



Accelerating success.



Eagan Place Professional

1215 Town Centre Drive | Eagan, MN

Medical / Office Space For Lease

Misty Bowe ccim

Senior Vice President
+1 952 897 7713
misty.bowe@colliers.com

Brian Bruggeman ccim, sior

Senior Vice President
+1 952 837 3079
brian.bruggeman@colliers.com

Louis Suarez ccim, sior

Senior Vice President
+1 952 837 3061
louis.suarez@colliers.com



Property Profile



- On-building signage possible
- Energy efficient, environmentally friendly state-of-the-art building systems
- LEED Silver Certified building design
- Convenient location just off Yankee Doodle Road and I-35E
- Building conference room
- Surrounded by restaurants and retail
- Parking ratio 6.5 / 1,000
- On Minnesota Physician magazine's Health Care Honor Roll

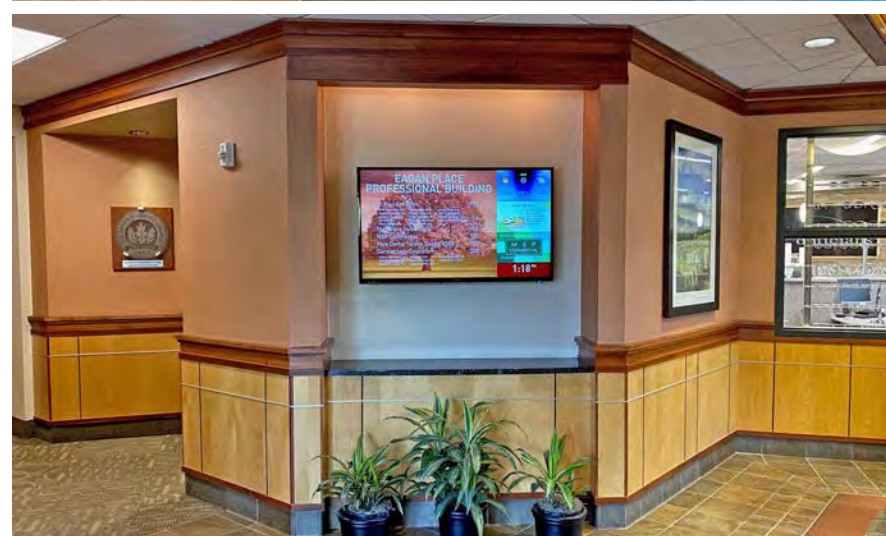
Building Information

Address	1215 Town Centre Drive, Eagan, MN 55123
Building Size	32,800 SF
Year Built	2008
Floors	Two (2)
Parking Ratio	6.5 / 1,000

Lease Terms

Space Available	Suite 130: 2,862 SF Suite 210: 3,766 SF
Date Available	Immediately
Net Rental Rate	Negotiable
2024 Tax & CAM	\$11.96 PSF Operating Expenses <u>\$ 5.45 PSF Taxes</u> \$17.41 PSF Total

