



EAGANDALE OFFICE SUBLEASE

1305 Corporate Center Dr
Eagan, MN
For Lease

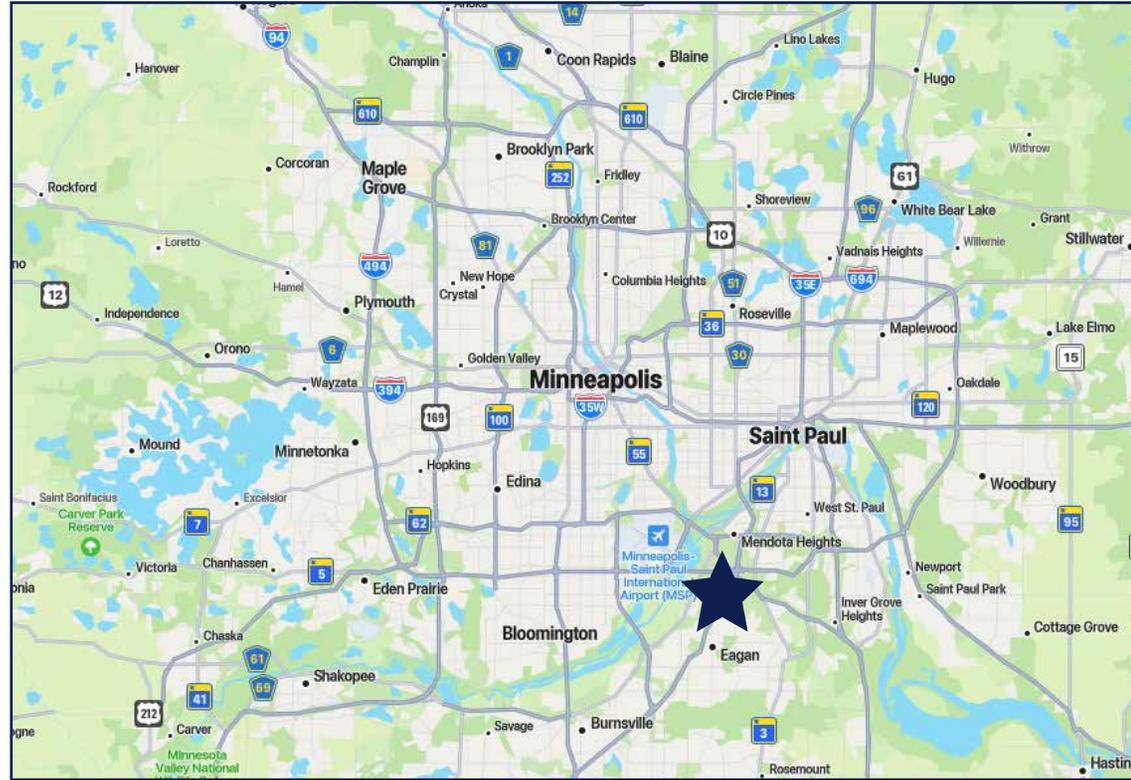


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& People Unite!*

JOSH HUEMPFNER
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ADDRESS	1305 Corporate Center Dr, Suite 300
CITY, STATE	Eagan, MN 55121
SPACE AVAILABLE	11,526 SF
LEASE RATE	\$16.00 NN
PROPERTY EXPENSES 2025	\$11.82 PSF
YEAR BUILT	1986
COUNTY	Dakota
PARKING	4.19/1,000



