Eagandale Crossing

Industrial/flex and office space available!

1020 Discovery Road
Eagan, MN 55121



WELLINGTON
MANAGEMENT

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High Visibility Flex and Office Space Along Yankee Doodle Road

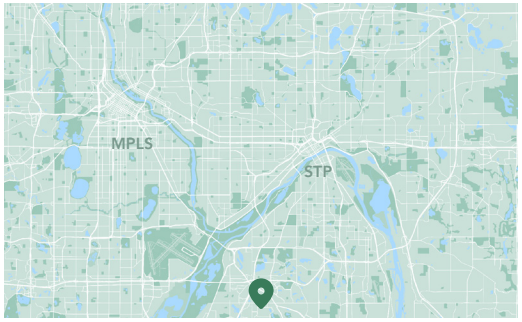
Eagandale Crossing is a single story flex and office property located at the intersection of Yankee Doodle Road and Lexington Avenue in Eagan. The property offers functional layouts, strong access to major roadways, and convenient proximity to Eagan Town Centre, Interstate 35E, and Highway 55.

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; 33,533 SF available
357 surface stalls, 4.5 : 1,000 SF
Single-story office building
Built in 1998
Southeast Metro



Available Suites



Suite 125-135 - 6,830-22,796 SF



Suite 180 - 10,867 SF

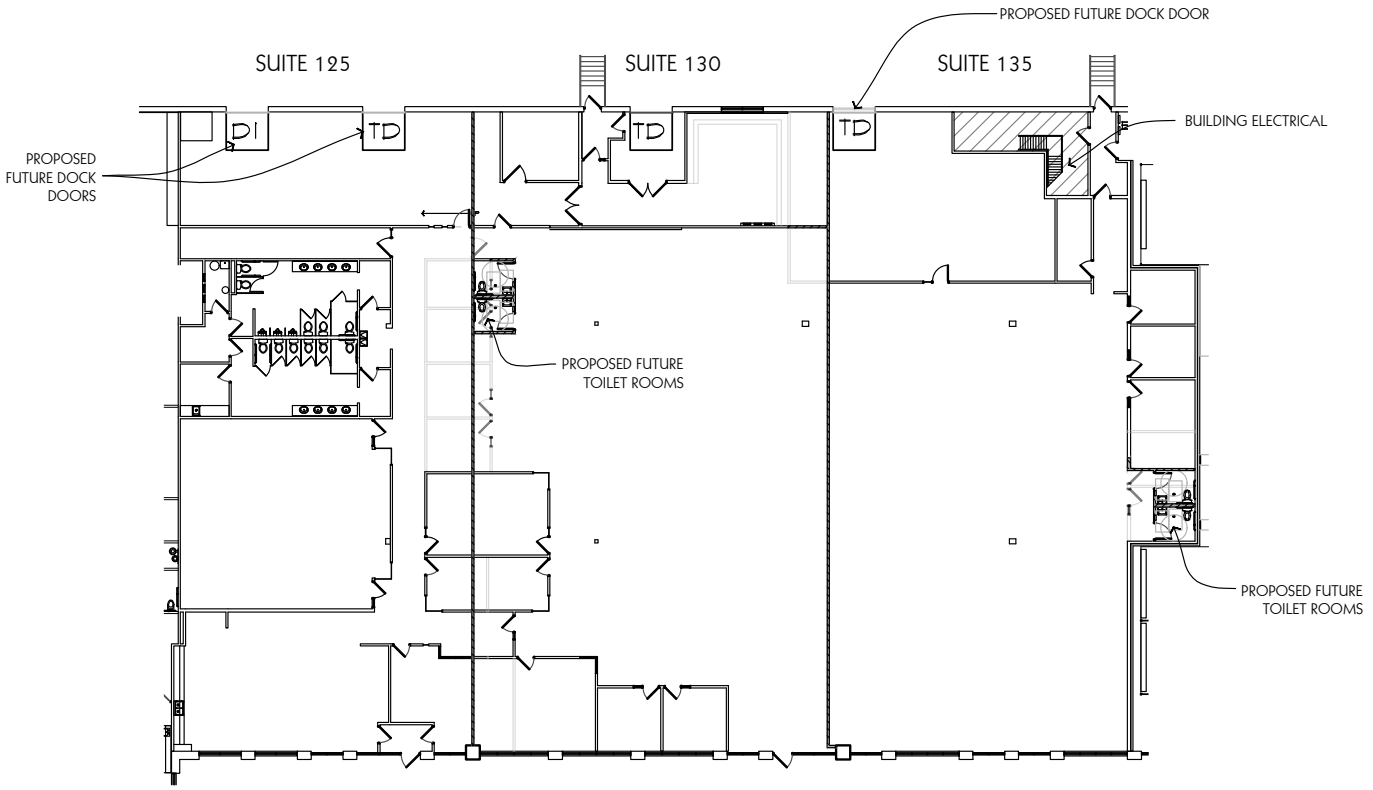
Suite 125-135

- 22,796 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

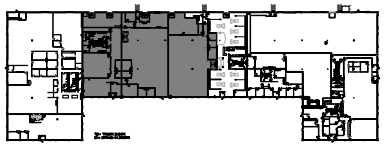
- 10,867 square feet
- Office and flex configuration
- Available now
- Suites may be divided into smaller spaces. Subdivision concepts are currently under evaluation.

Suite 125-135 Plan



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

KEY PLAN

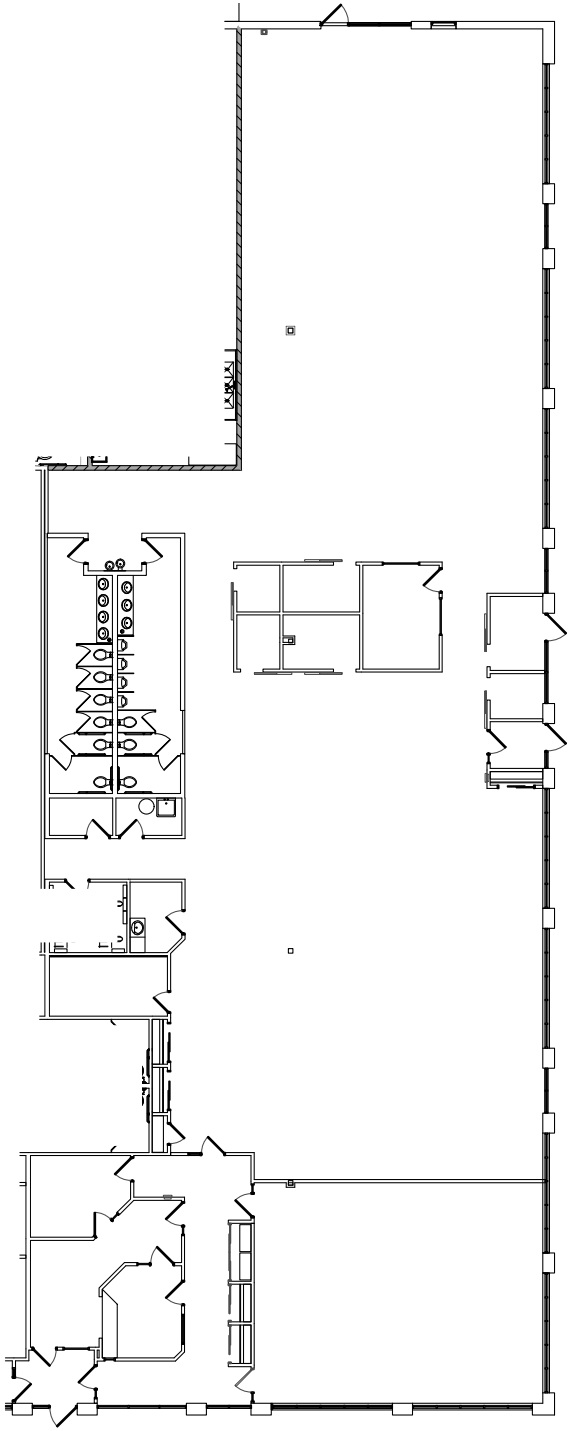


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PREPARED BY WJR, INC. April 30, 2026

