

## OFFICE FOR LEASE

# EAGAN OFFICE PARK

3435 Washington Drive W, Eagan, MN 55122



**AVAILABLE SF:** 460 - 488 SF

**LEASE RATE:** \$19.75/SF

**BUILDING SIZE:** 8,010 SF

**BUILDING CLASS:** B

**YEAR BUILT:** 1979

**RENOVATED:** 2017

### PROPERTY OVERVIEW

Office Space for Lease

### PROPERTY FEATURES

- Completely remodeled common area and restrooms
- Building standard window treatments
- LED Lighting
- HVAC and electrical updated
- Video security system with after hours access
- Gross lease allows for easy budgeting
- Janitorial service is included

**KW COMMERCIAL**  
215 Walker Avenue S.  
Wayzata, MN 55391

**JEFFREY MEEHAN**  
Commercial Real Estate Broker  
0: 612.991.6360  
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

**OFFICE FOR LEASE**

# EAGAN OFFICE PARK

3435 Washington Drive W, Eagan, MN 55122



**KW COMMERCIAL**  
215 Walker Avenue S.  
Wayzata, MN 55391

**JEFFREY MEEHAN**  
Commercial Real Estate Broker  
0: 612.991.6360  
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

## OFFICE FOR LEASE

# EAGAN OFFICE PARK

3435 Washington Drive W, Eagan, MN 55122



**Lease Rate:** \$19.75 - 22.18 SF/YR (GROSS)

**Total Space** 460 - 488 SF

**Lease Type:** Gross

**Lease Term:**

SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 201	\$19.75 SF/YR	Gross	460 SF	Available July 1, 2019
Suite 207	\$902 PER MONTH	Gross	488 SF	VACANT Sublease- March 2020

**KW COMMERCIAL**  
215 Walker Avenue S.  
Wayzata, MN 55391

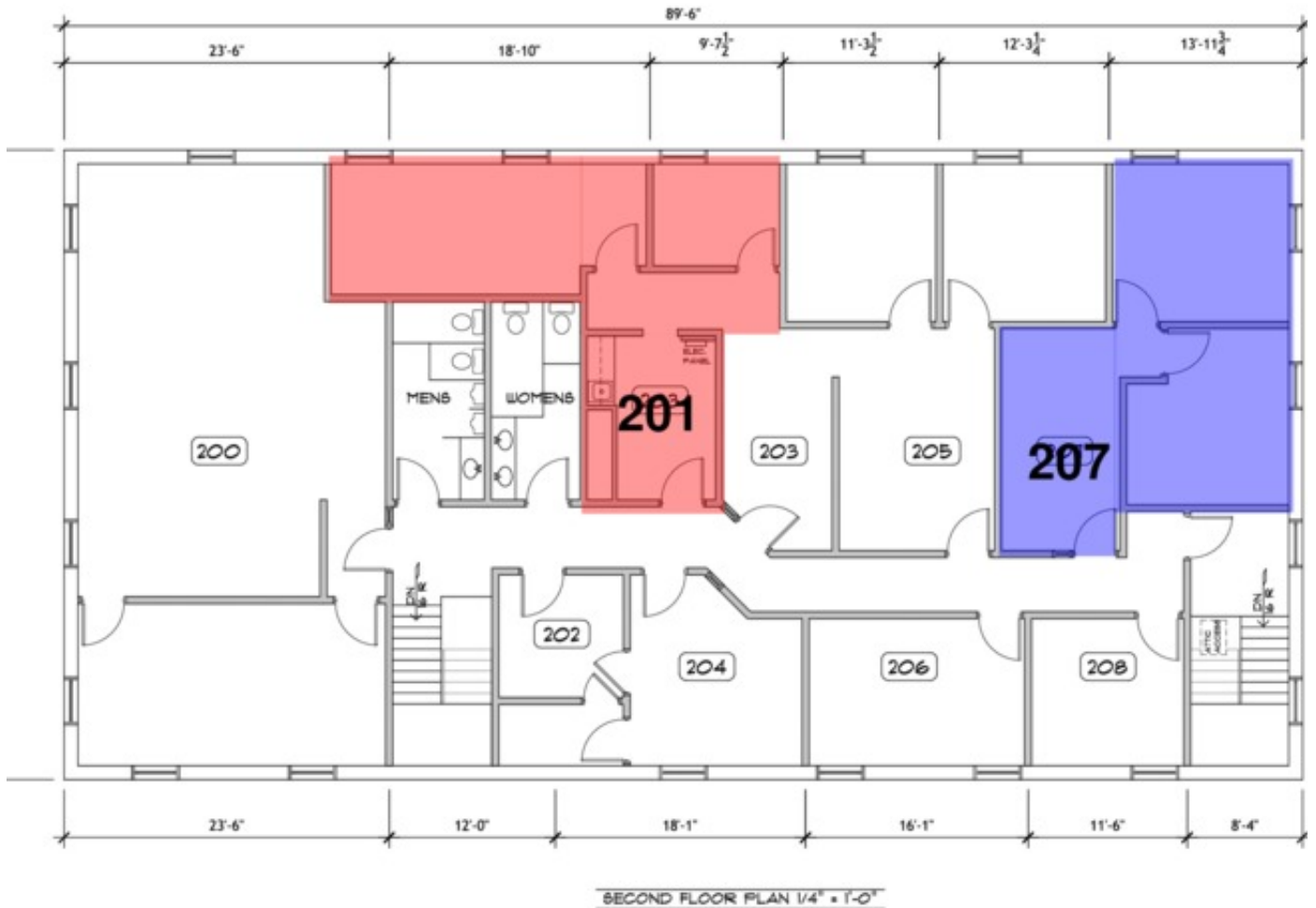
**JEFFREY MEEHAN**  
Commercial Real Estate Broker  
O: 612.991.6360  
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# EAGAN OFFICE PARK

