

## OFFICE FOR LEASE

# EAGAN OFFICE PARK

3435 Washington Drive W, Eagan, MN 55122



AVAILABLE SF:	488 - 1,104 SF
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BUILDING SIZE:	8,010 SF
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BUILDING CLASS:	B
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YEAR BUILT:	1979
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RENOVATED:	2017
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### PROPERTY OVERVIEW

Office Space for Lease

### PROPERTY FEATURES

- Completely remodeled common area and restrooms
- Building standard window treatments
- LED Lighting
- HVAC and electrical updated
- Video security system with after hours access
- Gross lease allows for easy budgeting
- Janitorial service is included

**KW COMMERCIAL**  
215 Walker Avenue S.  
Wayzata, MN 55391

**JEFFREY MEEHAN**  
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
105	Office Building	\$1,794 PER MONTH	Gross	1,104 SF	VACANT
207	Office Building	\$902 PER MONTH	Gross	488 SF	VACANT      Sublease- August 2019

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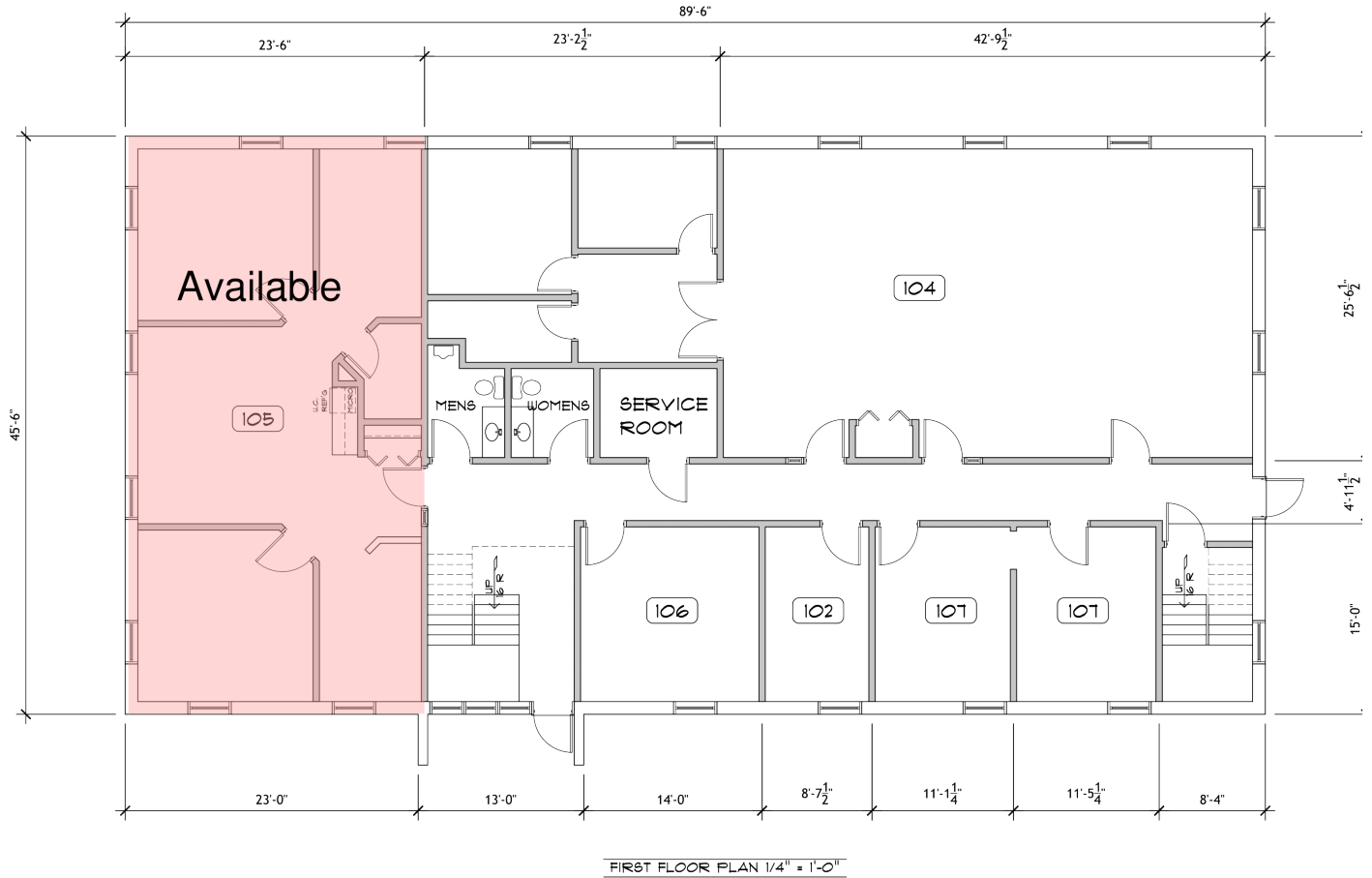
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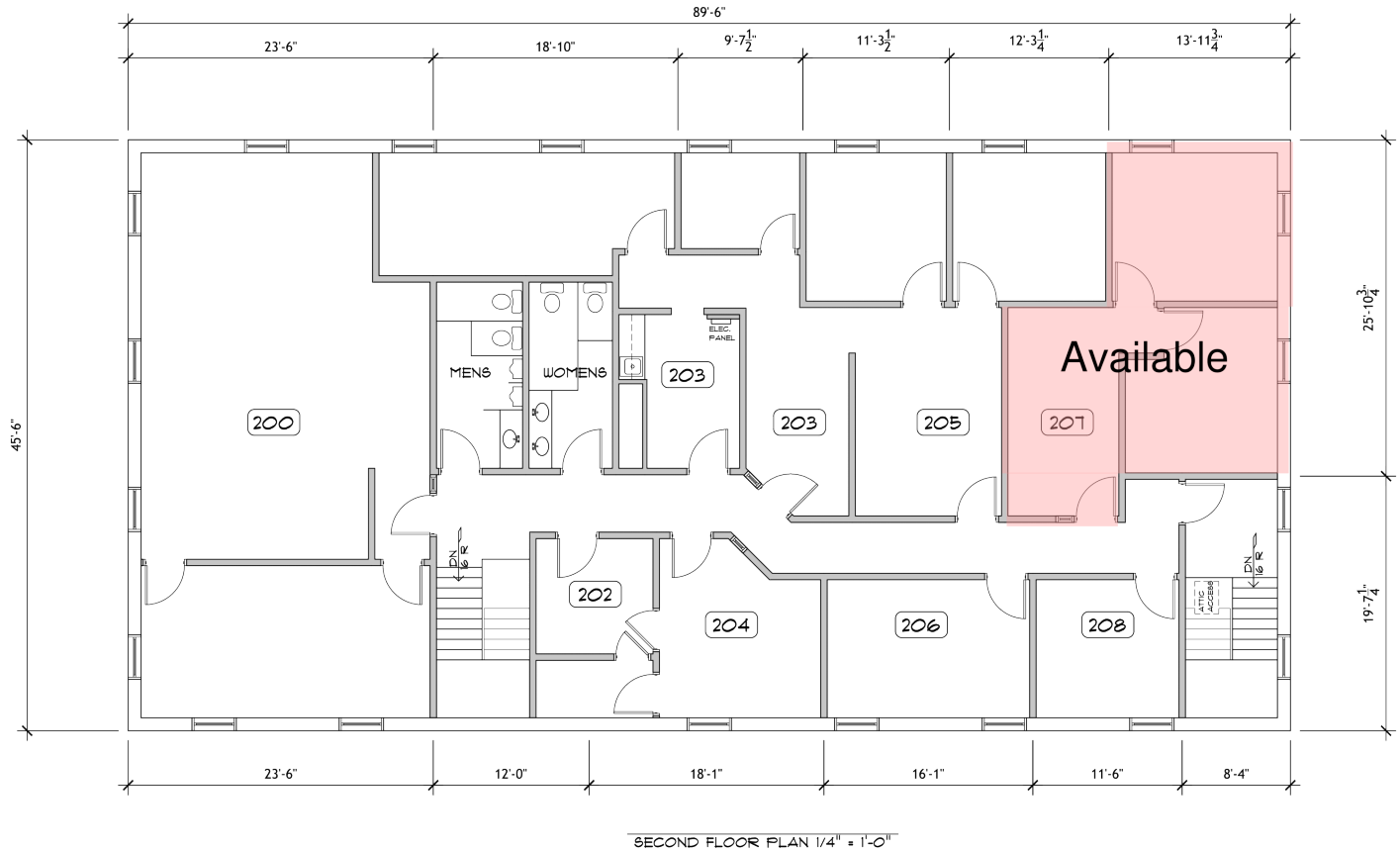
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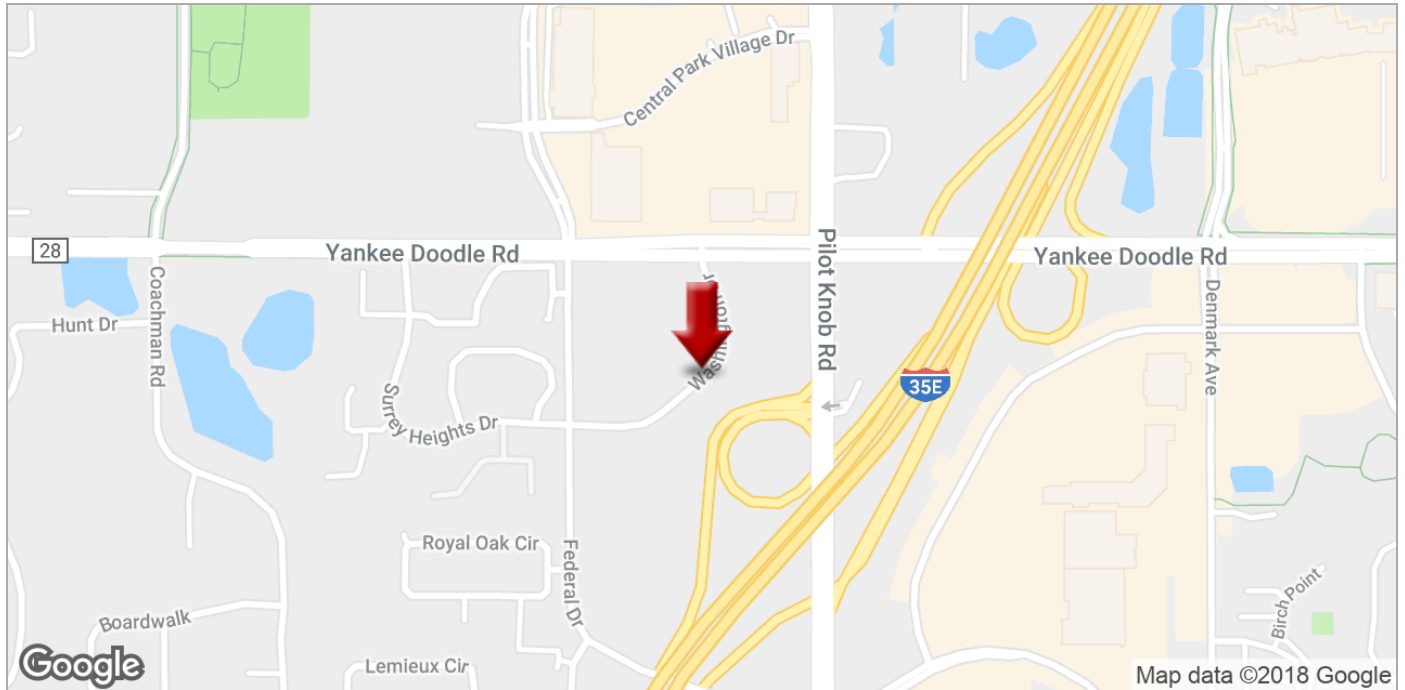
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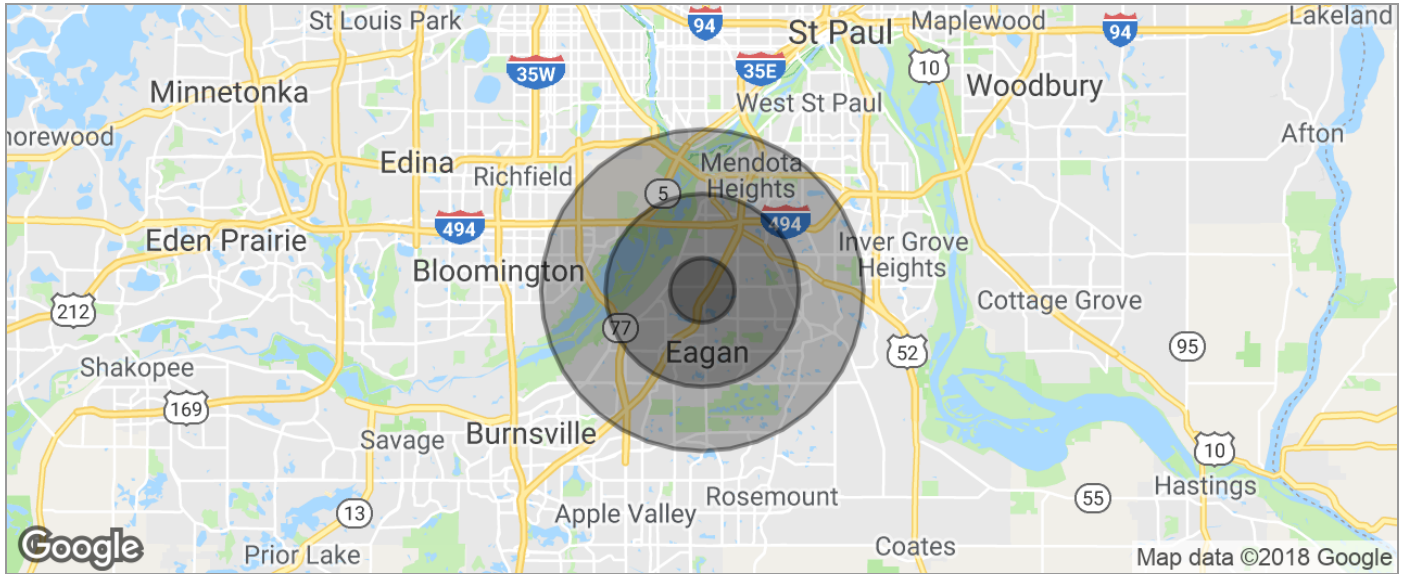
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,611	47,239	117,644
MEDIAN AGE	34.2	35.9	36.8
MEDIAN AGE (MALE)	33.7	35.2	35.8
MEDIAN AGE (FEMALE)	34.6	36.5	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,411	19,832	48,049
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$86,186	\$91,799	\$94,564
AVERAGE HOUSE VALUE	\$319,496	\$300,748	\$316,223
RACE	1 MILE	3 MILES	5 MILES
% WHITE	82.2%	81.4%	81.2%
% BLACK	3.8%	5.4%	7.6%
% ASIAN	8.0%	7.8%	6.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.3%	0.4%
% OTHER	2.5%	2.1%	1.7%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	6.2%	4.5%	4.8%

\* Demographic data derived from 2010 US Census

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