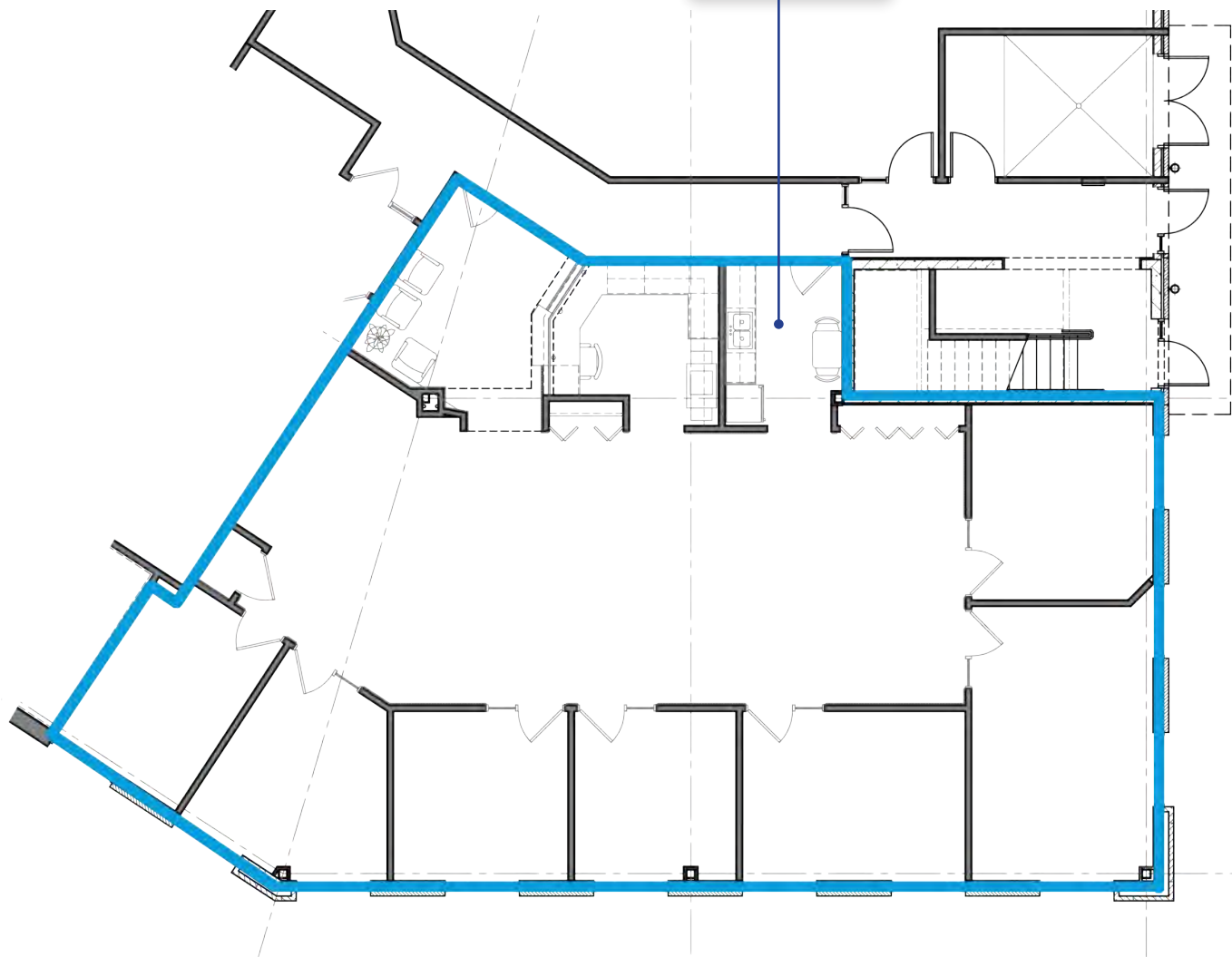




Floor Plan



Suite 130
2,862 SF
Available