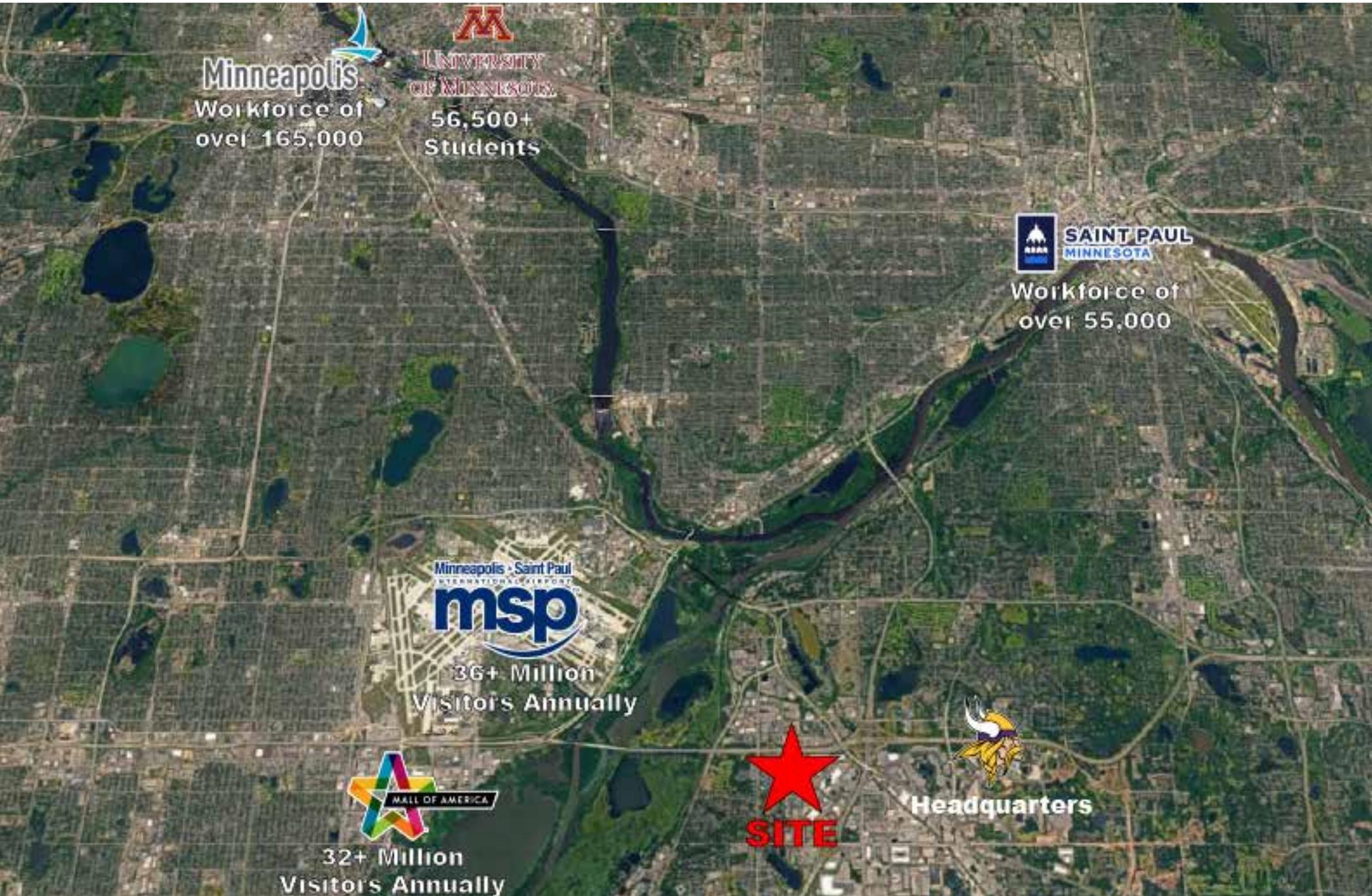
HIGHLIGHTS

- Situated with interstate-visibility along I-494
- Within 15 minutes of many city highlights such as, MSP International Airport, Mall of America, Minneapolis & St. Paul CBD, and much more.
- Many on-site amenities including a state-of-the-art fitness room, training centers, tenant lounge & food service, outdoor spaces, and ample surface and secured covered parking plus bicycle storage.
- Situated off the main elevator for prime exposure.
- Turn key move in ready office space with 26 offices and all FFE in place ready for immediate occupancy.
- Monument signage available on Corporate Center Drive.
- 3 Conference rooms equip with interactive technology.
- Office includes a full kitchen, coffee nook, ample cabinet storage, all desks equipped for sitting or standing, & motion sensed lighting in all offices

