

FOR LEASE



YANKEE SQUARE I

3440 Federal Drive
Eagan, MN 55122

Features:

Rate	\$12.00 psf net
Property Type	Office Building
Floors	2
Year Built	1981
County	Dakota
Availabilities	<ul style="list-style-type: none">◆ Suite 150—1,187 rsf (reception + 4 offices)◆ Suite 160—1,380 rsf (large open space)
CAM Taxes	\$6.85 (est. 2025) \$2.38 (est. 2025)
PID	10-14004-01-010
Zoning	Office
Parking	Surface parking lot
Other	<ul style="list-style-type: none">◆ Great Eagan Location◆ Minutes to MSP Airport and Mall of America◆ Close to hotels, restaurants and retail including Central Park Commons.

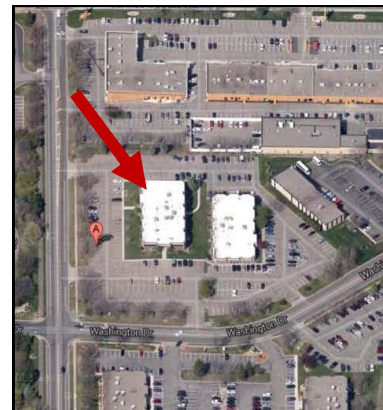
About The Building:

This Office Building was constructed in 1981 and has recently been renovated. It is conveniently located just off of Pilot Knob and Yankee Doodle near I-35E, close to restaurants, strip malls and convenience stores. This 2 level property provides a quiet professional setting for businesses looking for price-driven rates in a great location with plenty of amenities. The suite is an open vanilla shell ready for remodeling.



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. This property is located off of Pilot Knob and Yankee Doodle Road near I-35E.



