



Medical Space For Lease

Eagan Specialty Center | Eagan, MN 55121



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Medical Space For Lease

2975 Holiday Court, Eagan, MN 55121



- Class A medical building — Now Open!
- Strong southeast location
- Superior building signage available
- Great visibility and access to Highway 55
- Free surface parking for patients, staff, and physicians
- First new multi-tenant medical building in Eagan in the past decade

Building Size	Space Available
35,402 sq. ft.	Divisible - 8,753 sq. ft.
Net Rental Rate:	Negotiable
Operating Expenses:	\$13.06/sq. ft.
Real Estate Taxes:	\$ 1.50/sq. ft.



BUILDING TENANTS



TRAFFIC COUNT

32,000 vehicles on Hwy 55 A.A.D.T.
(average annual daily traffic)
14,100 on Lone Oak Road



2023 ESTIMATED POPULATION

1 mile: 1,616
3 miles: 42,197
5 miles: 147,604



2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$169,204
3 miles: \$144,703
5 miles: \$123,337

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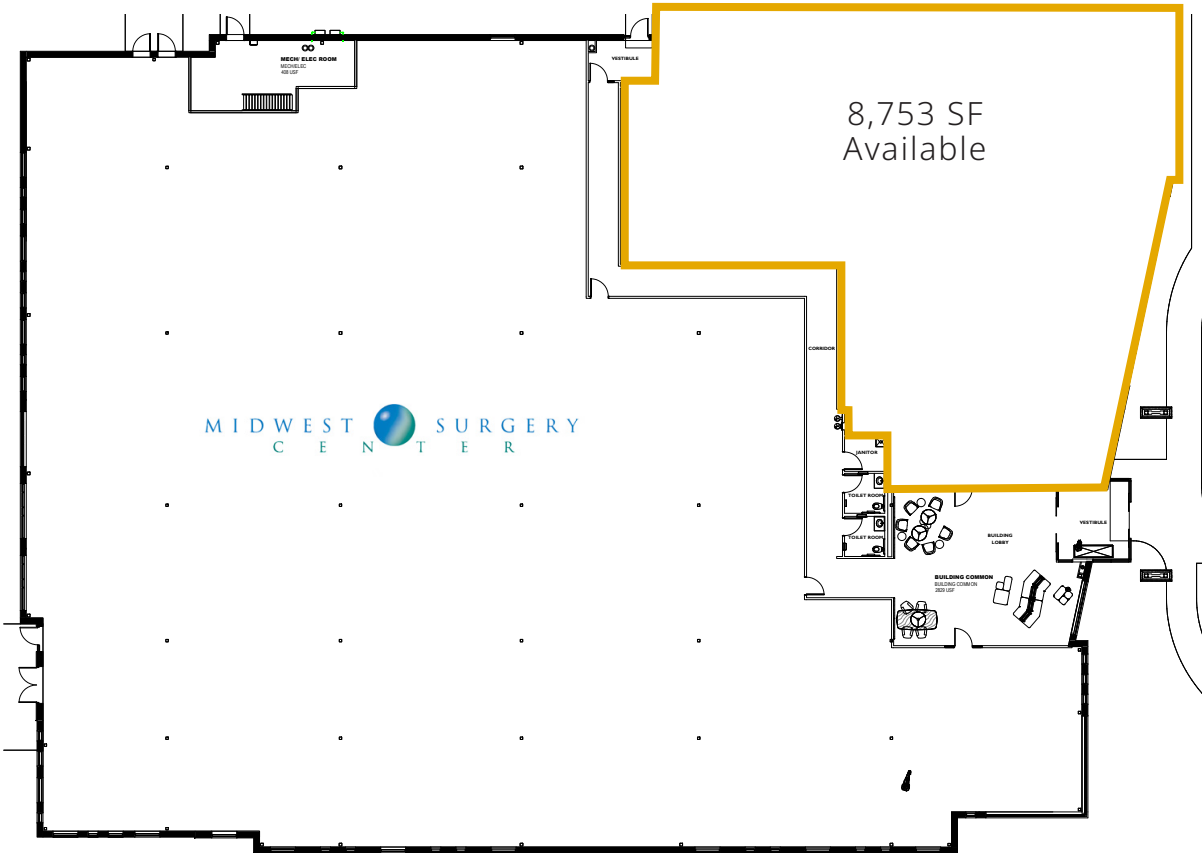


