

Davis

Medical Space For Lease

Eagan Medical Center | Eagan, MN 55121

New Ownership!



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Medical Space For Lease

1185 Town Centre Dr, Eagan, MN 55123



- Common area updates planned!
- Built-out medical space available
- Superior building signage available
- Easy access to and from I-35E
- Underground tempered parking
- Free surface parking for patients, staff, and physicians
- Common area break and conference rooms

Building Size	Space Available
44,383 sq. ft.	1,440 - 10,906 sq. ft.
Net Rental Rate:	\$22.00/sq. ft.
Operating Expenses:	\$13.00/sq. ft.
Real Estate Taxes:	\$ 3.94/sq. ft.



BUILDING TENANTS



TRAFFIC COUNT

24,000 vehicles on Yankee Doodle Rd
 A.A.D.T. (Average annual daily traffic)
 18,500 on Lexington Ave South



2024 ESTIMATED POPULATION

1 mile: 9,823
 3 miles: 51,088
 5 miles: 115,487



2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$114,250
 3 miles: \$144,574
 5 miles: \$140,163

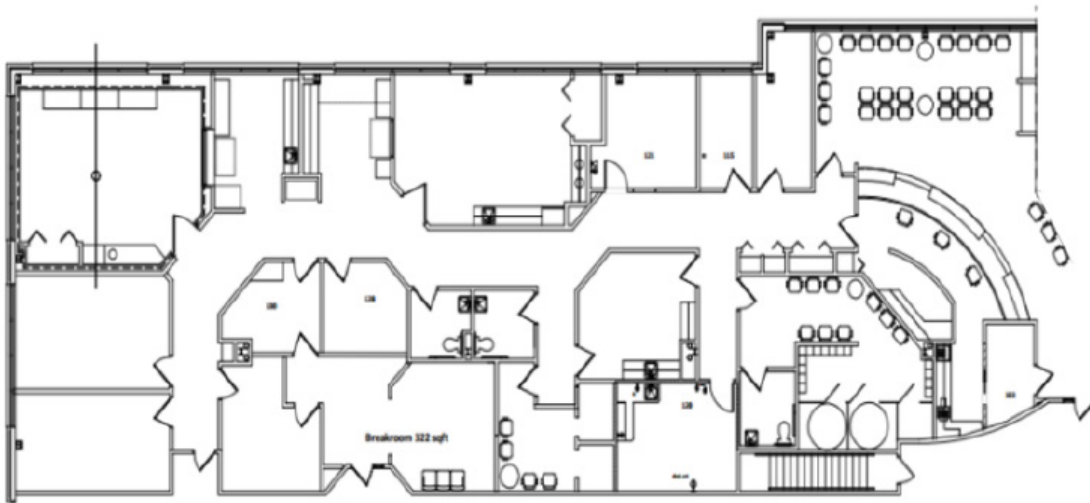
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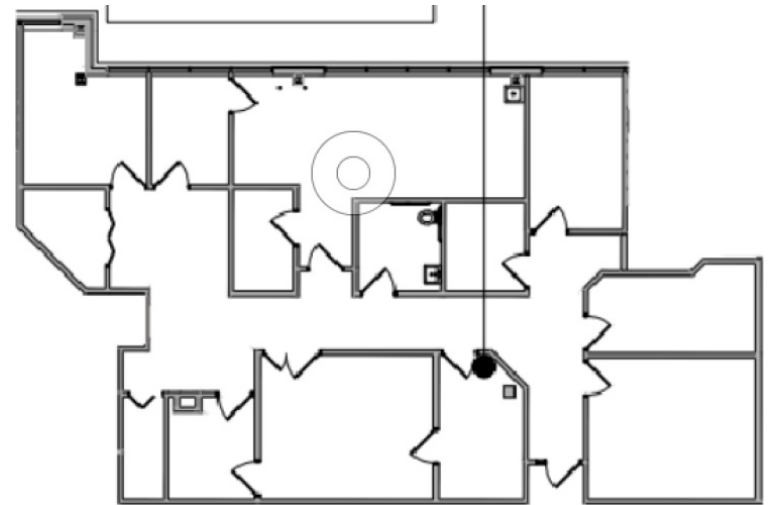
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Floor Plan

