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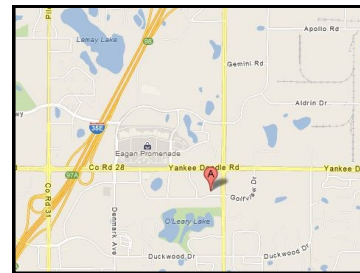


EAGAN PROFESSIONAL BUILDING

1121 Town Centre Drive
Eagan, MN 55123

Features:

Rate	\$12.00 p.s.f. net
Property Type	Office /Medical Building
Floors	2
Year Built	2001
County	Dakota
Availabilities	Suite 101 = 2,320 rsf Suite 102 = 1,400 rsf Suite 105 = 4,145 rsf (Total Contiguous = 7,865 rsf) Suite 203 = 850 rsf
CAM Taxes	\$4.77 psf (est. 2024) \$3.05 psf (est. 2024)
Class	B
Zoning	Office
Parking	99 Surface parking stalls
Other	<ul style="list-style-type: none">◆ Great Eagan Location◆ Minutes to MSP Airport and Mall of America◆ Close to retail, restaurants and hotels◆ Tenant improvement allowance or amortization available.

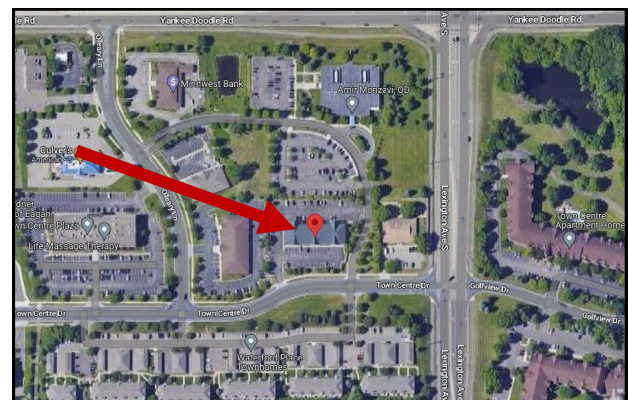


About The Area:

Eagan is a Southern suburb of St. Paul/Minneapolis with an estimated population of 69,000 and is the 4th largest suburb in the Twin Cities, just minutes away from the MSP Airport. Eagan has three times been named in the top 20 "Best Places to Live in the U.S." by MONEY magazine.

About The Building:

This Office/Medical Building was constructed in 2001. It is conveniently located just off of Yankee Doodle and Lexington, near I-35E, close to the post office, restaurants, strip malls and convenience stores. This 2 level property provides a professional setting for businesses looking for price-driven rates in a great location with plenty of amenities.