NORTH

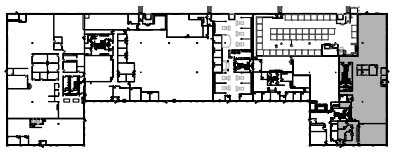
Suite 180 Plan



Suite 180 - 10,867 RSF

07-20-26

KEY PLAN

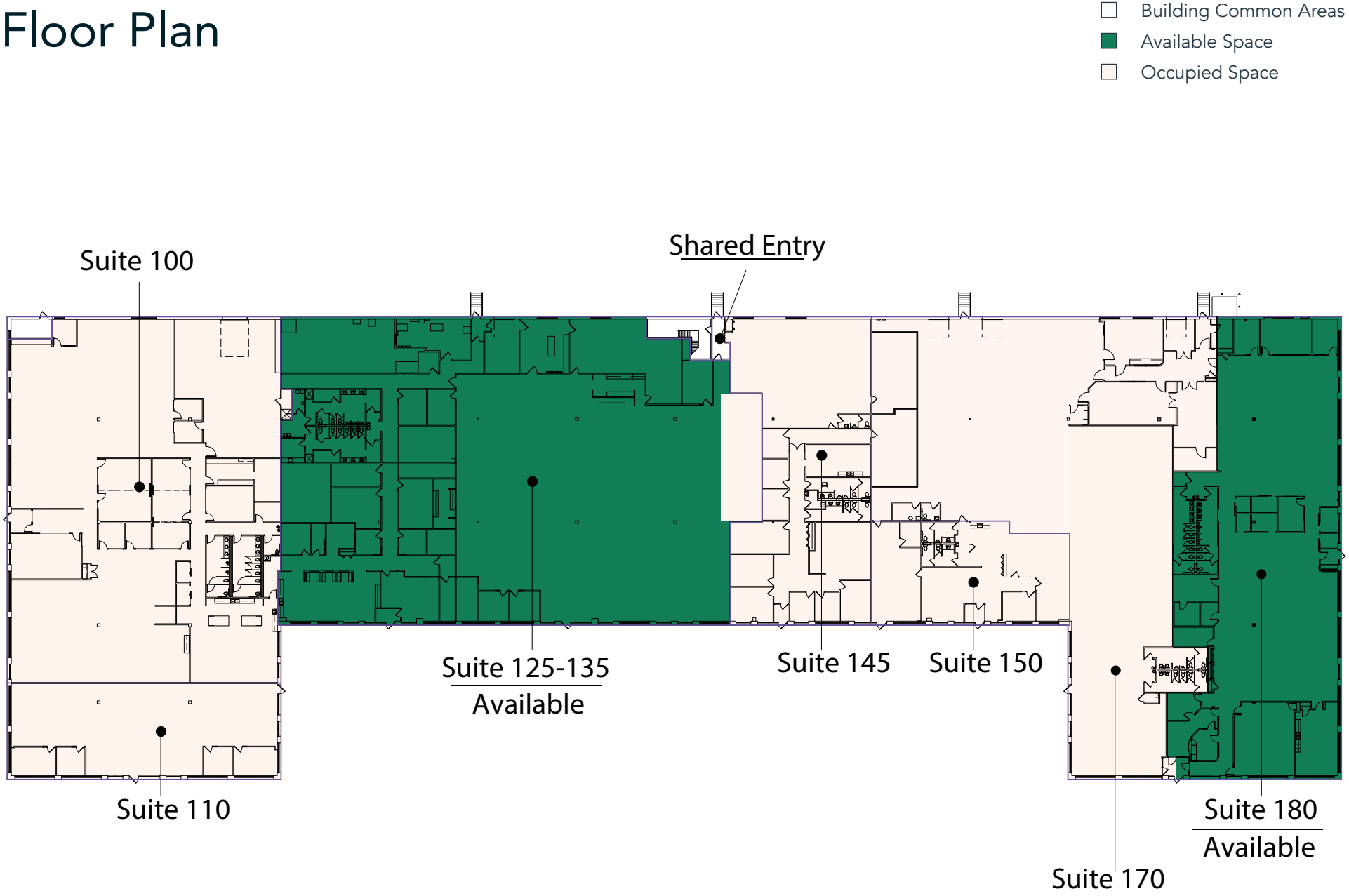