3435 Washington Drive W, Eagan, MN 55122



**KW COMMERCIAL**  
215 Walker Avenue S.  
Wayzata, MN 55391

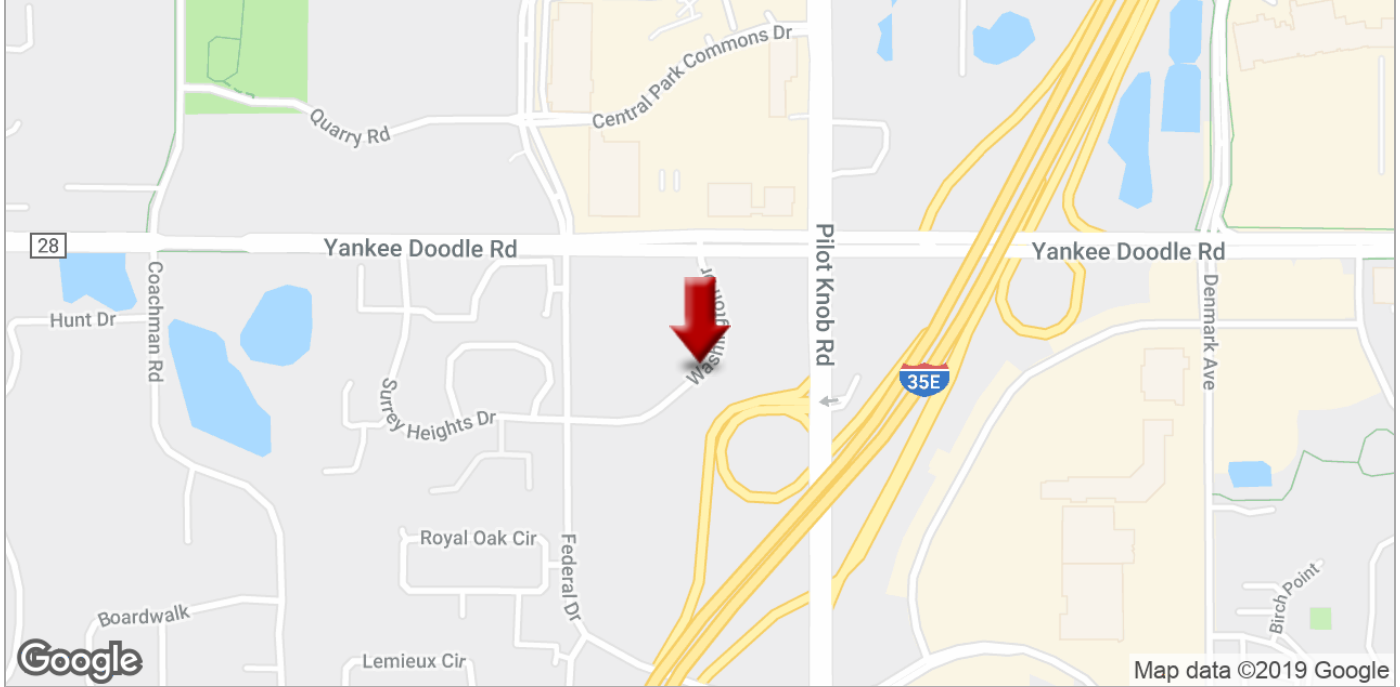
**JEFFREY MEEHAN**  
Commercial Real Estate Broker  
0: 612.991.6360  
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# EAGAN OFFICE PARK