2025 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	1,001	36,842	170,861
MEDIAN AGE	38.2	39.9	39.2
MEDIAN HH INCOME	\$91,568	\$91,324	\$92,913
AVERAGE HH INCOME	\$124,187	\$123,955	\$124,896







Minneapolis
Workforce of
over 165,000

**UNIVERSITY
OF MINNESOTA**
56,500+
Students

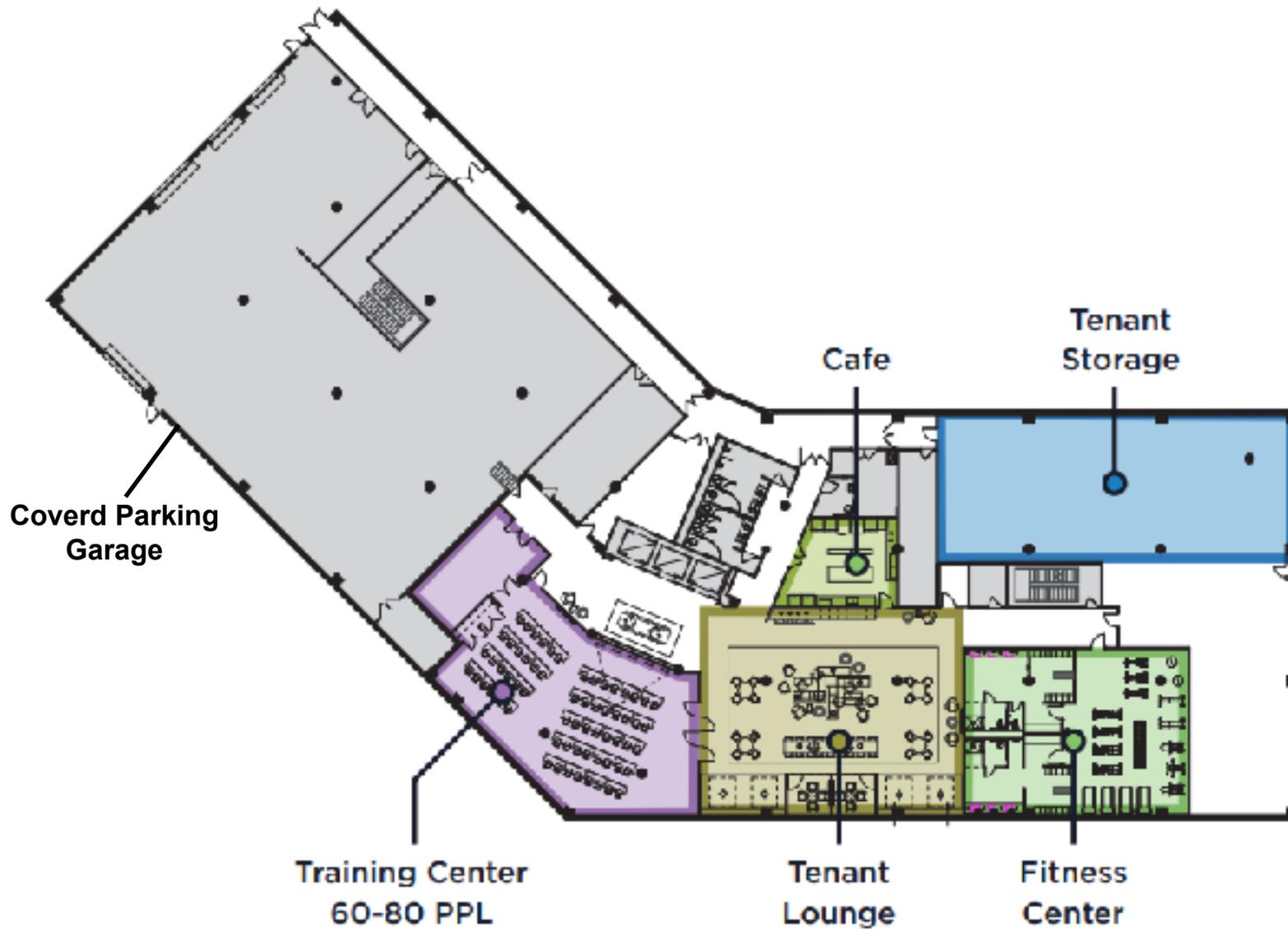
**SAINT PAUL
MINNESOTA**
Workforce of
over 55,000