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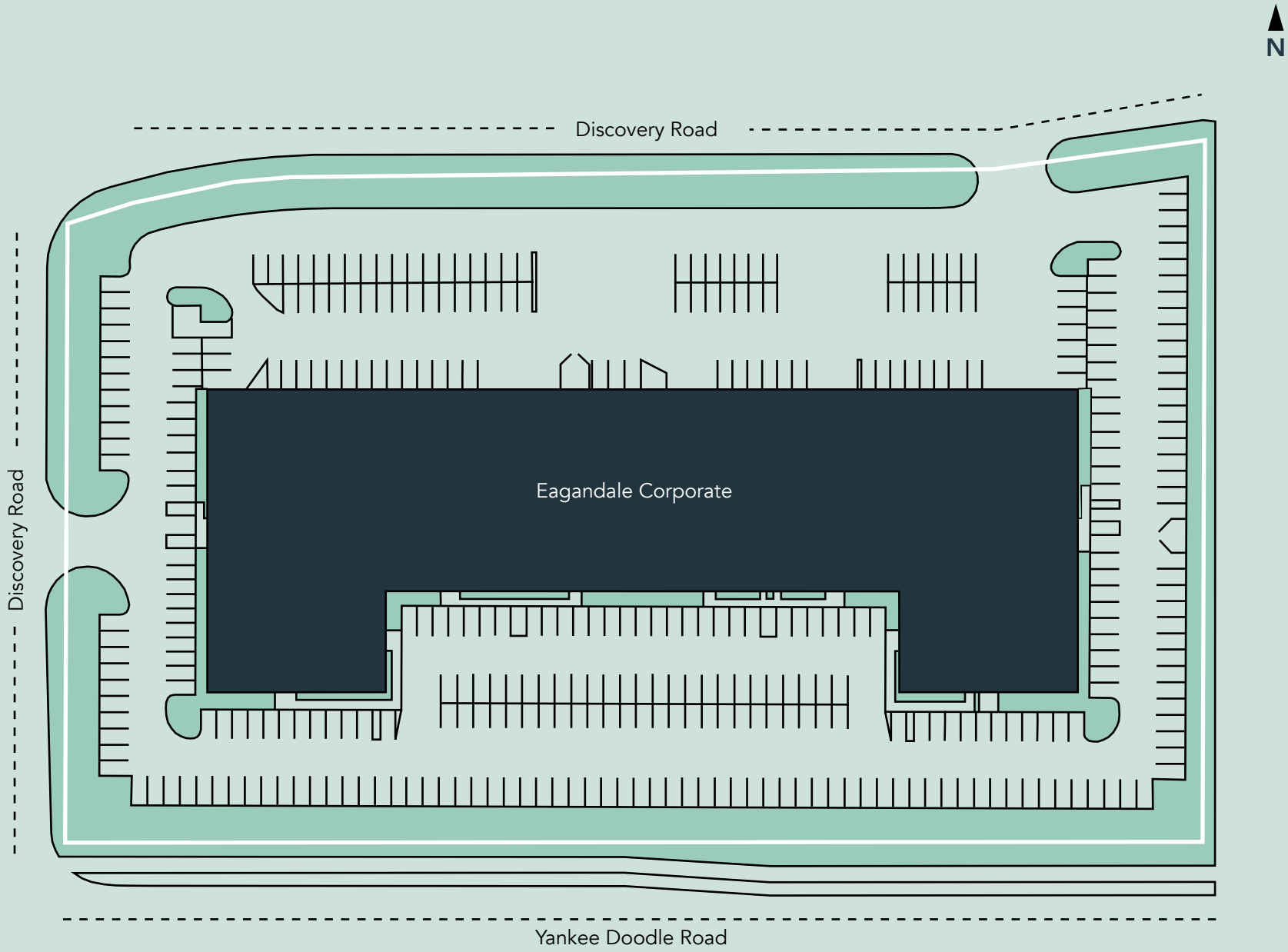
PREPARED BY WJR, INC. JULY 20, 2026

