



EAGAN CENTRAL

83,673 SF Office Space



FOR LEASE

1515 Central Parkway
Eagan, MN 55121



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PROPERTY OVERVIEW

Eagan Central is a locally owned and managed multi-tenant office building. The building boasts unique access to many area amenities including:

- Restaurants
- Groceries
- Shopping
- Health Club
- Biking/Walking Trails
- Community Park

PROPERTY FEATURES

Our newly renovated multi-tenant office building includes new fresh and contemporary common areas with conference rooms, ideal for formal meetings and informal gathering. The building is situated in the heart of Eagan, just steps away from 20 restaurants, Hy-Vee, Aldi and Hobby Lobby. Our prime location across from the Eagan Community Center offers ample opportunities to stay active with walking trails and a state-of-the-art fitness center. With easy access to major highways and just minutes from the airport and downtowns, Eagan Central is the ideal location to help your business thrive.

- Office/Medical/Lab Space
- Bike Room/Shower
- Across the street from the Eagan Community Center and Central Park Commons
- Less than 10 minutes to the Mpls-St. Paul International Airport

Building Type:	Class A Office
Total Available:	43,198 RSF
2nd Floor:	1,244 RSF - 14,490 RSF
3rd Floor:	28,708 RSF
Lease Rate:	\$18.00 NNN
Tax & CAM:	\$11.03 psf/yr
Floors:	3
Year Built:	2003
County:	Dakota
Parking:	6:1,000