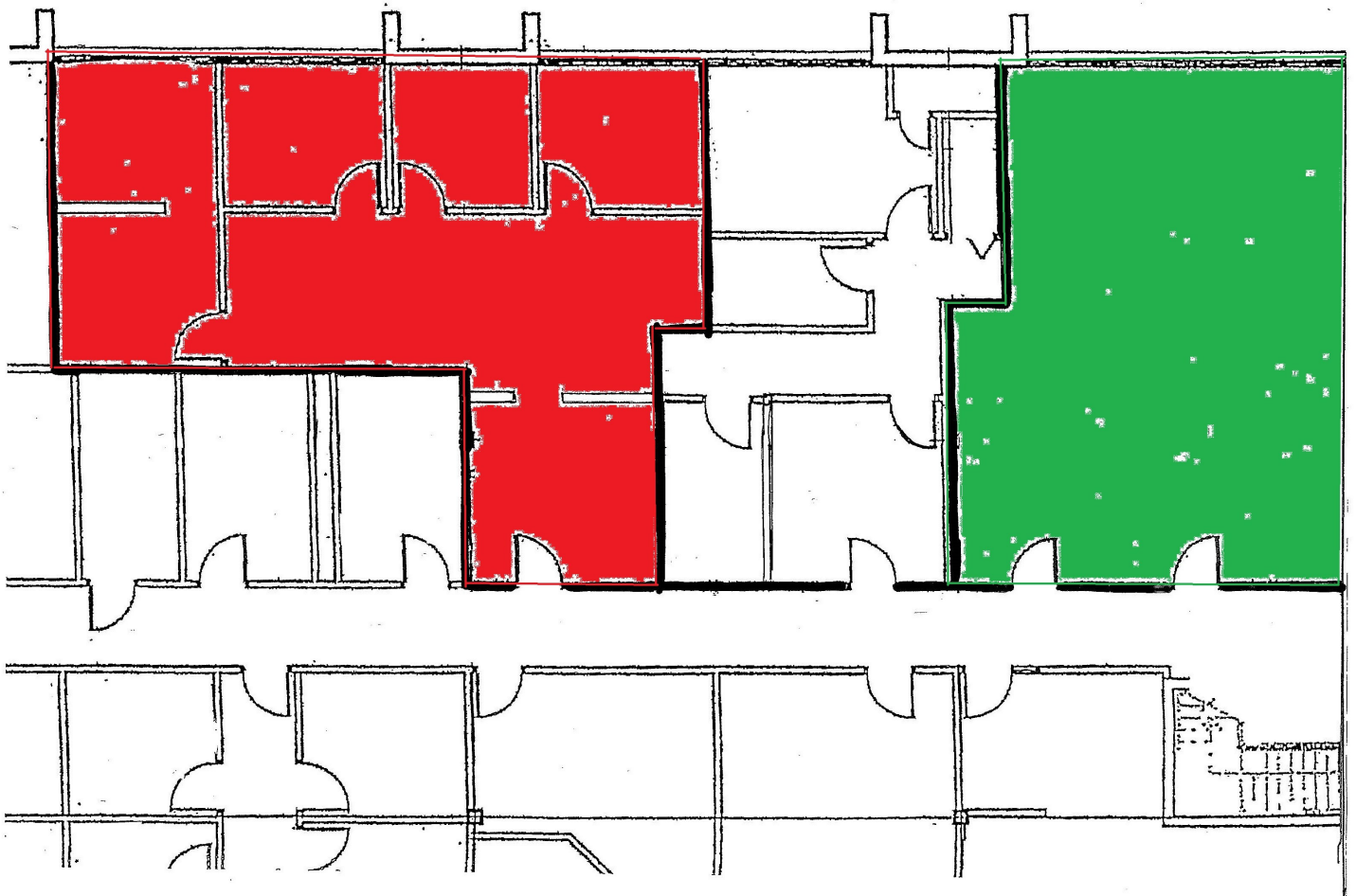
JBL COMPANIES

3440 Federal Drive, Suite 250, Eagan, MN 55122 | Phone: 651-686-0212 | Fax: 651-686-6113 | jbroker@jblcompanies.com

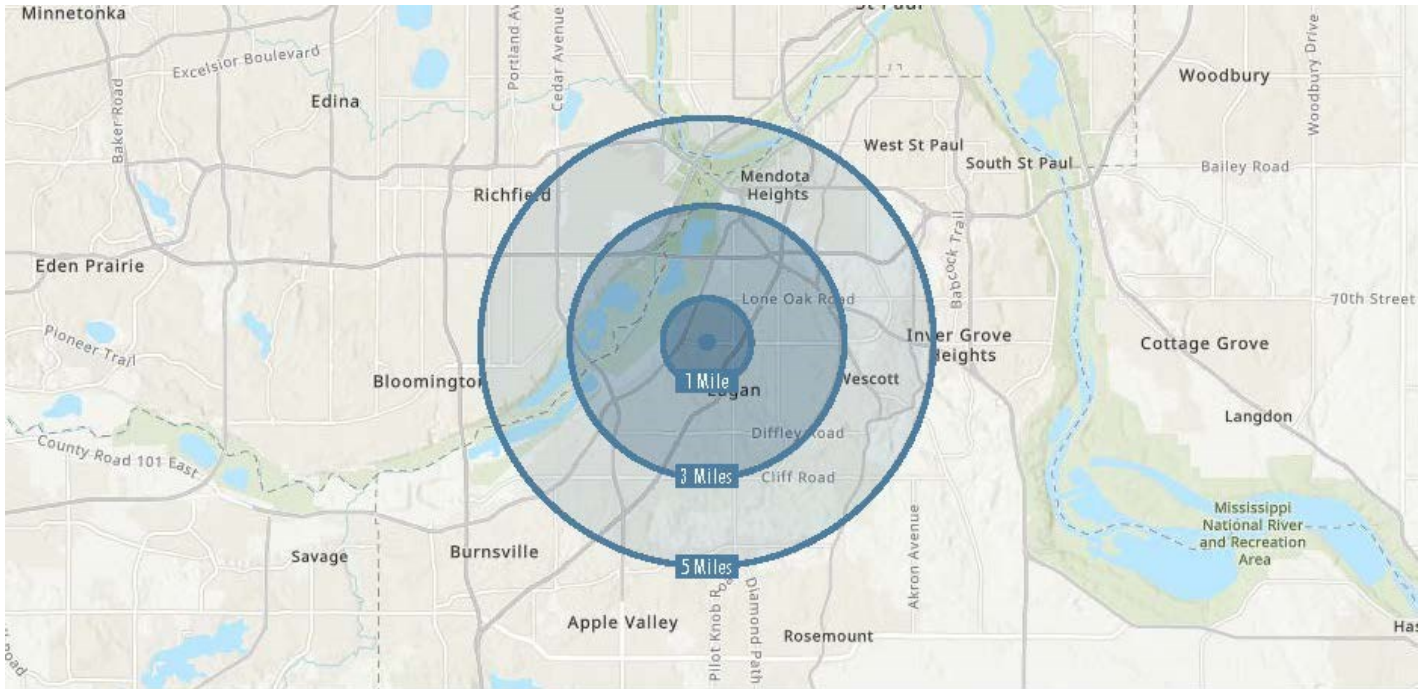
www.jblcompanies.com

Suite 150 = 1,187 sq ft

Suite 160 = 1,380 sq ft



