

# Eagandale Crossing

*Industrial/flex and office space available!*

1020 Discovery Road  
Eagan, MN 55121



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## High Visibility Flex and Office Space Along Yankee Doodle Road

Eagandale Crossing is a single story flex and office property located at the intersection of Yankee Doodle Road and Lexington Avenue in Eagan. The property offers functional layouts, strong access to major roadways, and convenient proximity to Eagan Town Centre, Interstate 35E, and Highway 55.

The building supports a mix of office, flex, showroom, and light industrial users with surface parking, 16' clear height, and adaptable floor plans designed to accommodate a range of space needs. Preliminary subdivision planning is underway for select spaces in response to current market demand for smaller bay configurations. The property is supported by a mix of recreational, service, and institutional uses both on site and nearby, contributing to steady daily activity along the corridor.

### HIGHLIGHTS

- Located at the intersection of Yankee Doodle Road (~24,000 VPD) and Lexington Avenue (~17,700 VPD)
- Convenient access to I-53E and Hwy 55
- 4-minute drive to Eagan Town Centre dining and retail amenities
- ~12-minute drive to Minneapolis-St. Paul International Airport
- 16' clear height
- Ample surface parking for employees and visitors
- Flexible layouts suitable for office, showroom, and light industrial uses
- On-site and neighboring users include Mulligan's Indoor Golf, We Rock the Spectrum indoor play gym, Chip's Pickleball, and Faithful Shepherd Catholic School

### Space Available

Owner, Manager, Leasing

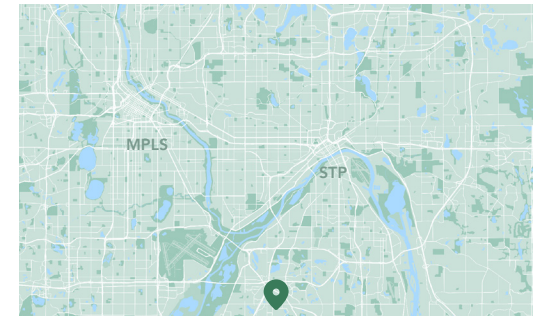
80,000 SF total; 41,893 SF available

357 surface stalls, 4.5 : 1,000 SF

Single-story office building

Built in 1998

Southeast Metro



# Available Suites




**Suite 125-135 - 6,830-22,660 SF**

## Suite 125-135

- 22,660 square feet
- Office and flex configuration
- Available February 1, 2027
- Suites may be divided into smaller spaces. Subdivision concepts are currently under evaluation.