3435 Washington Drive W, Eagan, MN 55122



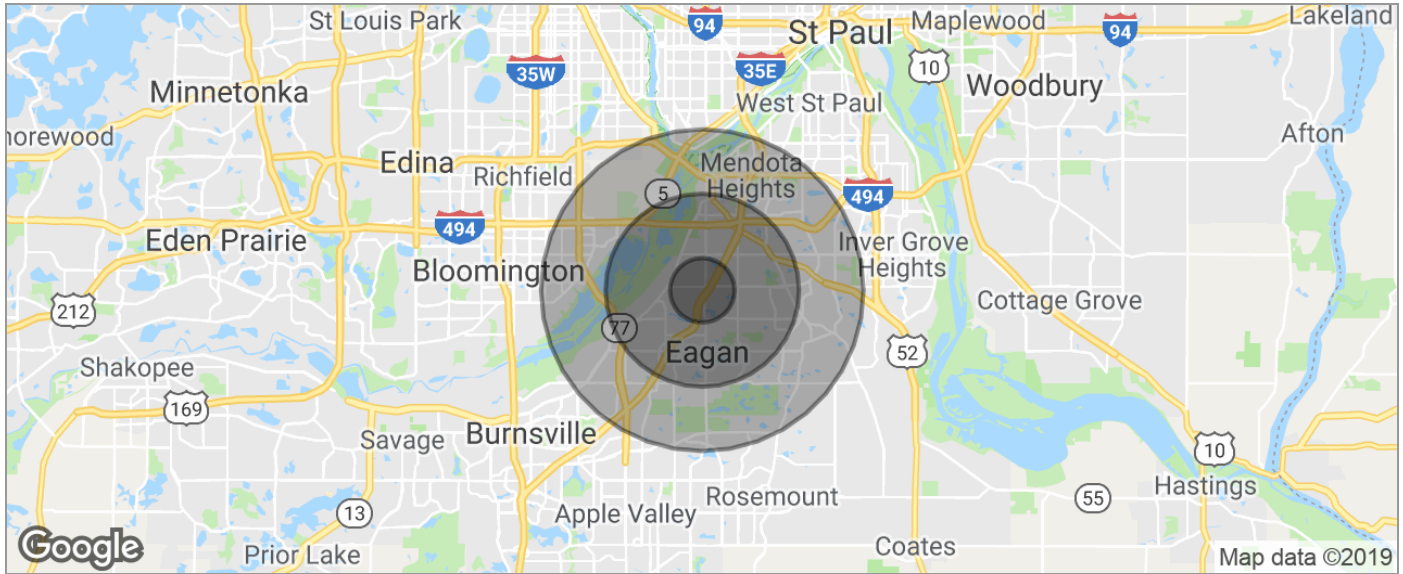
**KW COMMERCIAL**  
215 Walker Avenue S.  
Wayzata, MN 55391

**JEFFREY MEEHAN**  
Commercial Real Estate Broker  
0: 612.991.6360  
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

# EAGAN OFFICE PARK

3435 Washington Drive W, Eagan, MN 55122



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	5,611	47,239	117,644
MEDIAN AGE	34.2	35.9	36.8
MEDIAN AGE (MALE)	33.7	35.2	35.8
MEDIAN AGE (FEMALE)	34.6	36.5	37.6
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,411	19,832	48,049
# OF PERSONS PER HH	2.3	2.4	2.4
AVERAGE HH INCOME	\$86,186	\$91,799	\$94,564
AVERAGE HOUSE VALUE	\$319,496	\$300,748	\$316,223
<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% WHITE	82.2%	81.4%	81.2%
% BLACK	3.8%	5.4%	7.6%
% ASIAN	8.0%	7.8%	6.4%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.3%	0.4%
% OTHER	2.5%	2.1%	1.7%
<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	6.2%	4.5%	4.8%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
215 Walker Avenue S.  
Wayzata, MN 55391

**JEFFREY MEEHAN**  
Commercial Real Estate Broker  
0: 612.991.6360  
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)