NORTH

Floor Plan

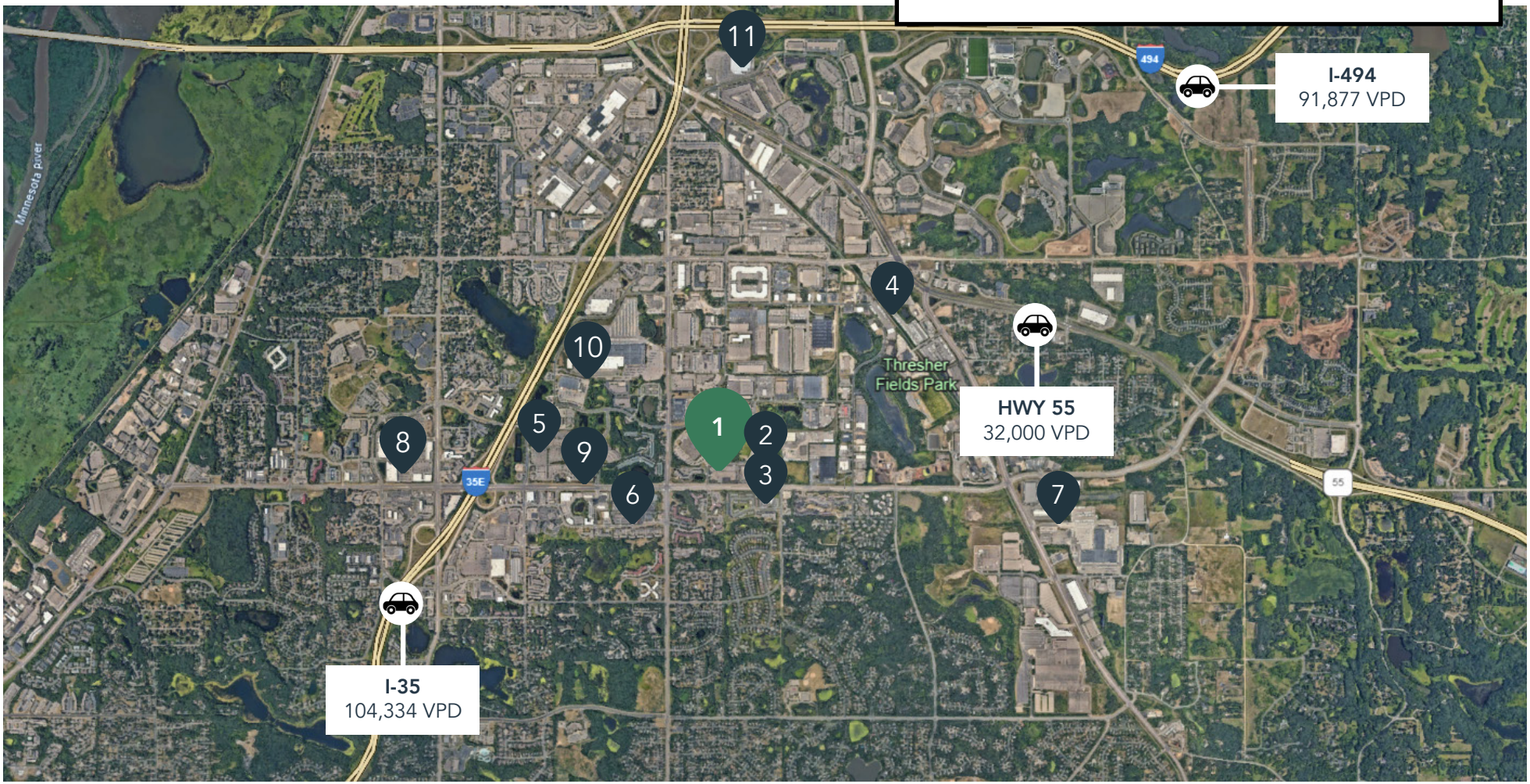

Building Common Areas
Available Space
Occupied Space
Suite 100
Shared Entry
Suite 125-135
Available
Suite 145
Suite 150
Suite 110
Suite 180
Available
Suite 170

Site Plan


N
Discovery Road
Discovery Road
Eagandale Corporate
Yankee Doodle Road

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



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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

Eagandale Crossing

1020 Discovery Road
Eagan, MN 55121



PROPERTY MANAGER
LEASING AGENT

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WELLINGTON
MANAGEMENT

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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