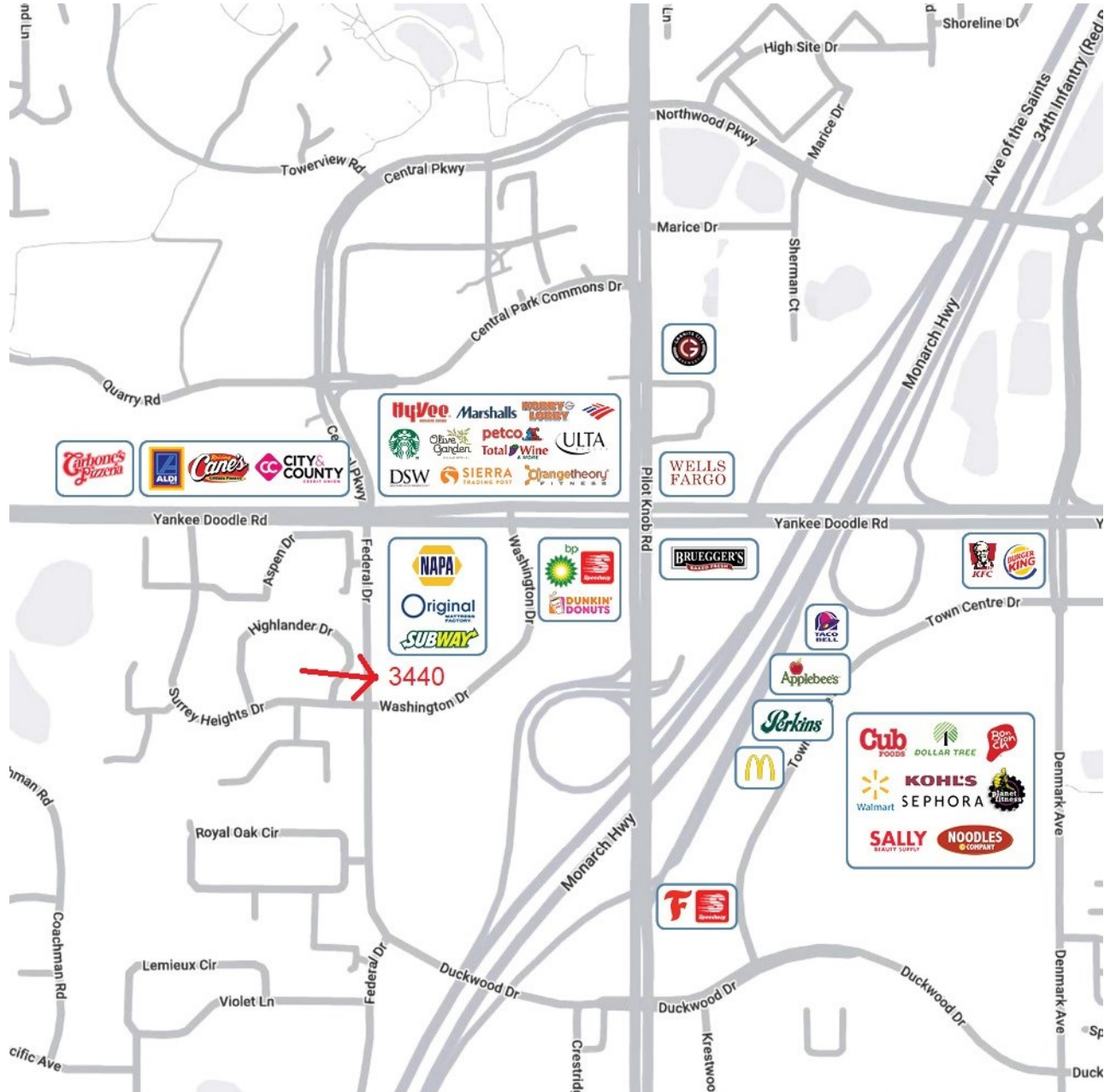
EAGAN DEMOGRAPHICS



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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Yankee Square I Office Building

NEARBY AMENITIES



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ADDITIONAL PHOTOS

