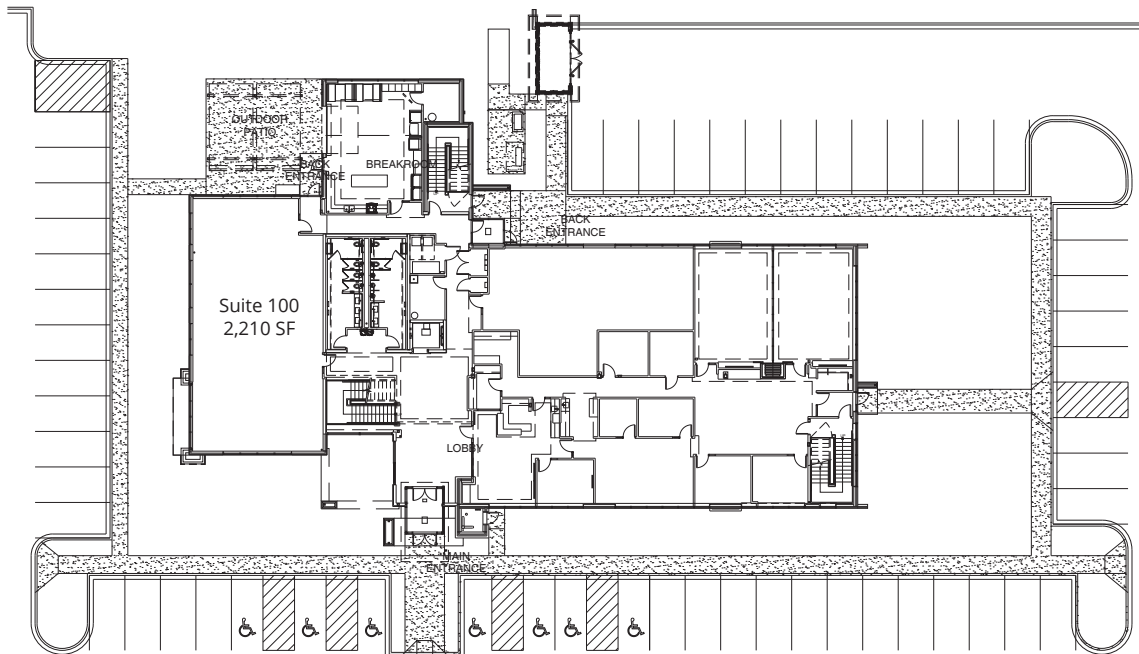
Demographics

Radius	3 MILE	5 MILE	10 MILE
Population	7,469	47,244	260,112
Median HH Income	\$175,070	\$172,508	\$118,485
Average HH Income	\$217,617	\$217,258	\$163,455