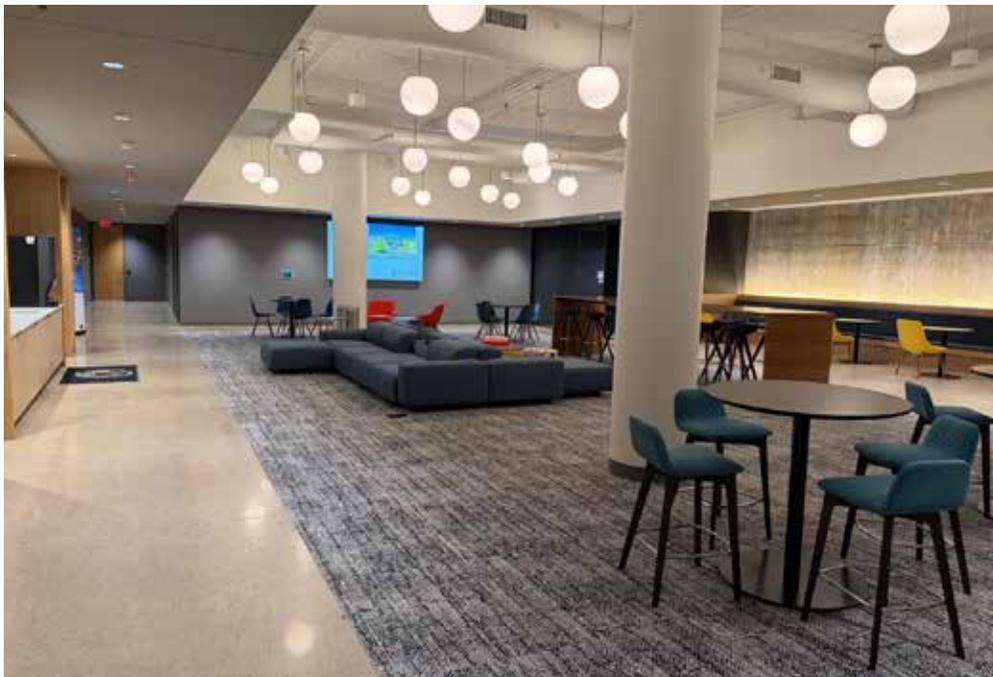
**Minneapolis - Saint Paul
INTERNATIONAL AIRPORT
msp**
36+ Million
Visitors Annually

