



Medical Space For Lease

Eagan Medical Center

1185 Town Centre Dr, Eagan, MN 55123



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DAVISHRE.COM



Building Facts

Address	1185 Town Centre Dr Eagan, MN 55123
Building Size	44,383 SF
Total Available	1,197 SF
Stories	2
Year Built/ Renovated	2000/2007
Class	B
Parking	217 Spaces
Net Rate	\$22.00 PSF
OpEx	\$13.00 PSF
RE Taxes	\$3.94 PSF

To schedule a tour, please contact:

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Davis

Property Highlights



Recent common area updates



Built-out medical space available



Superior building signage opportunities



Easy access to and from I-35E



Common area break and conference rooms



Strong tenancy mix



Interior Photos

EAGAN MEDICAL CENTER

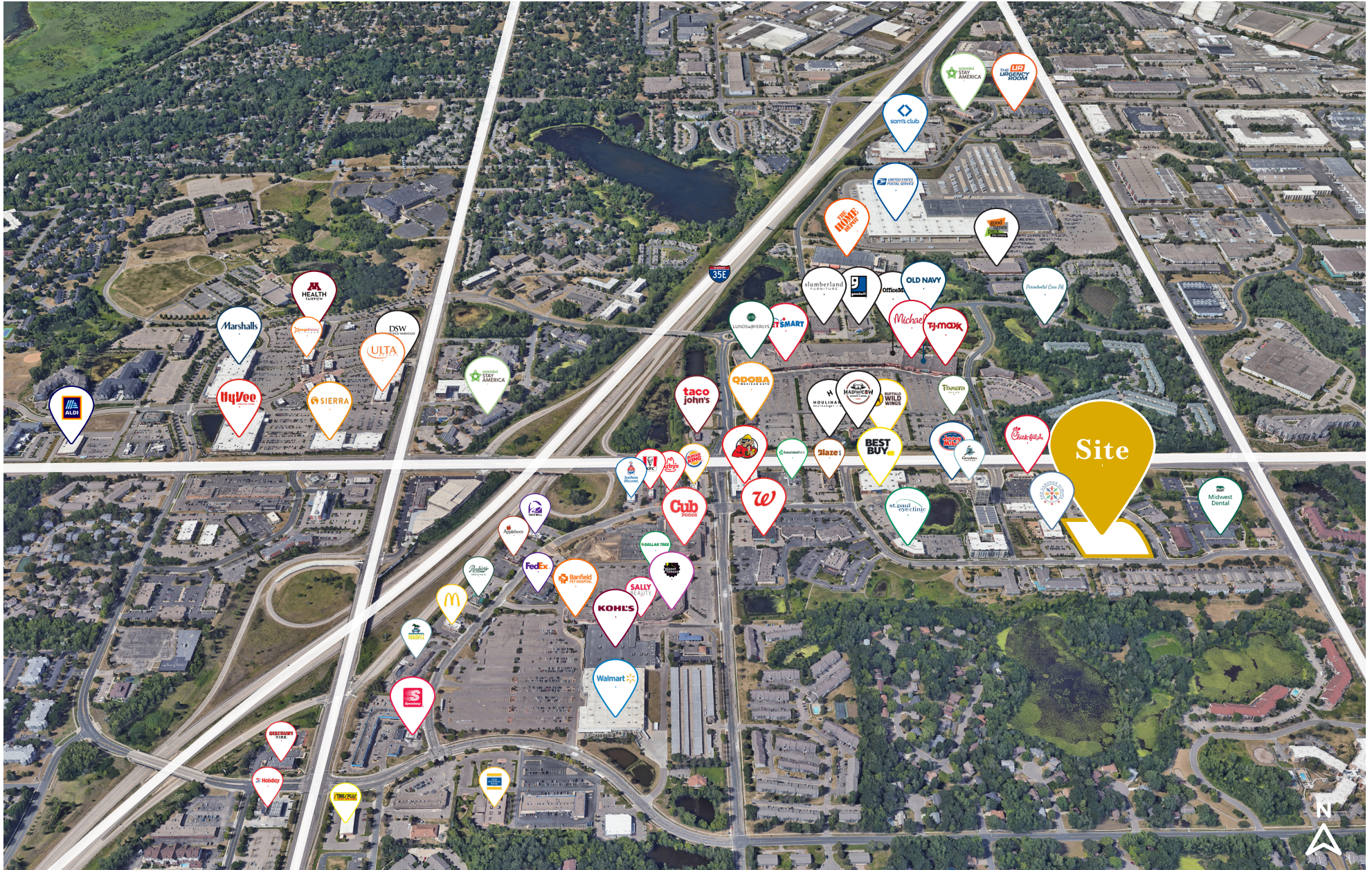
1185 Town Centre Dr, Eagan, MN 55123



Area Retail

EAGAN, MN