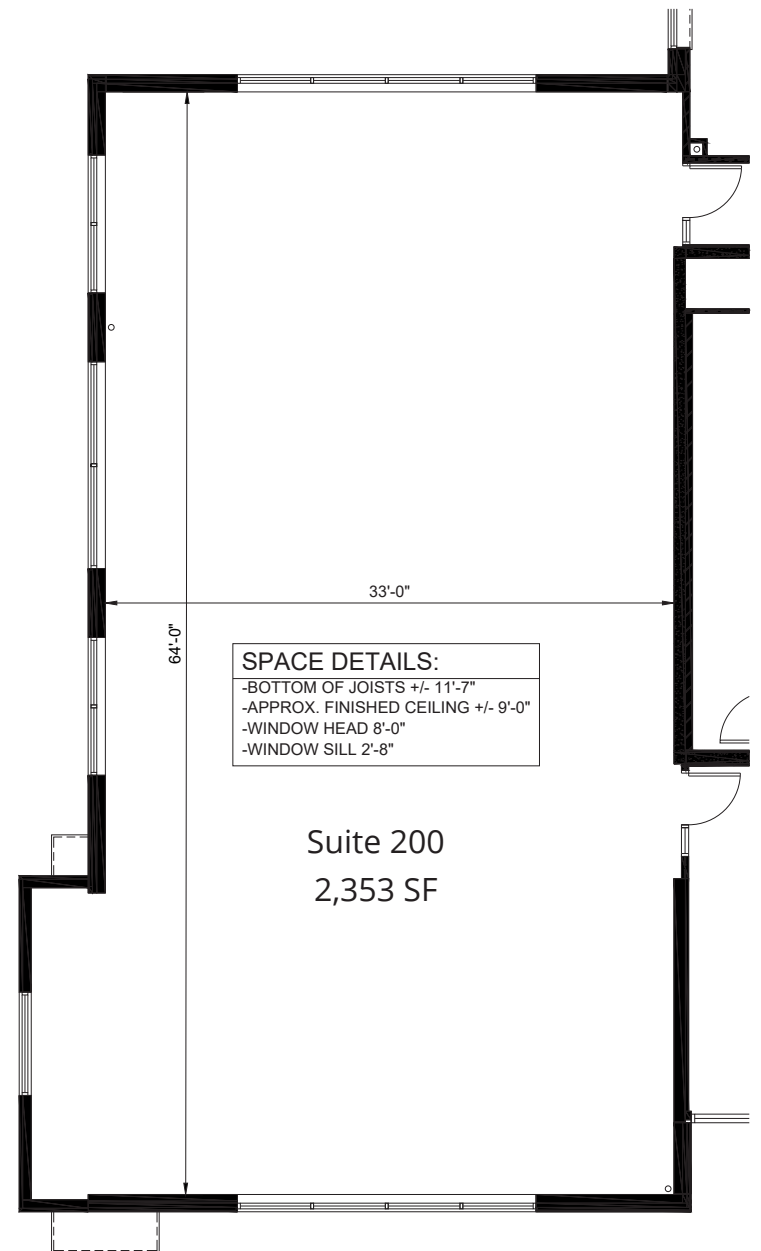
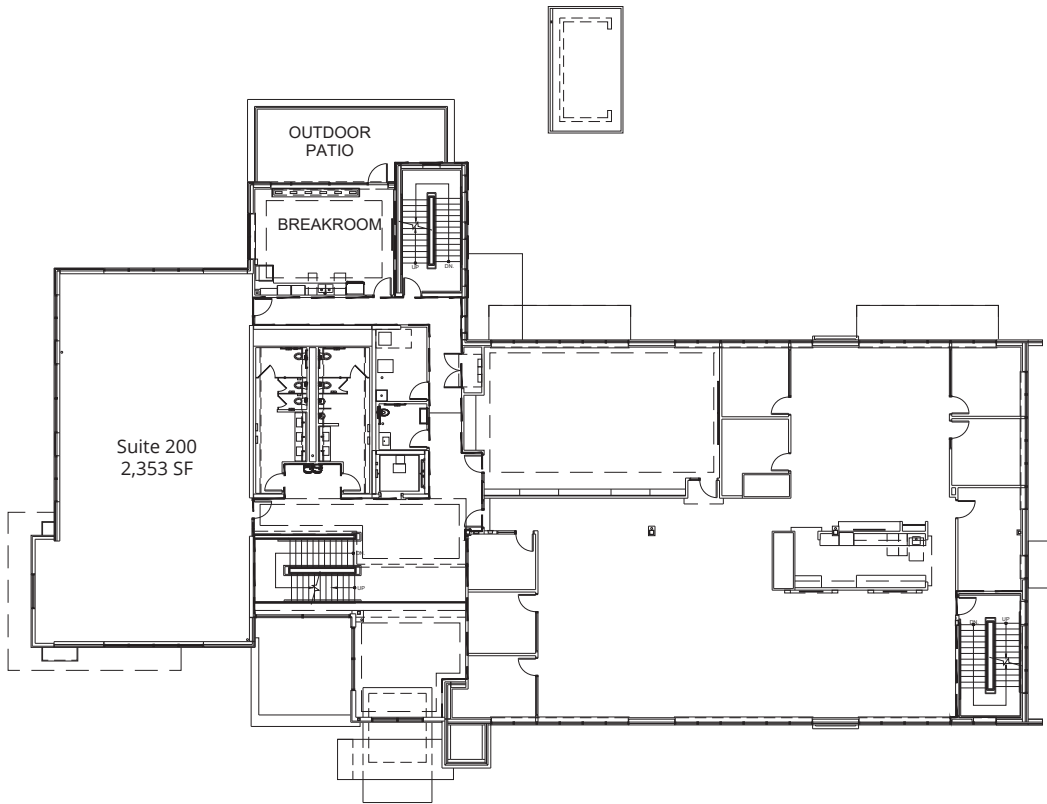
Traffic Counts