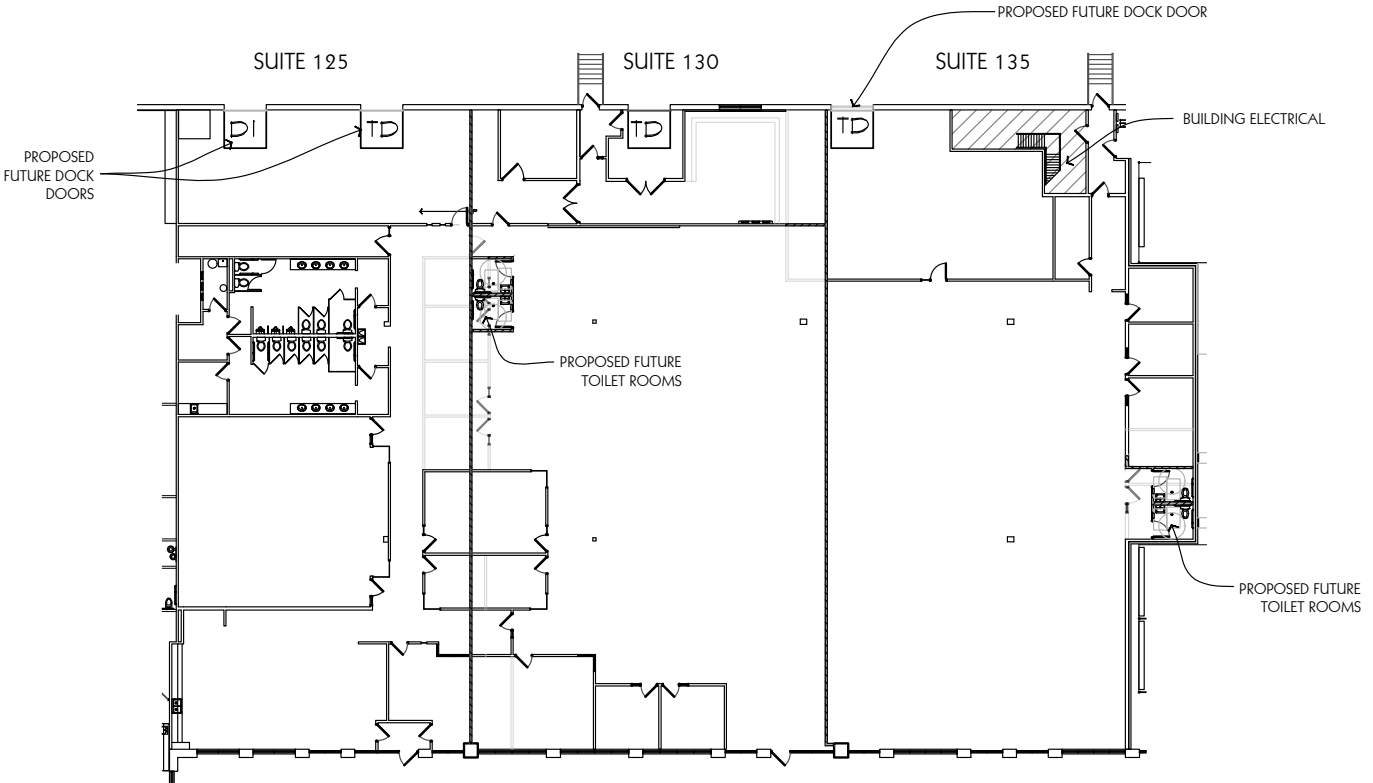


**Suite 160-180 - 3,180-19,233 SF 3D Tour** 

## Suite 160-180

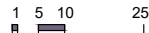
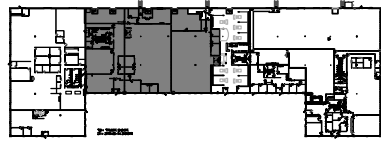
- 19,233 square feet
- Office and flex configuration
- Available now
- Suites may be divided into smaller spaces. Subdivision concepts are currently under evaluation.