1185 Town Centre Dr, Eagan, MN 55123



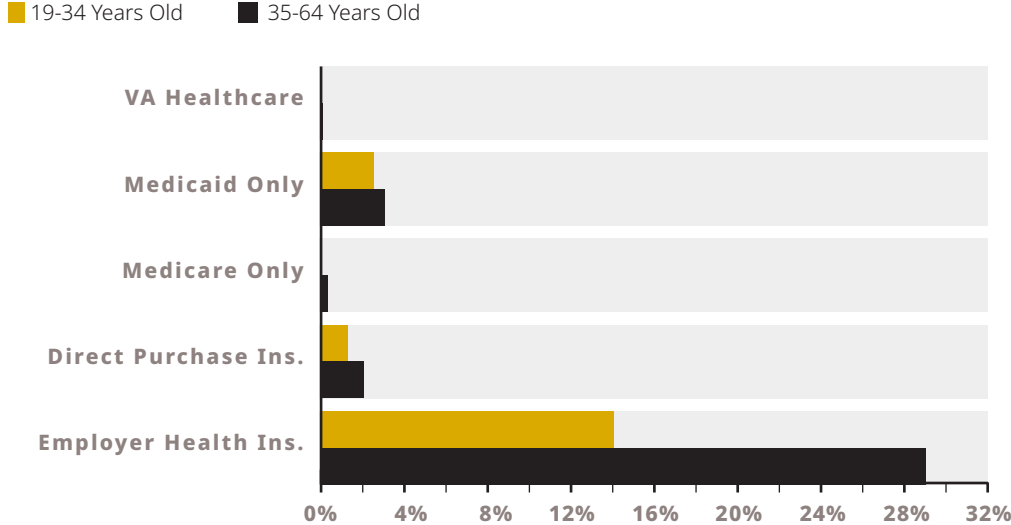
Healthcare and Insurance

3-MILE RADIUS

Health Insurance Coverage by Age

% With Health Insurance	20.9%	17.7%	36.5%	4.7%
% Not Insured	0.5%	1.9%	1.6%	0.0%
% of Total Population	23.4%	21.1%	40.6%	14.8%
	19<	19-34	35-64	65+

Health Insurance Coverage by Type



Medicare Population 65+

1,752 MEDICARE ONLY	2,347 DIRECT-PURCH & MEDICARE	1,020 EMPLOYER & MEDICARE	291 MEDICARE & MEDICAID
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Annual Consumer Healthcare Expenditure

**Blue Cross/
Blue Shield**
\$1,630.0

**Medicare
Payments**
\$1,212.0

**Dental
Services**
\$617.6

**Physician
Services**
\$382.6

**Hospital Room &
Services**
\$329.1

**Eye Care
Services**
\$113.6

**Lab Tests/
X-Rays**
\$107.5

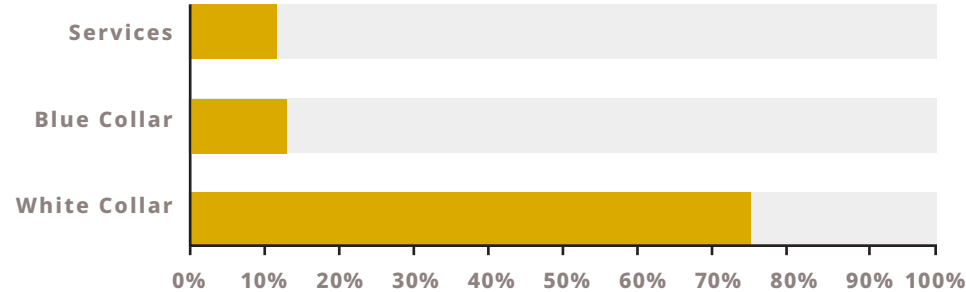
**Aftercare/
Convalescent**
\$48.8

Source: esri (2026)