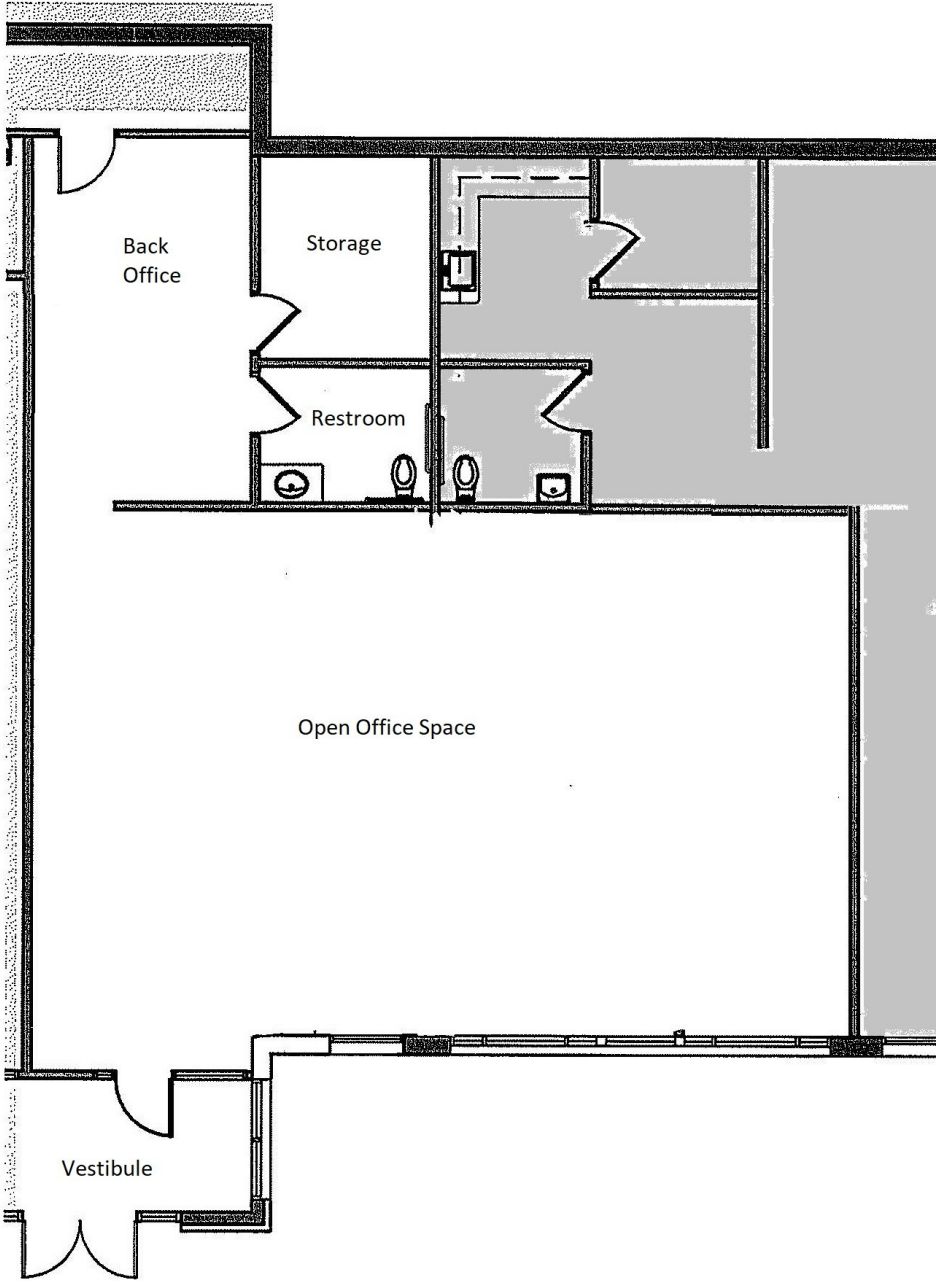
JBL COMPANIES

3440 Federal Drive, Suite 250, Eagan, MN 55122 | Phone: 651-686-0212 | jbroker@jblcompanies.com | jblcompanies.com

1121 Town Centre Drive
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Eagan Professional Building

Suite 101

2,320 sq ft



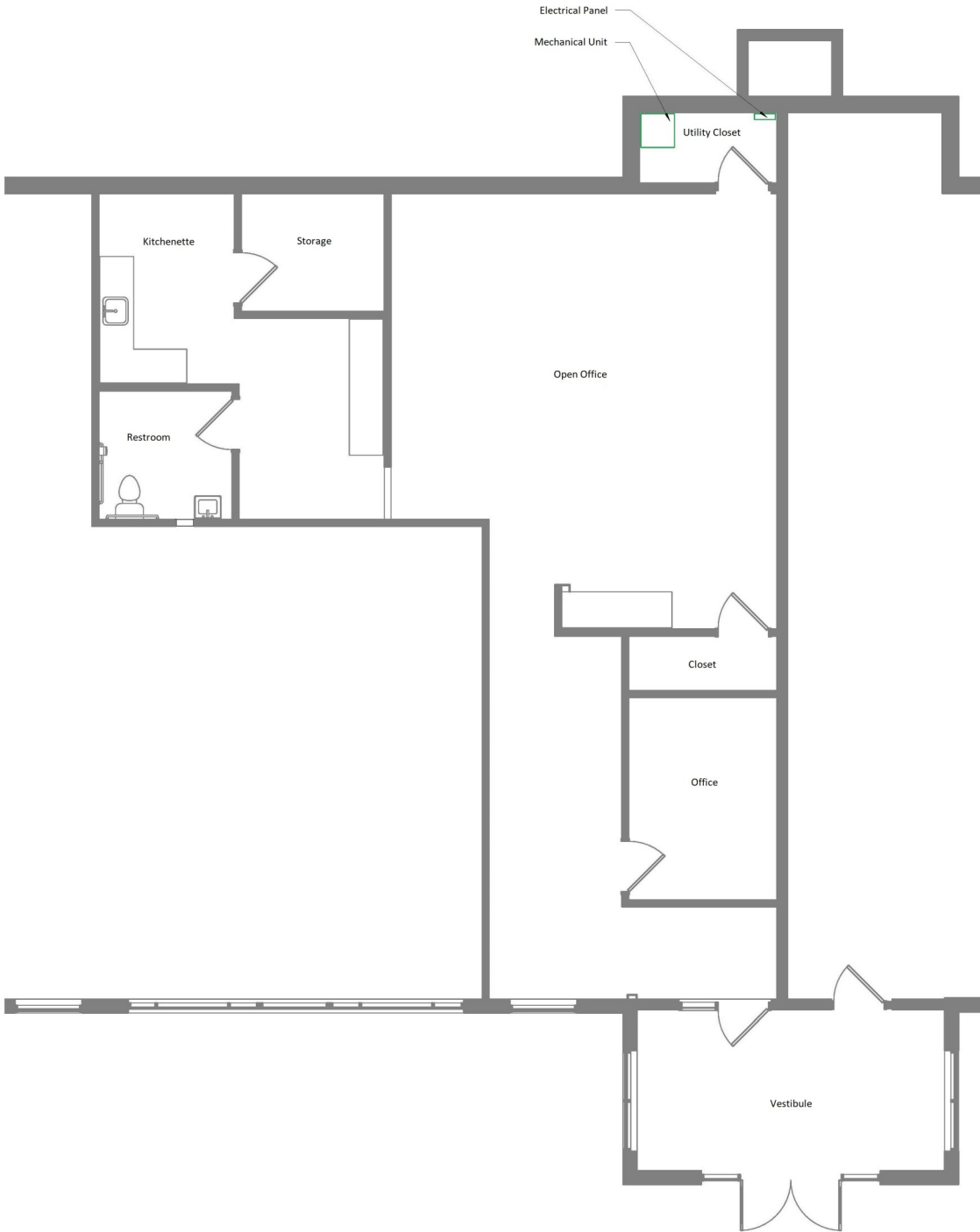
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1121 Town Centre Drive
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Suite 102

