

# Eagandale Crossing

**33,659 SF of industrial/flex space available!**

1020 Discovery Road  
Eagan, MN 55121



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## Flexible office space minutes from Eagan Town Centre.

Eagandale Crossing is a single-story office building located at the high-traffic intersection of Yankee Doodle Road and Lexington Avenue just east of Interstate 35E. Four minutes to the east, tenants enjoy convenient access to big-box retailers and well over a dozen restaurants at Eagan Town Centre.

As a whole, Eagan benefits from significant infrastructure, including its proximity to the Minneapolis/St. Paul International Airport. It also offers executive housing options with reasonable commute times to the cities of Farmington, Cottage Grove and Lakeville, as well as the Twin Cities metro area.

### HIGHLIGHTS

- Located at the intersection of Yankee Doodle Road (18,200 VPD) and Lexington Avenue (17,700 VPD) just east of Interstate 35E
- Building signage opportunity
- Close proximity to Eagan Town Centre (4 minutes) and MSP International Airport (12 minutes)
- Ample surface parking

### Space Available

Owner, Manager, Leasing

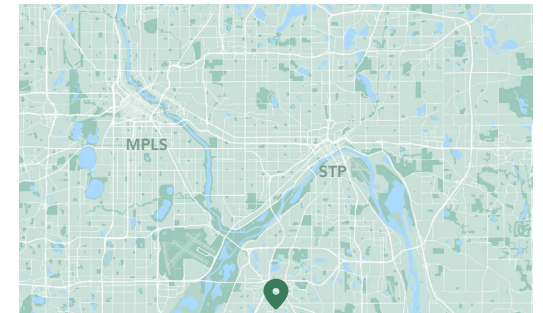
80,000 SF total; 33,659 SF available

357 surface stalls, 4.5 : 1,000 SF


Single-story office building

Built in 1998


Southeast Metro



# Available Suites



**WELLINGTON**  
MANAGEMENT

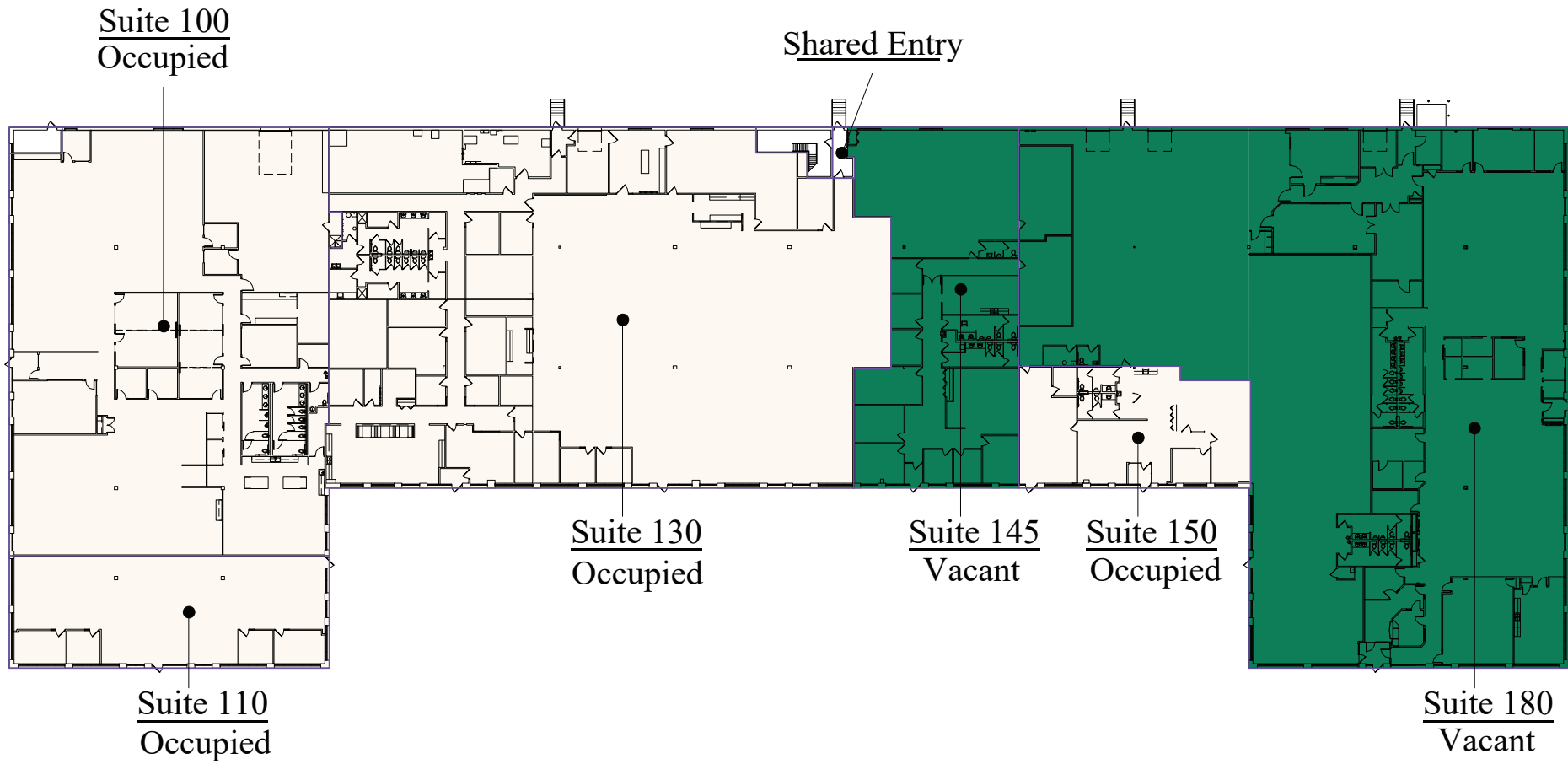
Suite 145 - 6,455 SF      3D Tour 



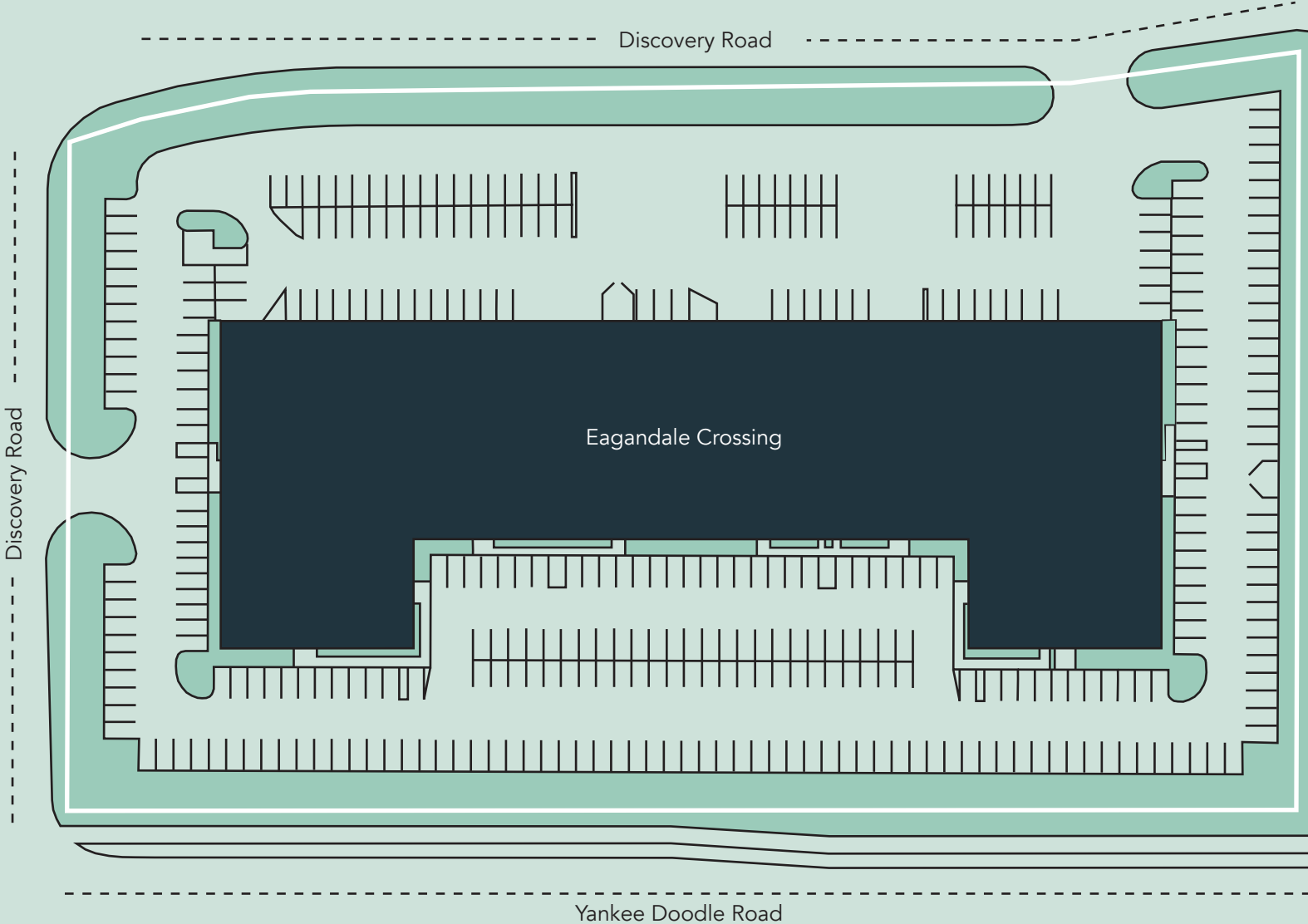
Suite 180 - 27,204 SF      3D Tour 

# Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

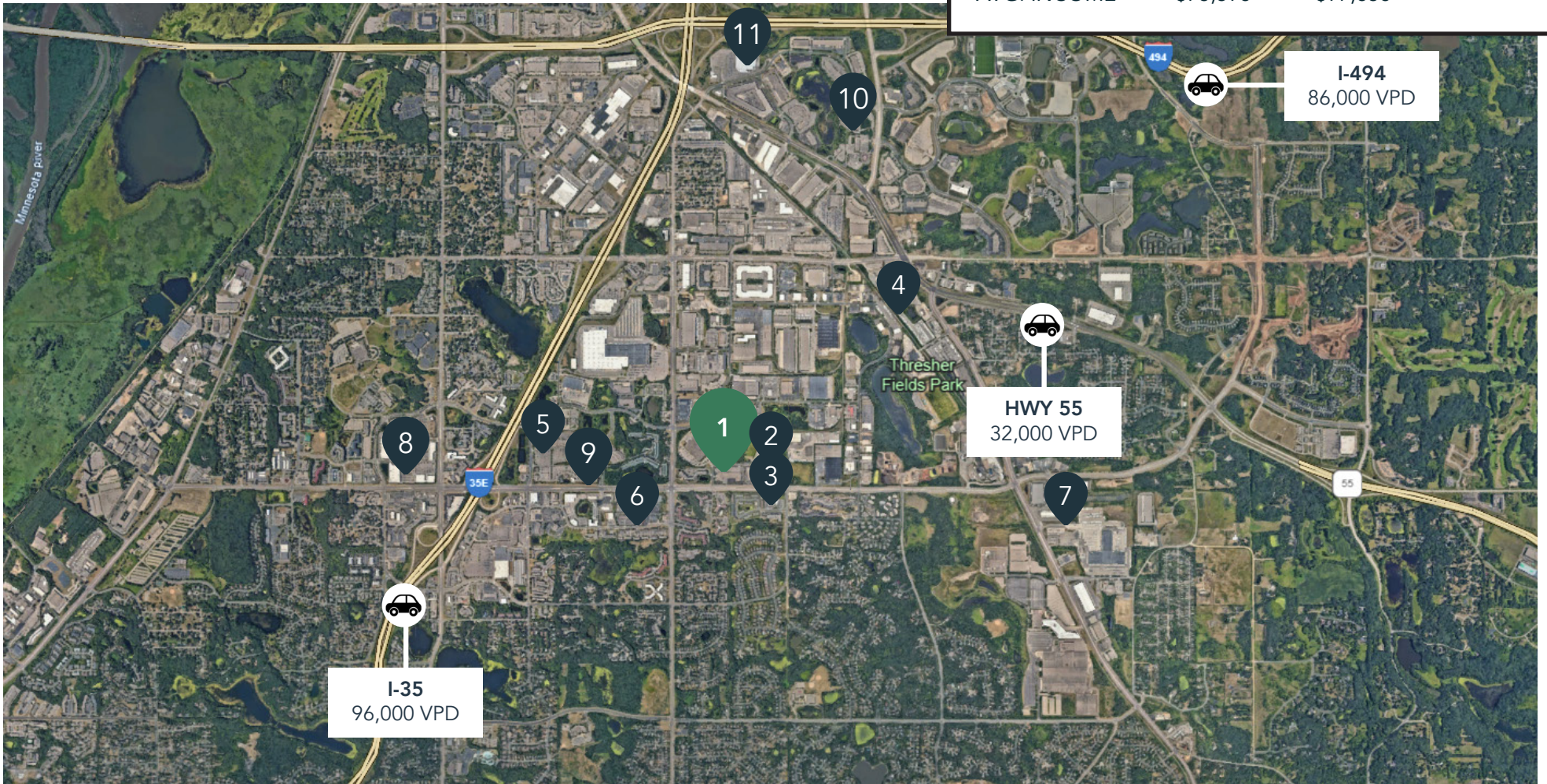


# Site Plan



# The Neighborhood

Demographics	1 MILE	CITY OF EAGAN
POPULATION	9,468	68,855
HOUSEHOLDS	4,261	28,383
AVG. INCOME	\$73,396	\$97,838



## Hot Spots

1. Eagandale Crossing
2. Chip's Pickleball Club
3. Eagan Fire Department
4. Kwik Trip
5. Lunds & Byerlys
6. Culver's & Chick-fil-A
7. Eagan YMCA
8. Hy-vee
9. Buffalo Wild Wings
10. Grand Oak Business Park
11. Costco Wholesale



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PROPERTY MANAGER  
LEASING AGENT

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St. Paul-based Wellington Management, Inc. owns, manages and develops commercial and residential properties throughout the Twin Cities metro area. We work to make long-term community impact through careful district planning and neighborhood relationships.

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