

Eagandale Crossing

Industrial/flex and office 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 and west of Hwy 55. 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 (24,000 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
- 16' clear height

Space Available

Owner, Manager, Leasing

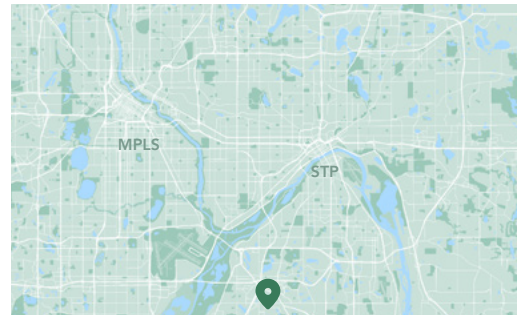
80,000 SF total; 42,034 SF available

357 surface stalls, 4.5 : 1,000 SF

Single-story office building

Built in 1998

Southeast Metro



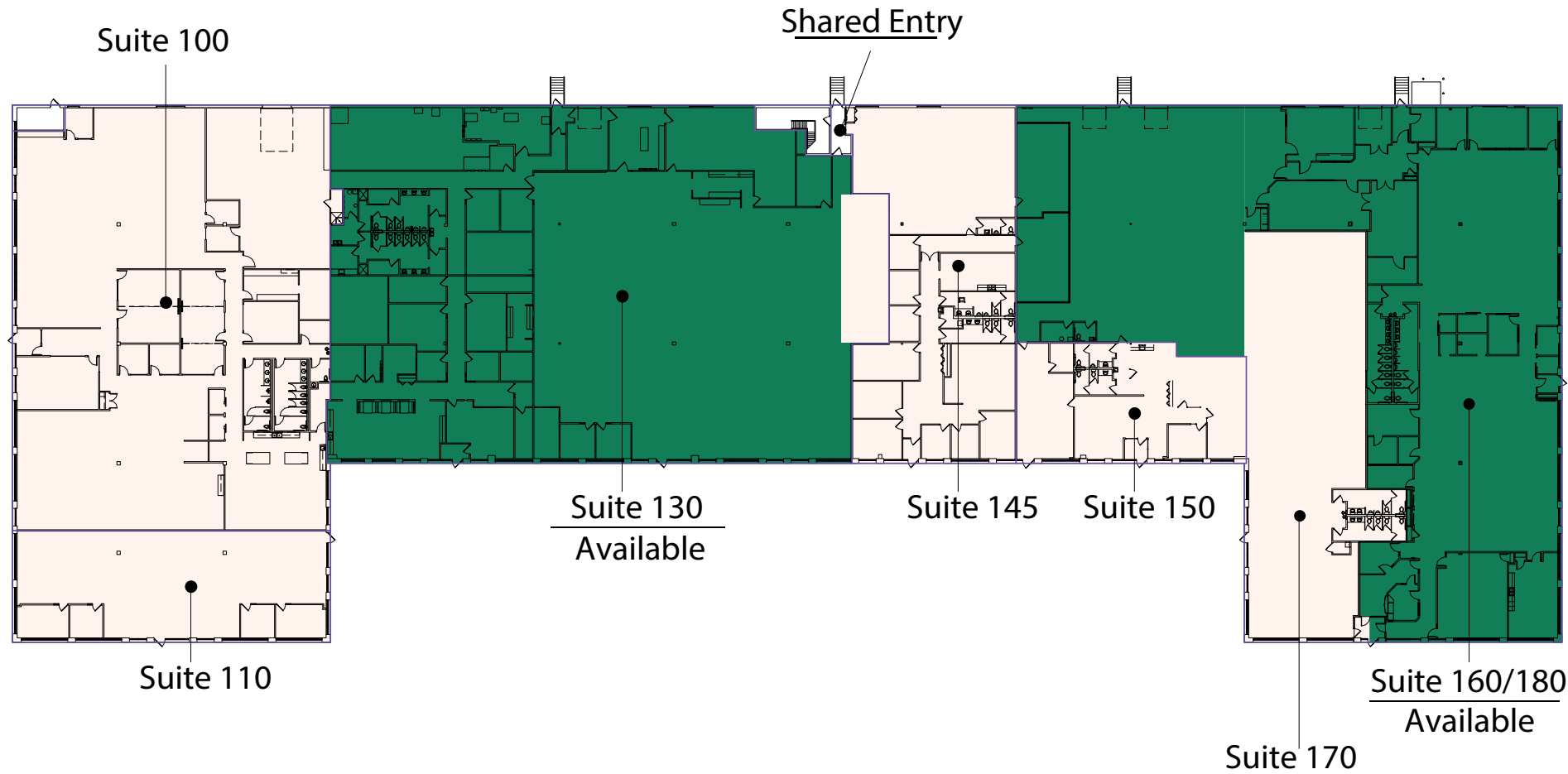
Available Suites

Suite 130 - 22,796 SF

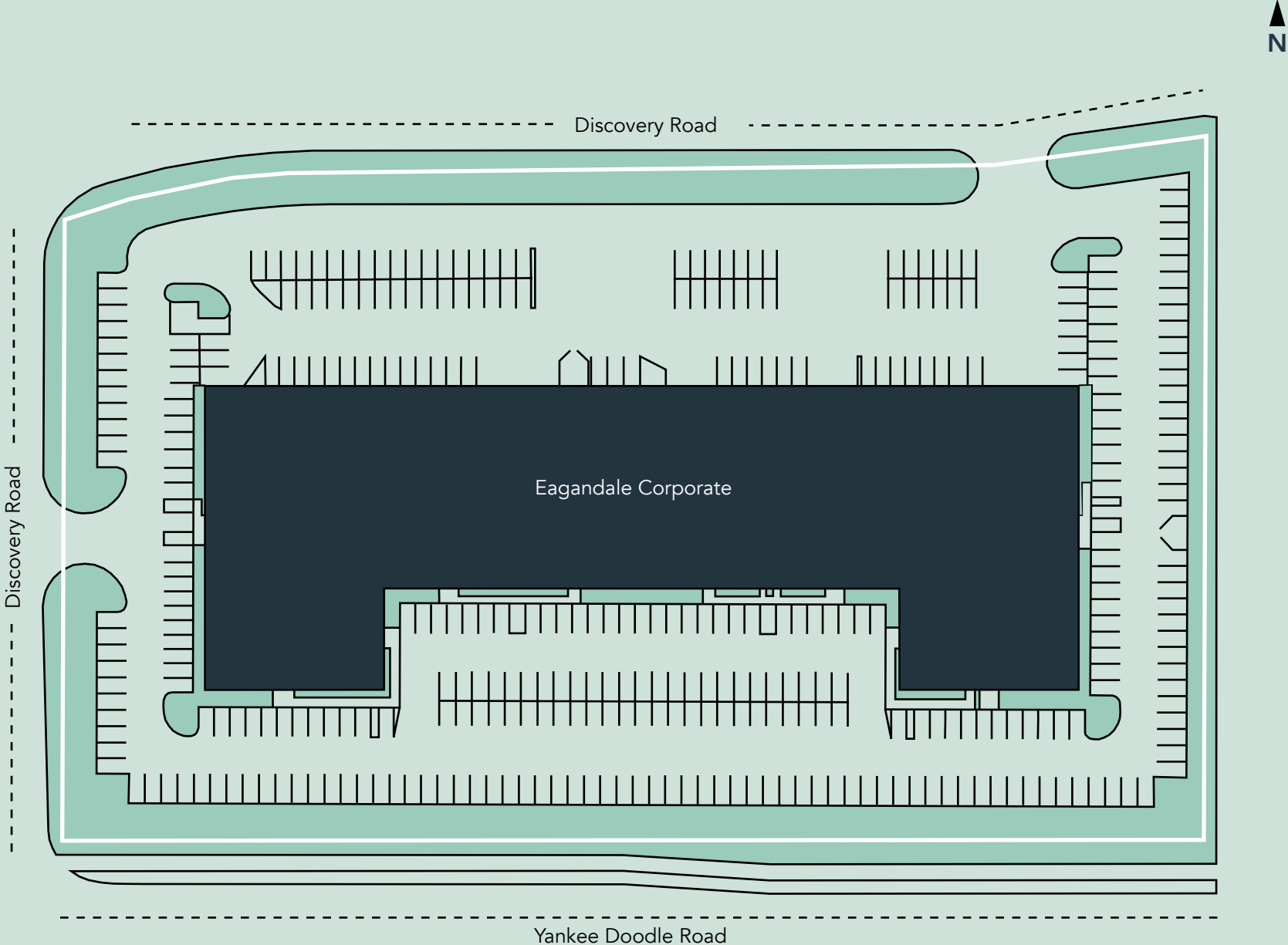
Suite 160 & 180 - 19,238 SF **3D Tour**

Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

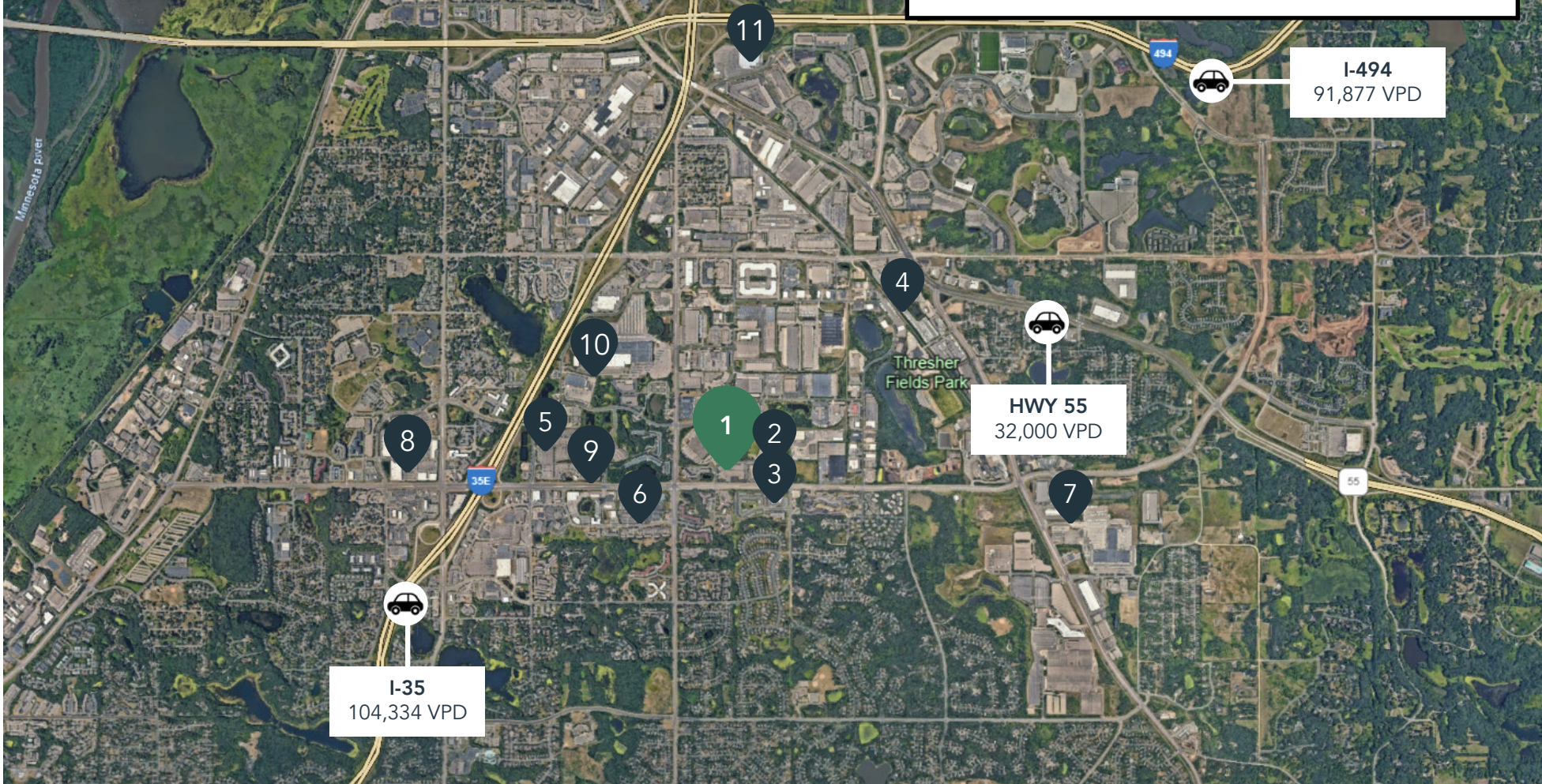


Site Plan



The Neighborhood

| Demographics | 1 MILE | 3 MILES | 5 MILES |
|--------------|-----------|-----------|-----------|
| POPULATION | 9,468 | 50,135 | 112,910 |
| HOUSEHOLDS | 4,261 | 19,740 | 46,944 |
| AVG. INCOME | \$142,343 | \$161,549 | \$151,668 |



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. Home Depot
- 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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