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Sample Floor Plan

1st Floor



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Interior Photos



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Site Plan



Lone Oak Rd

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Area Map



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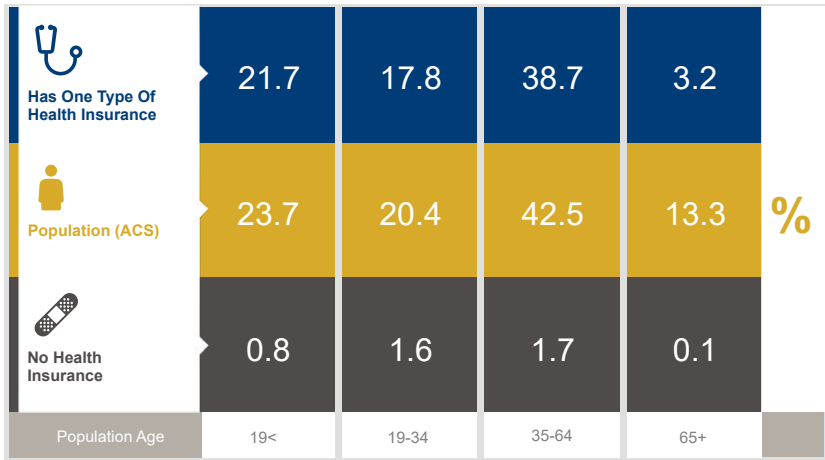
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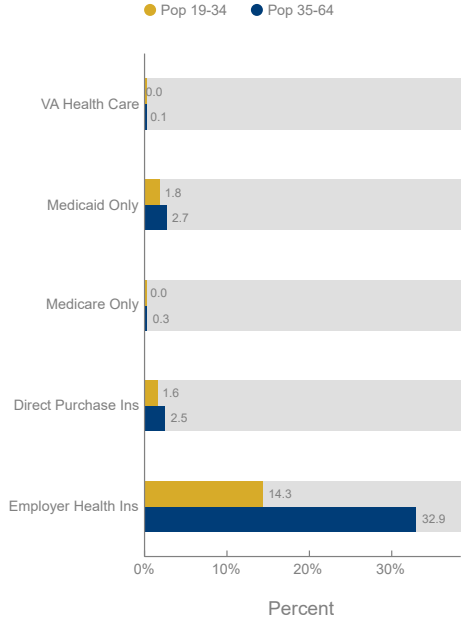
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$1,014.1
Physician Services	\$378.9
Dental Services	\$573.0
Eyecare Services	\$100.6
Lab Tests/X-rays	\$99.4
Hospital Room & Hospital Service	\$294.6
Convalescent/Nursing Home Care	\$47.8

*ACS: American Community Survey



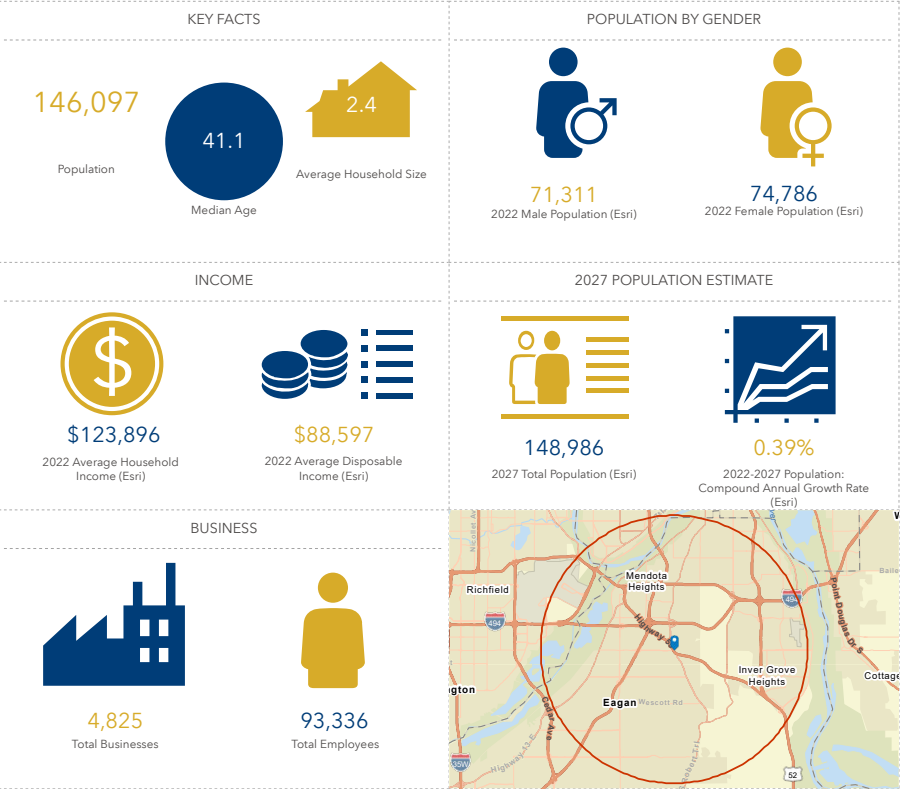
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The Eagan Market

Top Employers	# of Employees	Type
Thompson Reuters	6,000	Professional Services
Blue Cross Blue Shield MN	3,200	Insurance
US Postal Service	2,400	Government
UPS	1,400	Parcel Delivery
Ecolab	1,200	Professional Services
Prime Therapeutics	1,000	Insurance
Wells Fargo	700	Finance & Insurance
Coca-Cola Midwest	520	Manufacturing
City of Eagan	500	Government
Walmart	360	Retail Trade

Key Facts



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