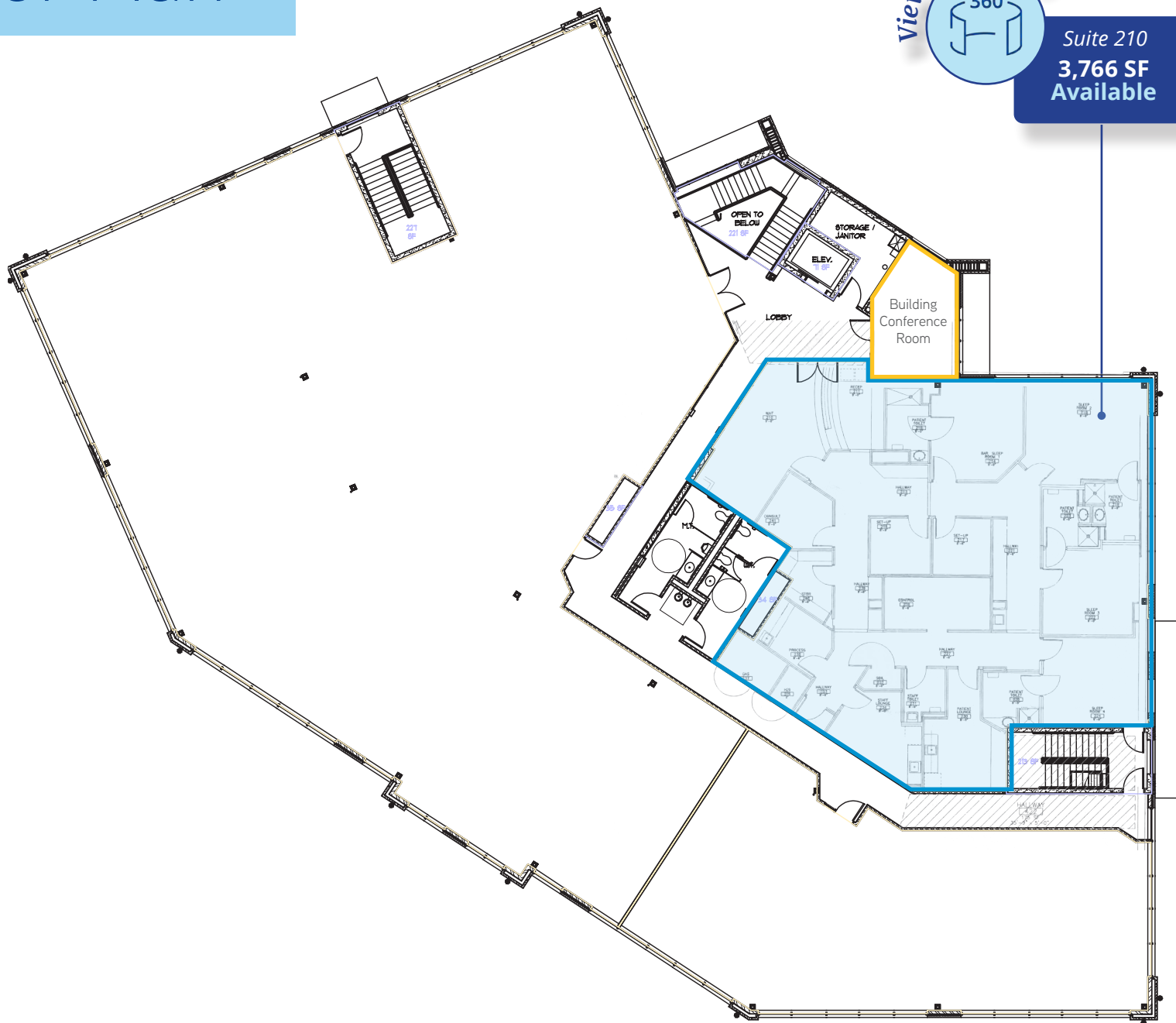




Floor Plan



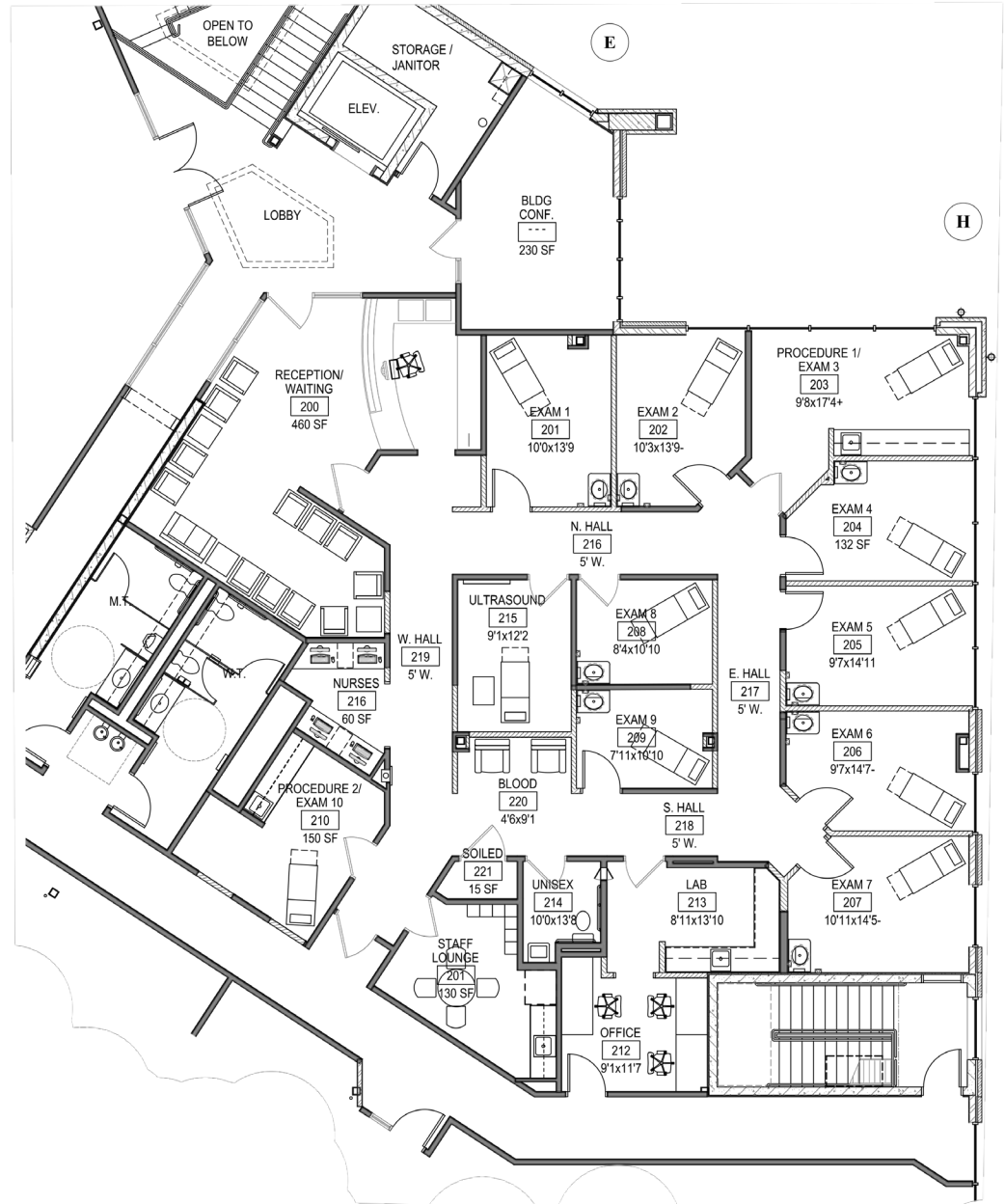
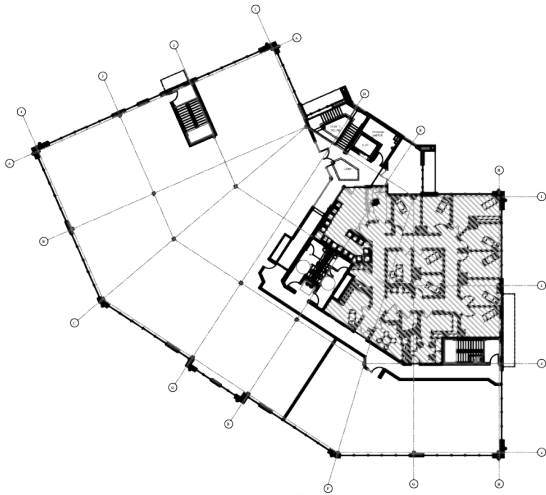
Suite 210
3,766 SF
Available