City Demographics

3-MILE RADIUS

Occupation Type



Household Demographics



Total Population
50.9K



Total Daytime Population
69.3K



Median Age
39.8



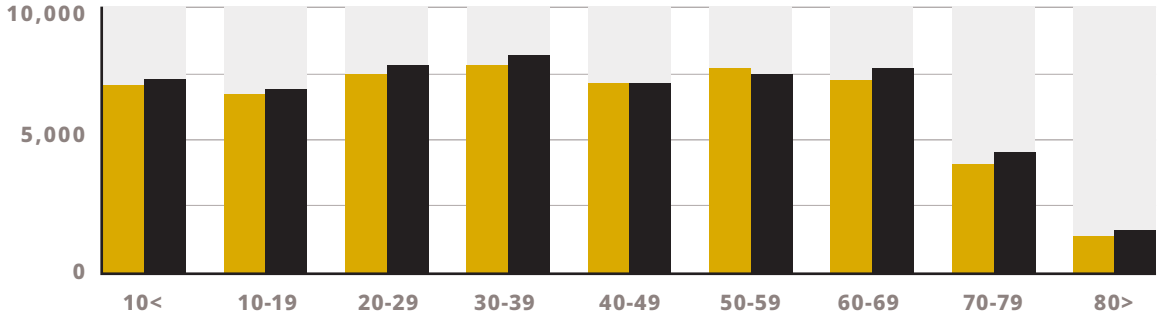
Median Household Income
\$107K



Home Value to Income Ratio
4.3

Age Distribution

2023 2025



Education

56.8%
BACHELOR'S/GRAD/
PROF DEGREE

26.2%
SOME COLLEGE/
ASSOCIATES DEGREE

14.3%
HIGH SCHOOL
GRADUATE

2.7%
NO HIGH SCHOOL
DIPLOMA

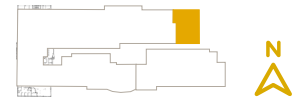
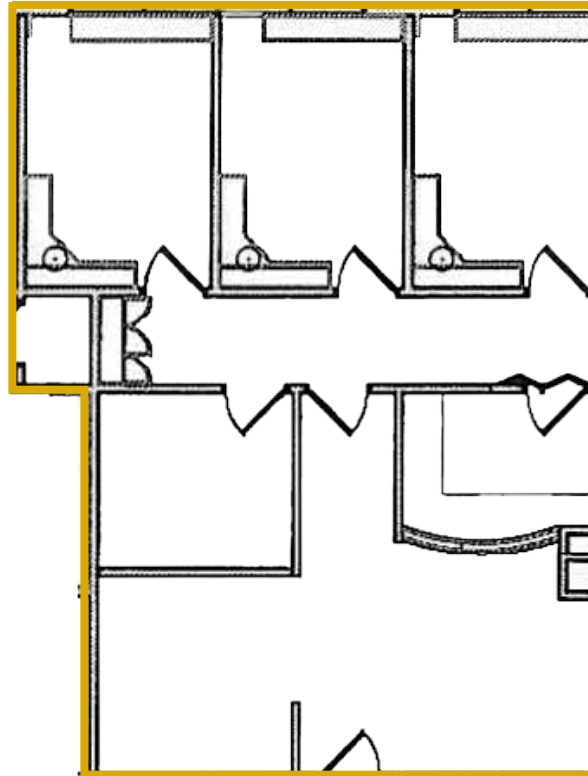
Source: esri (2026)

Floorplan

EAGAN MEDICAL CENTER

Suite 225 - 1,197 SF Available

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