# Suite 125-135 Plan



Suite 125 - 6,830 RSF  
Suite 130 - 8,406 RSF  
Suite 135 - 7,430 RSF

KEY PLAN

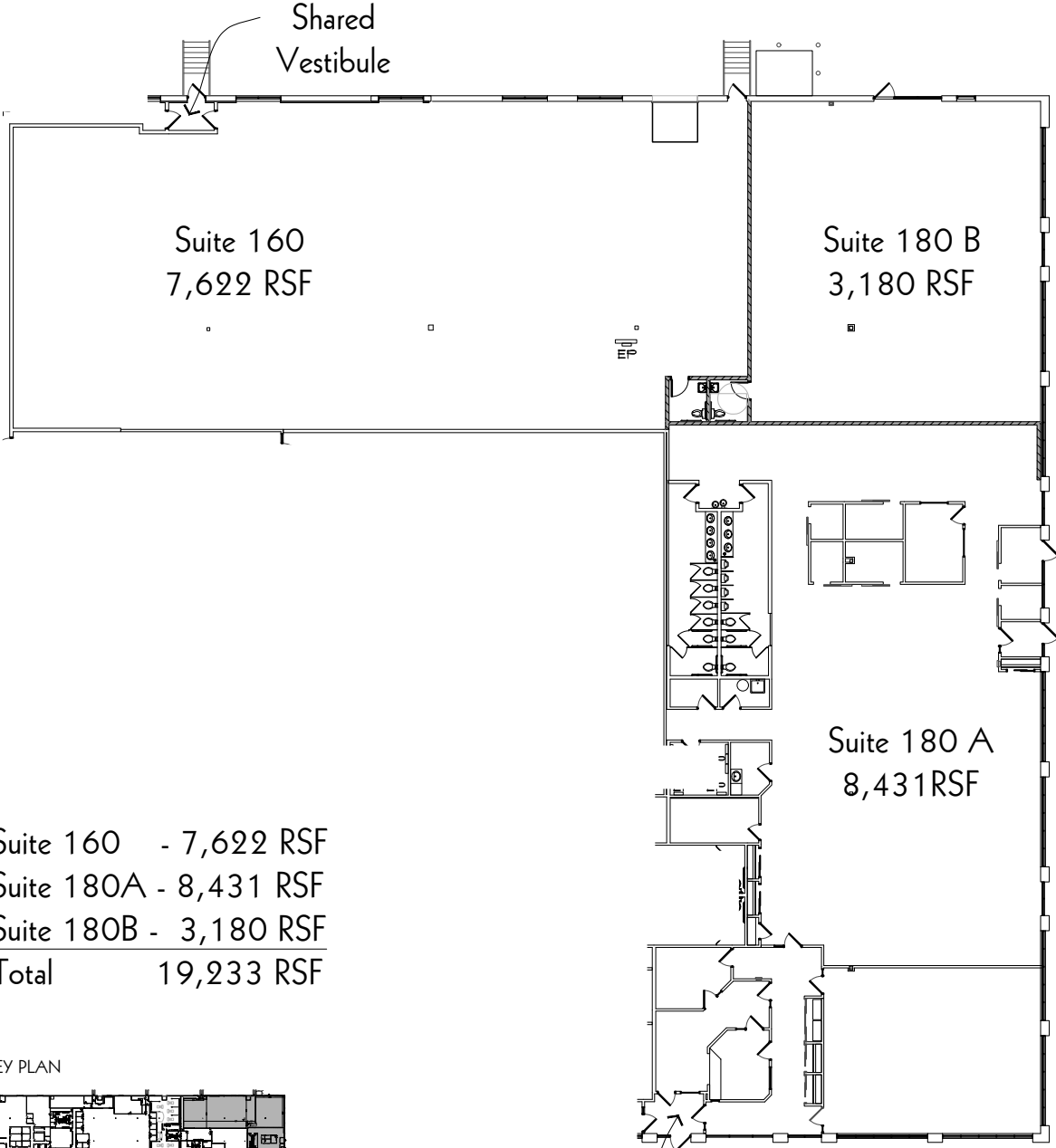


PREPARED BY W.J.R, INC. April 30, 2026



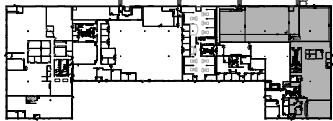
NORTH

# Suite 160-180 Plan



Suite 160	-	7,622 RSF
Suite 180A	-	8,431 RSF
Suite 180B	-	3,180 RSF
<b>Total</b>		<b>19,233 RSF</b>