Floor Plan

Suite 210 Potential Layout

2nd Floor Location Key





Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2021 Volume	2026 Volume	2031 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2022 Volume Estimate	2023 Volume Estimate	2024 Volume Estimate	2025 Volume Estimate
Cardiology	171,866	190,993	209,357	11.1%	21.8%	2.13%	175,531.00	179,275.00	183,099.00	187,004.00
Dermatology	78,017	81,539	85,821	4.5%	10.0%	0.89%	78,708.00	79,407.00	80,111.00	80,821.00
Endocrinology	3,586	4,134	4,556	15.3%	27.0%	2.88%	3,689.00	3,795.00	3,905.00	4,017.00
ENT	56,257	62,005	65,362	10.2%	16.2%	1.96%	57,362.00	58,489.00	59,638.00	60,810.00
Evaluation and Management	1,807,508	1,937,341	2,119,501	7.2%	17.3%	1.40%	1,832,759.00	1,858,363.00	1,884,324.00	1,910,649.00
Gastroenterology	43,255	46,026	48,641	6.4%	12.5%	1.25%	43,795.00	44,342.00	44,896.00	45,457.00
Lab	775,153	844,698	932,324	9.0%	20.3%	1.73%	788,588.00	802,256.00	816,161.00	830,307.00
Miscellaneous Services	370,681	409,420	451,997	10.5%	21.9%	2.01%	378,123.00	385,716.00	393,460.00	401,361.00
Nephrology	9,374	10,244	10,969	9.3%	17.0%	1.79%	9,542.00	9,713.00	9,887.00	10,064.00
Neurology	30,005	31,638	34,045	5.4%	13.5%	1.07%	30,324.00	30,647.00	30,974.00	31,304.00
Neurosurgery	1,608	1,698	1,804	5.6%	12.2%	1.10%	1,625.00	1,643.00	1,661.00	1,679.00
Oncology	27,311	28,714	30,618	5.1%	12.1%	1.01%	27,585.00	27,863.00	28,144.00	28,427.00
Ophthalmology	155,844	175,702	195,343	12.7%	25.3%	2.43%	159,627.00	163,502.00	167,471.00	171,537.00
Orthopedics	51,770	57,796	64,508	11.6%	24.6%	2.23%	52,922.00	54,100.00	55,305.00	56,537.00
Pain Management	19,930	22,092	24,154	10.8%	21.2%	2.08%	20,344.00	20,768.00	21,200.00	21,641.00
Physical Therapy/Rehabilitation	444,420	490,016	565,635	10.3%	27.3%	1.97%	453,186.00	462,125.00	471,241.00	480,536.00
Podiatry	29,601	32,946	38,002	11.3%	28.4%	2.16%	30,241.00	30,896.00	31,564.00	32,247.00
Psychiatry	225,435	267,135	281,087	18.5%	24.7%	3.45%	233,218.00	241,270.00	249,601.00	258,219.00
Radiology	532,006	562,344	599,254	5.7%	12.6%	1.12%	537,939.00	543,939.00	550,006.00	556,140.00
Spine	3,441	3,910	4,411	13.6%	28.2%	2.59%	3,529.00	3,621.00	3,715.00	3,811.00
Thoracic Surgery	957	1,025	1,082	7.1%	13.1%	1.38%	970.00	983.00	997.00	1,011.00
Urology	17,811	18,697	19,687	5.0%	10.5%	0.98%	17,984.00	18,160.00	18,337.00	18,516.00
Vascular	28,940	33,317	38,019	15.1%	31.4%	2.86%	29,767.00	30,617.00	31,492.00	32,391.00

10 mile radius.

Source: The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit www.advisory.com.

Population, Income & Housing Trend

Population Trend

100,672
2000 Total Population

103,093
2010 Total Population

113,830
Current Total Population

116,660
5 Yr Projected Total Population

Median Household Income

\$99,212
Current Median HH Income

\$108,709
5 Yr Projected Median HH Income

Average Household Income

136,106
Current Average HH Income

152,165
5 Yr Projected Avg HH Income

Per Capita Income

\$55,797
Current Per Capita Income

\$62,964
5 Year Projected Per Capita Income

Current Age Pyramid

The largest group: **2023 Female Population Age 60-64 (Esri) (%)**

The smallest group: **2023 Male Population Age 85+ (Esri) (%)**

Dots show comparison to 27037 (Dakota County)

5 Yr Projected Age Pyramid

The largest group: **2028 Female Population Age 35-39 (Esri)**

The smallest group: **2028 Male Population Age 85+ (Esri)**

Dots show comparison to 27037 (Dakota County)

Current HH By Income

Dots show comparison to 27037 (Dakota County)

5 Yr Projected HH By Income

Dots show comparison to 27037 (Dakota County)

Current Housing By Ownership

● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership

● Owner Occupied HUs ● Renter Occupied HUs

Race and ethnicity

The largest group: White Alone (70.38)
The smallest group: Pacific Islander Alone (0.07)

Indicator	Value	Difference
White Alone	70.38	-3.79
Black Alone	9.98	+2.44
American Indian/Alaska Native Alone	0.54	-0.02
Asian Alone	8.17	+2.42
Pacific Islander Alone	0.07	+0.01
Other Race	3.61	-0.72
Two or More Races	7.25	-0.35
Hispanic Origin (Any Race)	7.57	-1.22

Bars show deviation from 27037 (Dakota County)

Current Year Population By Race

Pacific Islander Population	76
American Indian Population	614
Other Race Population	4,112
Population of Two or More Races	8,253
Asian Population	9,304
Black Population	11,360
White Population	80,112

Current Annual Household Spending

Apparel & Services	\$2,797
Computers & Hardware	\$333
Health Care	\$9,020
Food at Home	\$8,421
Food Away from Home	\$4,750