1,400 sq ft



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Suite 105
4,145 sq ft

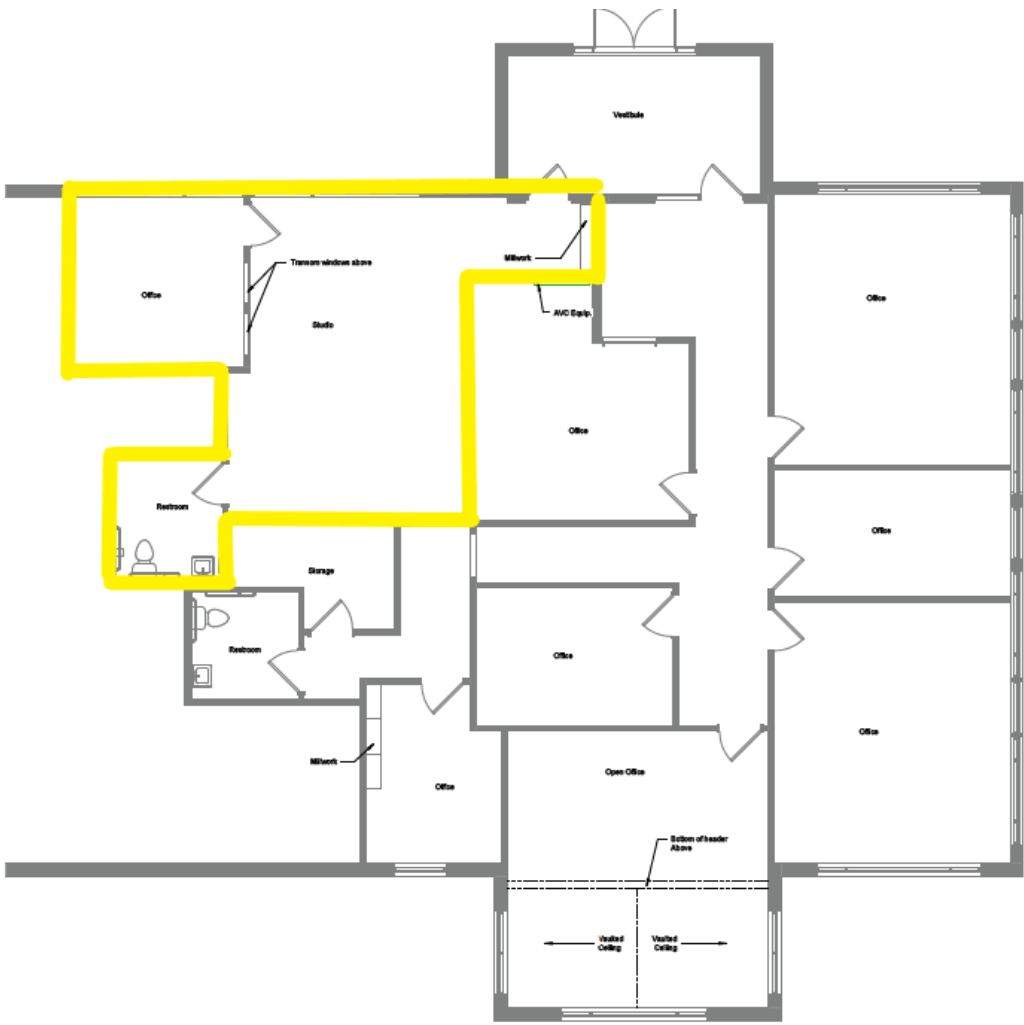


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1121 Town Centre Drive
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Suite 203