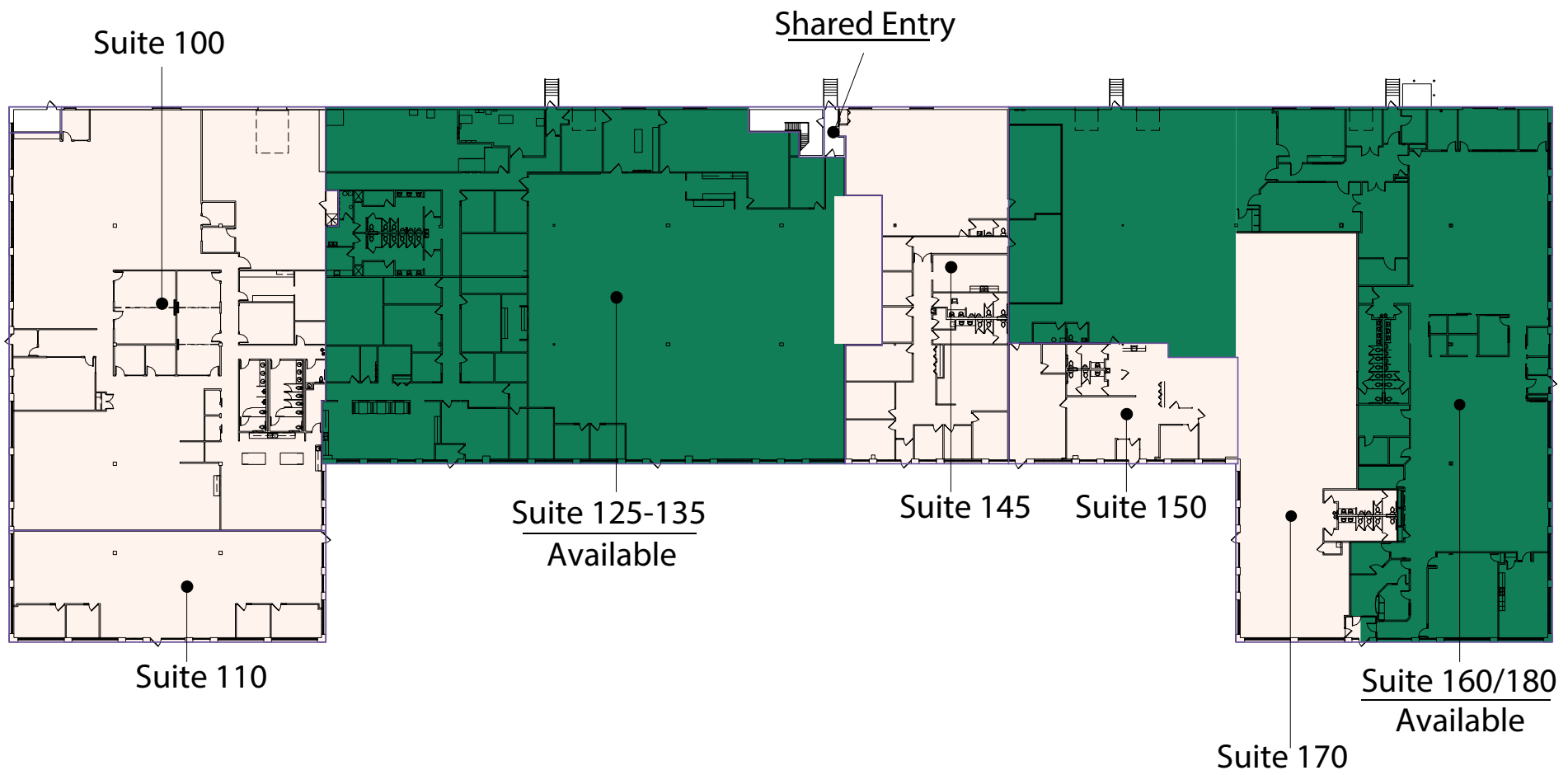
KEY PLAN



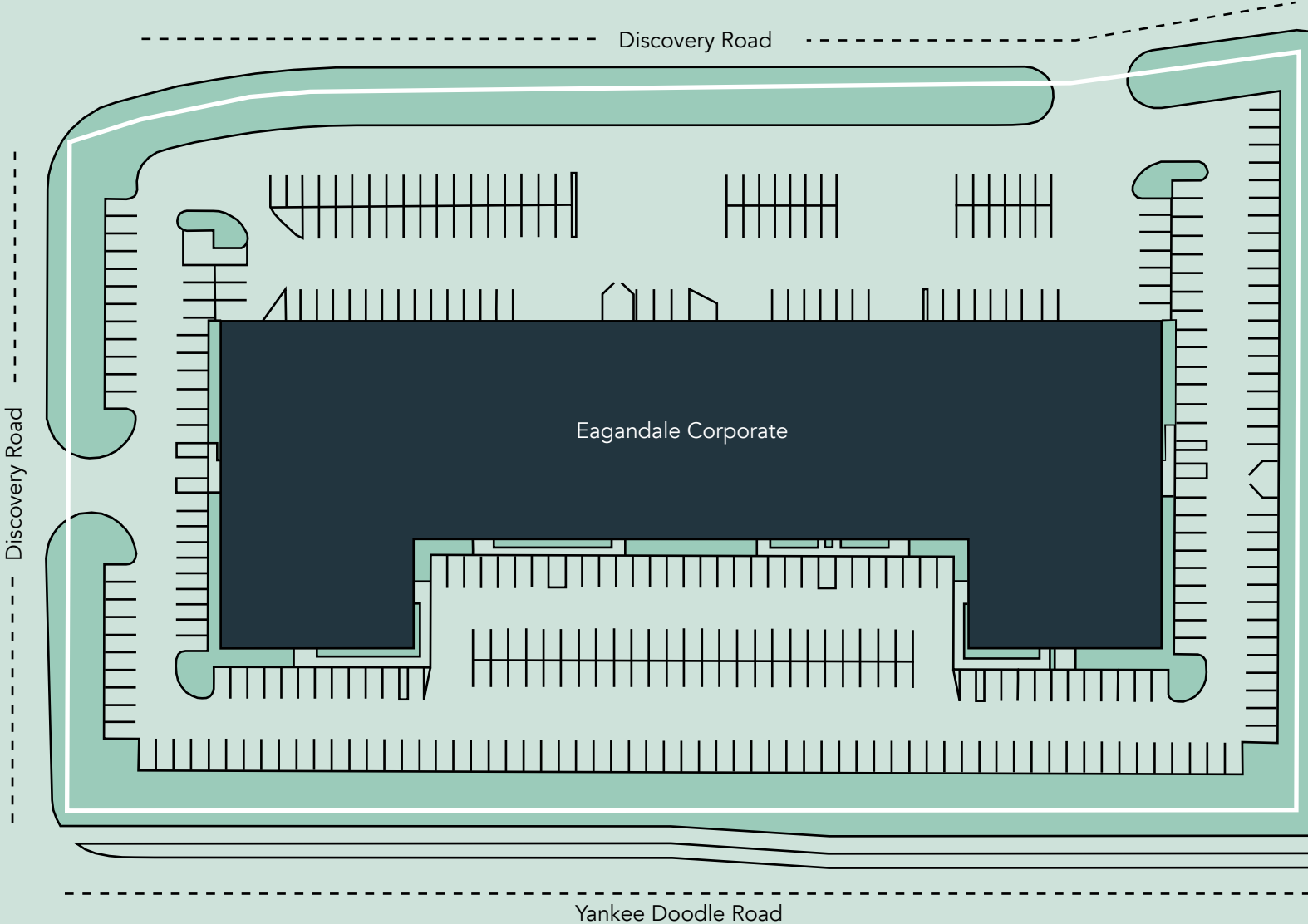
Shared Vestibule

# Floor Plan

- Building Common Areas
- Available Space
- Occupied Space

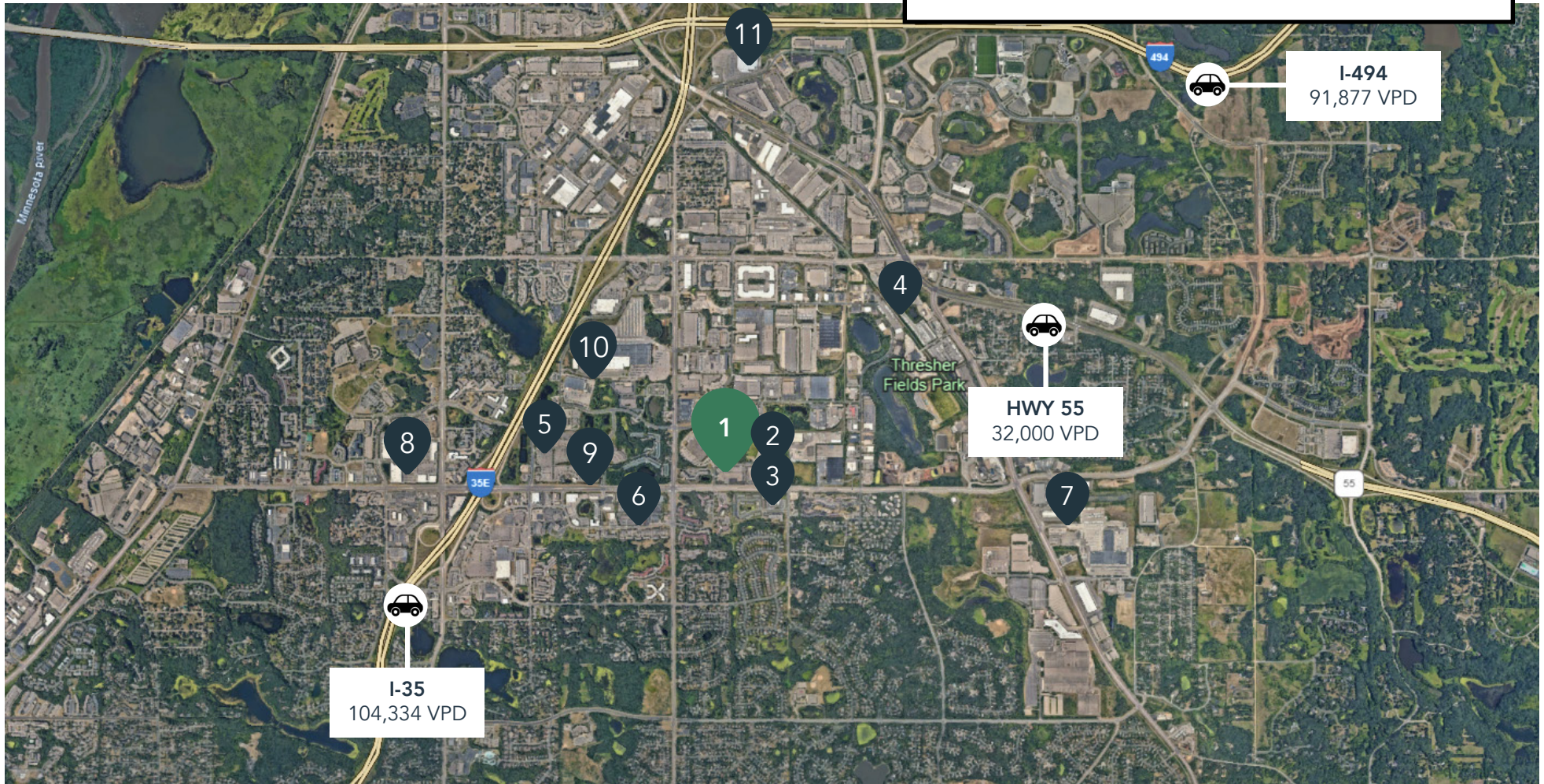


# Site Plan



# 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     | 5. Lunds & Byerlys        | 9. Buffalo Wild Wings |
| 2. Chip's Pickleball Club | 6. Culver's & Chick-fil-A | 10. Home Depot        |
| 3. Eagan Fire Department  | 7. Eagan YMCA             | 11. Costco Wholesale  |
| 4. Kwik Trip              | 8. Hy-vee                 |                       |



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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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