Tapestry segments

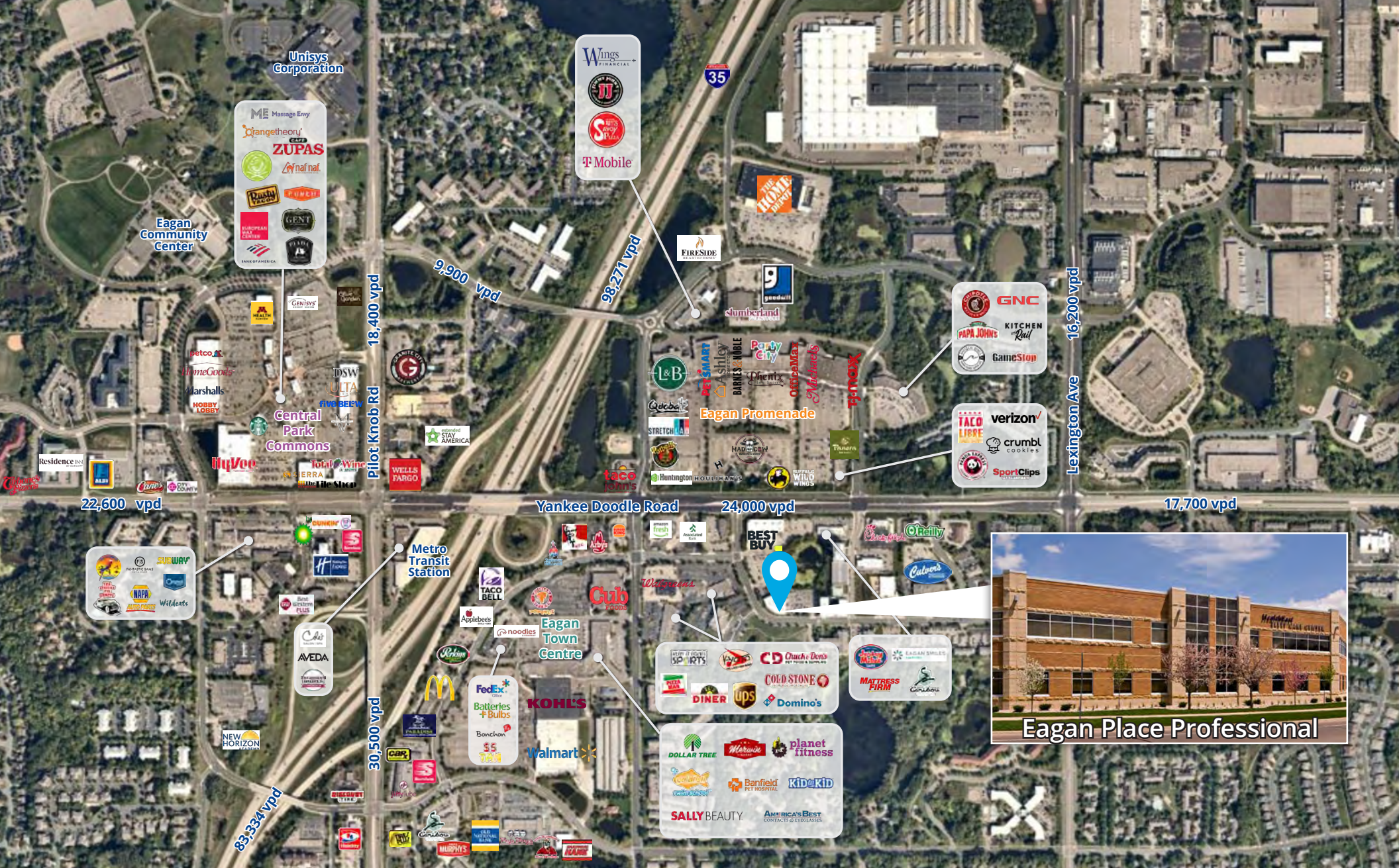
1B Professional Pride	17.2% of Households	8,025 households
8C Bright Young Professionals	16.4% of Households	7,631 households
1D Savvy Suburbanites	10.4% of Households	4,868 households

Current Year Housing Stats

Median Home Value	\$399,090
Median Contract Rent	\$1,223
% of Income for Mortgage	24.2%

1215 Town Centre Dr, Saint Paul, Minnesota, 55123
5 mile radius

Population, Income & Housing Trends



1600 Utica Avenue South
 Suite 300
 St. Louis Park, MN 55416
 P: +1 952 897 7700

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