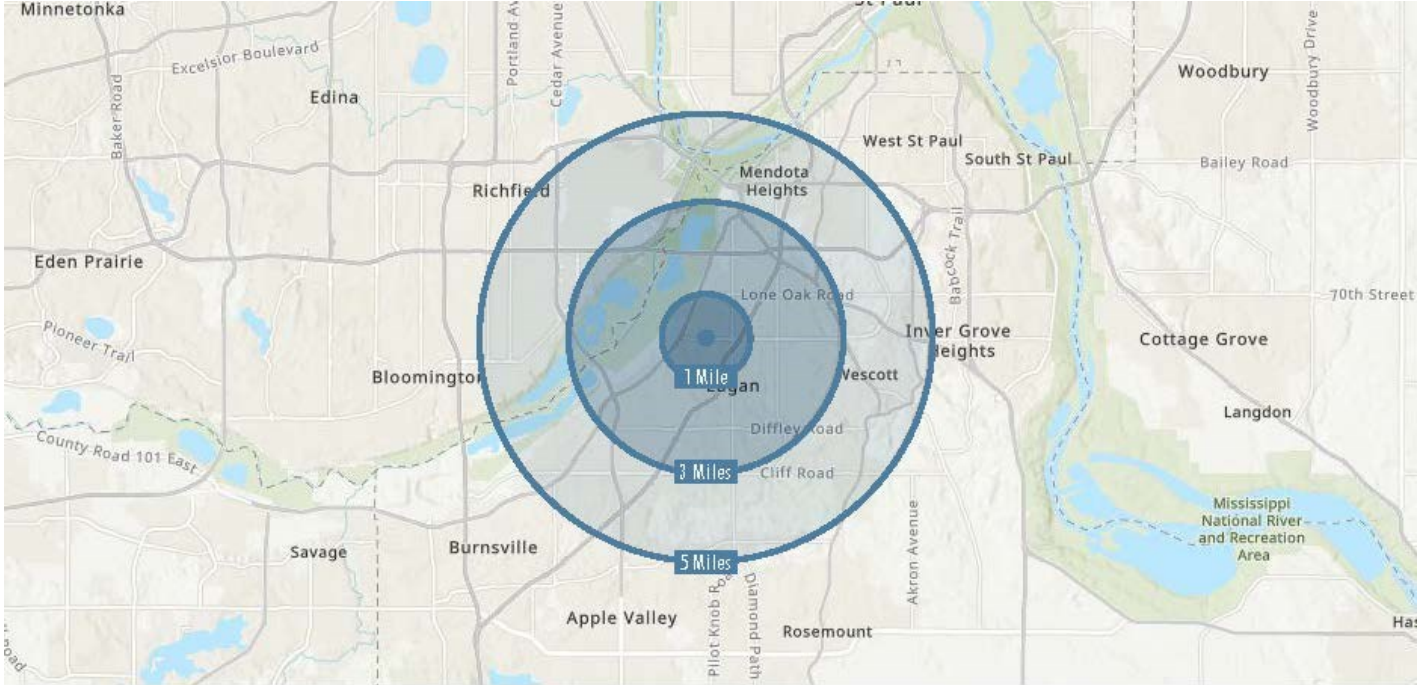
850 sq ft (as highlighted in yellow)



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EAGAN DEMOGRAPHICS



2022 Summary	1 Mile	3 Miles	5 Miles
Population	8,272	48,718	144,684
Households	3,685	21,285	58,319
Families	1,923	12,299	36,355
Average Household Size	2.23	2.27	2.45
Owner Occupied Housing Units	1,978	13,392	38,868
Renter Occupied Housing Units	1,707	7,894	19,451
Median Age	37.1	38.7	39.3
Median Household Income	\$81,543	\$90,248	\$91,081
Average Household Income	\$105,938	\$123,580	\$125,594



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NEARBY AMENITIES



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ADDITIONAL PHOTOS



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