Road	Vehicles per day
Hwy 55	15,800 VPD
County Road 19	5,782 VPD

Building Plan Suite 100



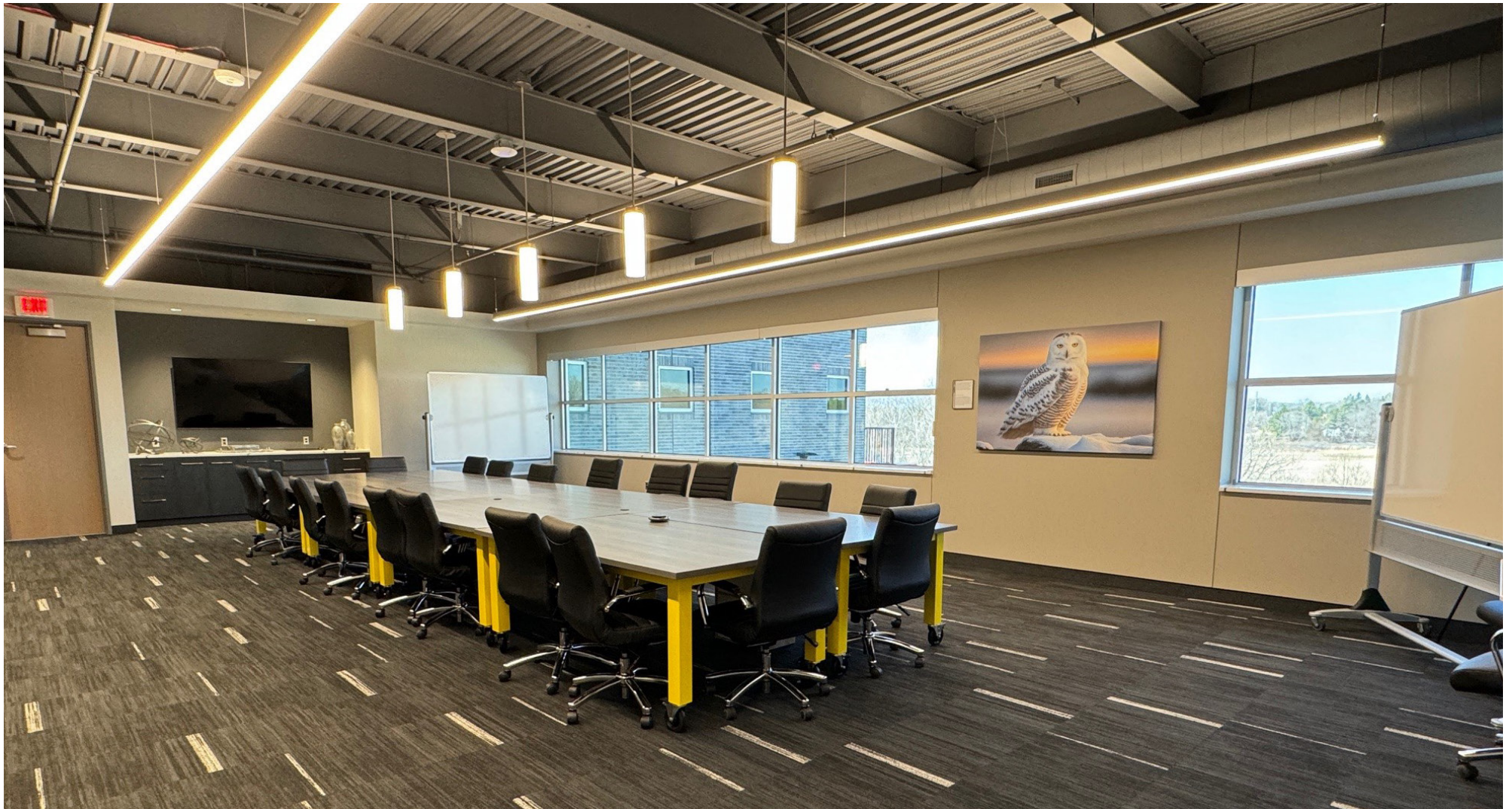
Building Plan Suite 200



Building Photo



Building Photo





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