Suite 125 - 7,709 SF - Imaging Build-out



Suite 135 - 3,197 SF



Can be combined for 10,906 SF

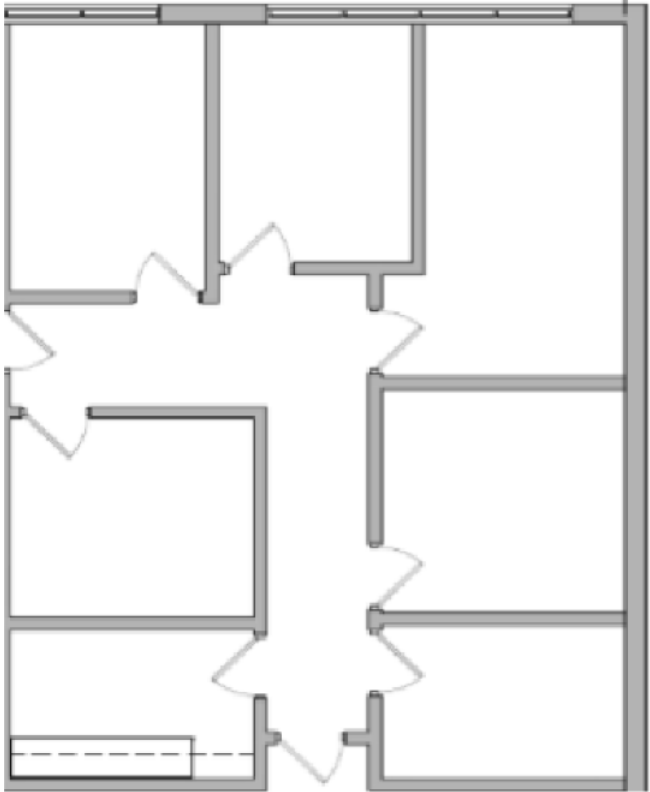


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Floor Plan

Suite 230 - 1,440 SF



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Interior Photos



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Area Map



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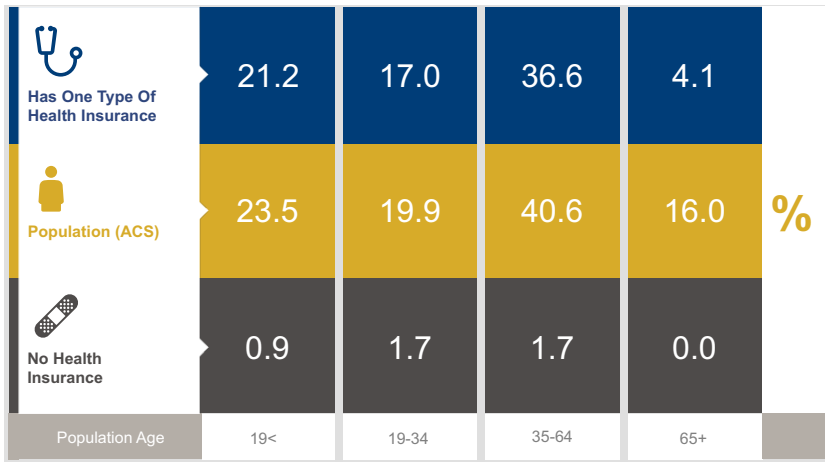
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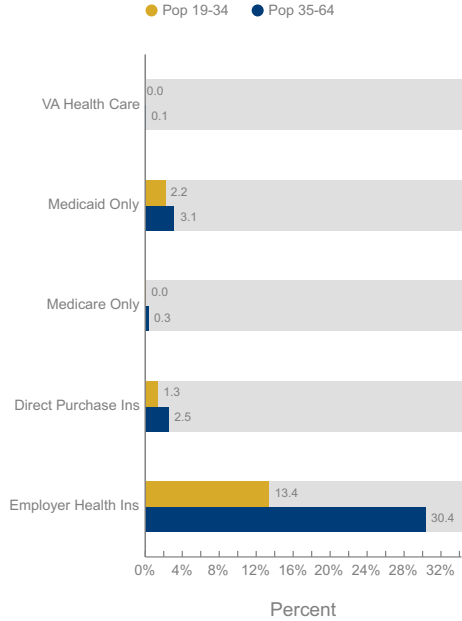
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,261.7
Physician Services	\$416.7
Dental Services	\$603.8
Eyecare Services	\$114.4
Lab Tests/X-rays	\$105.7
Hospital Room & Hospital Service	\$353.4

*ACS: American Community Survey



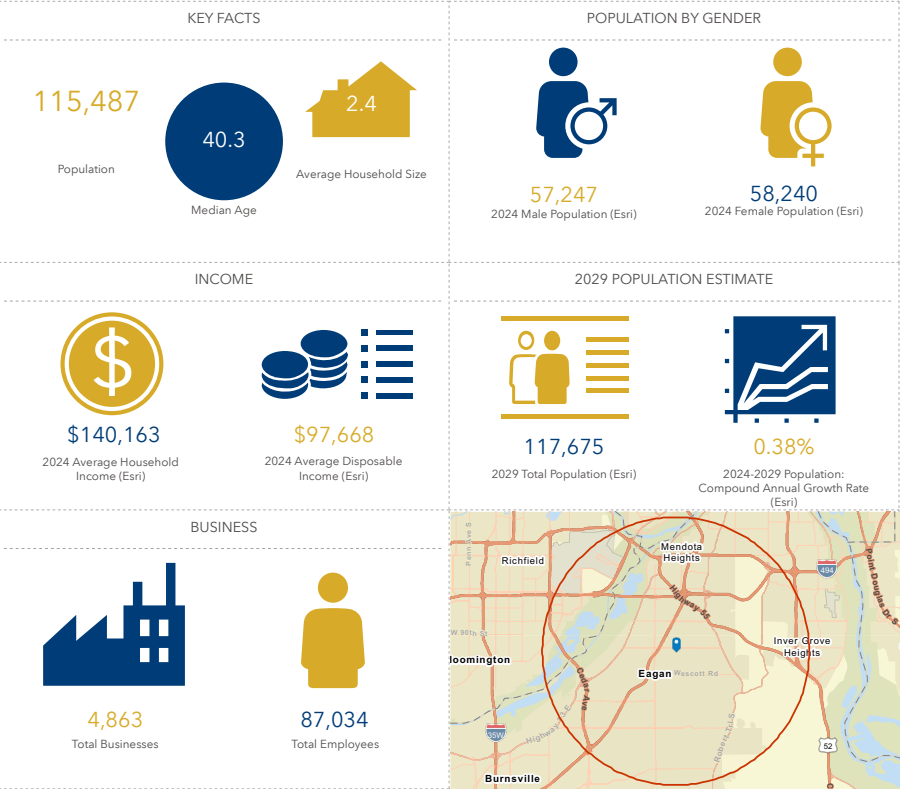
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The Eagan Market

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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