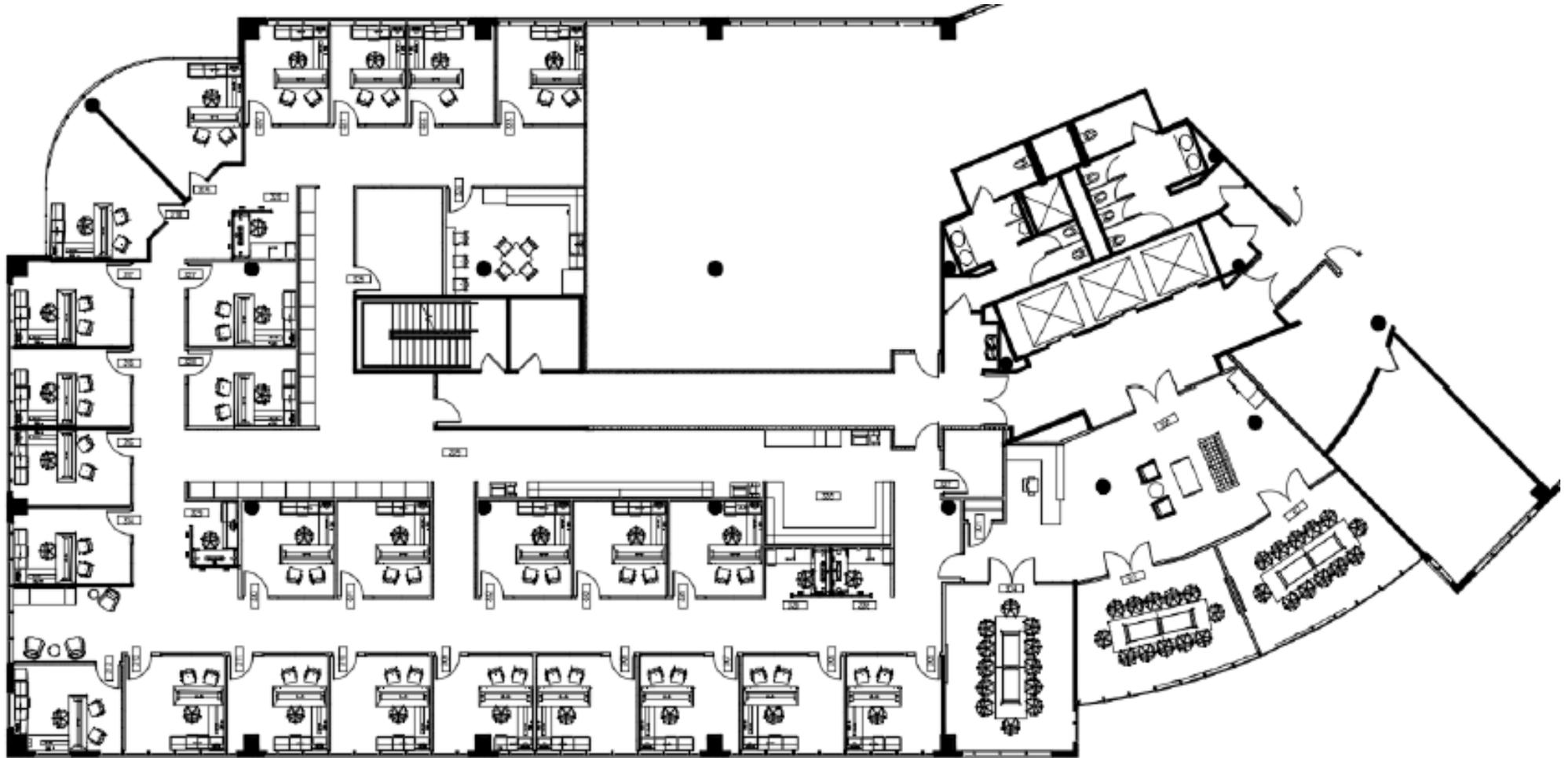
MALL OF AMERICA
32+ Million
Visitors Annually

SITE

Headquarters







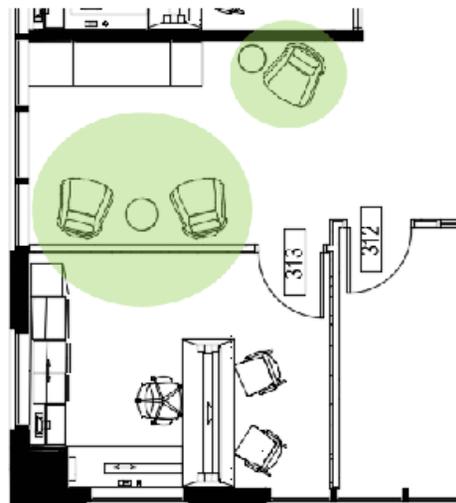
LGM | Private Office Typical



LGM | Workstation Typical



LGM | Lounge Nook











UPLAND

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