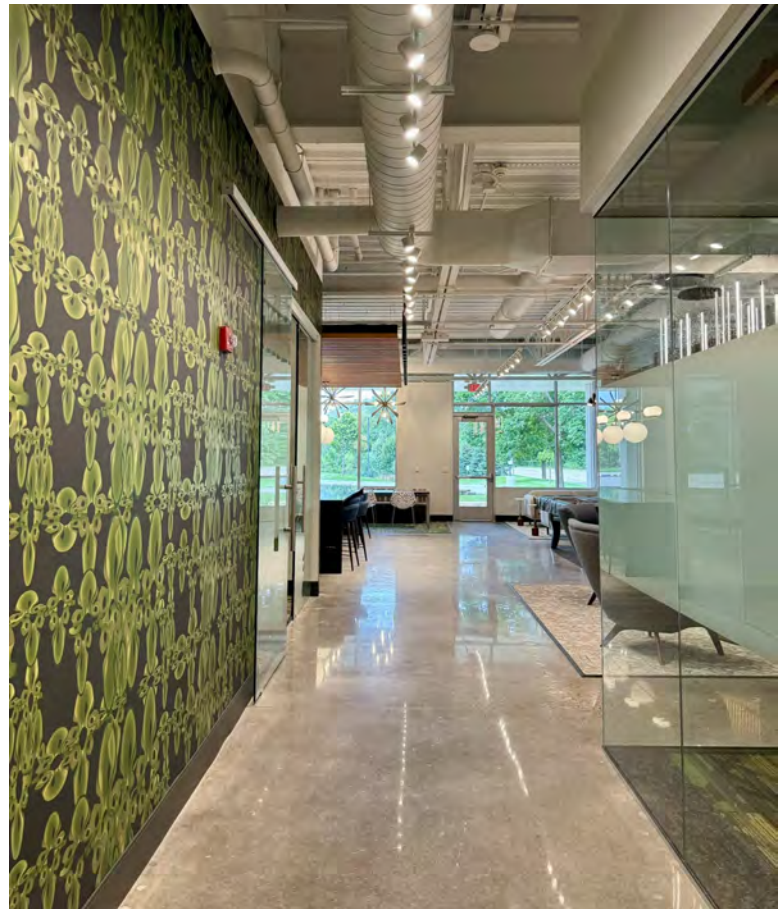


IAG COMMERCIAL
REAL ESTATE











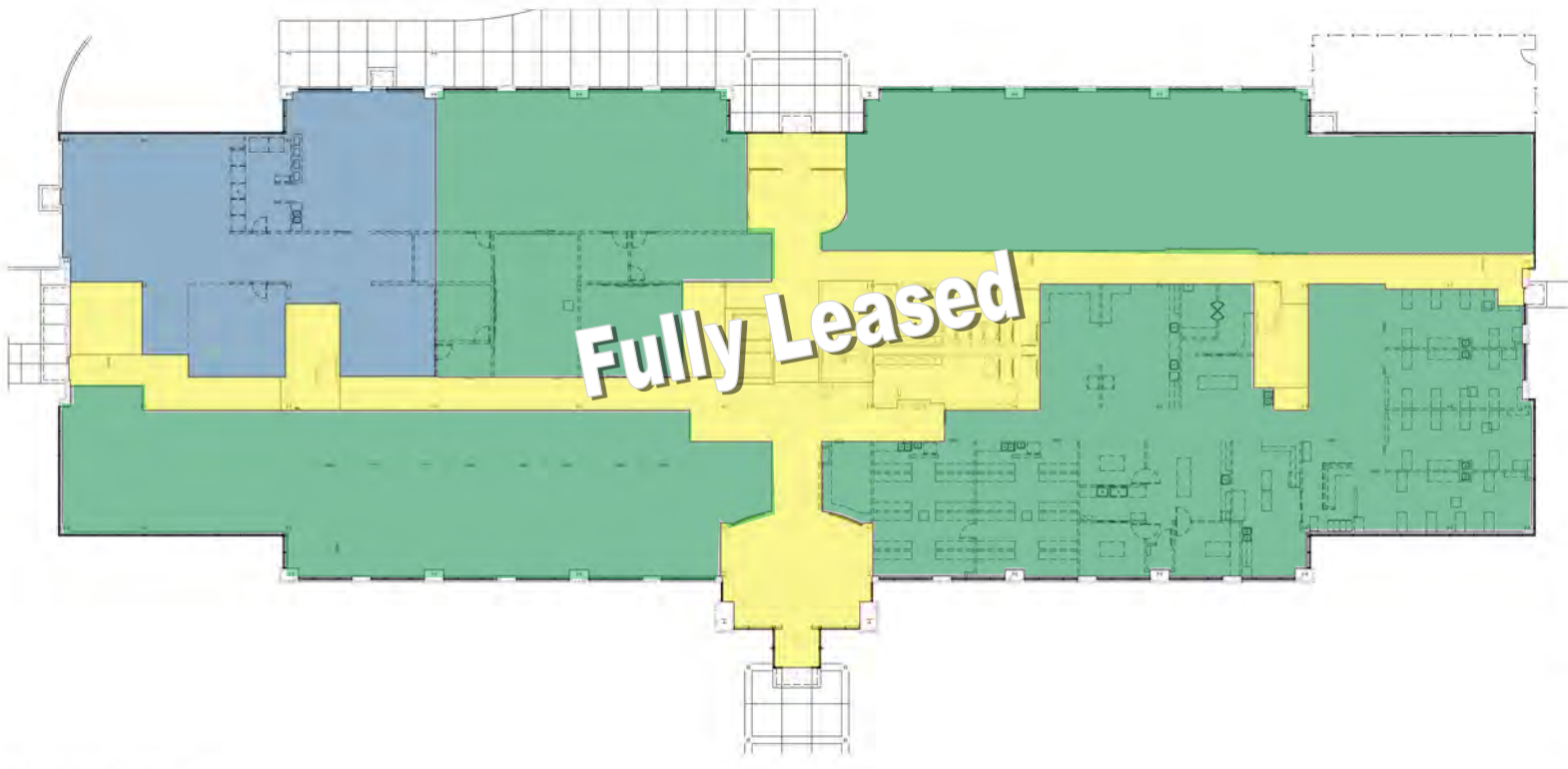
60-PERSON TRAINING ROOM AVAILABLE FOR TENANTS' USE



First Floor

Square Feet	Location	Color Key
6,324 SF	Corridors & Common Areas	
3,612 SF	Commons & Amenity Space	
0 RSF	Available Tenant Space	
21,932 RSF	Leased Space	

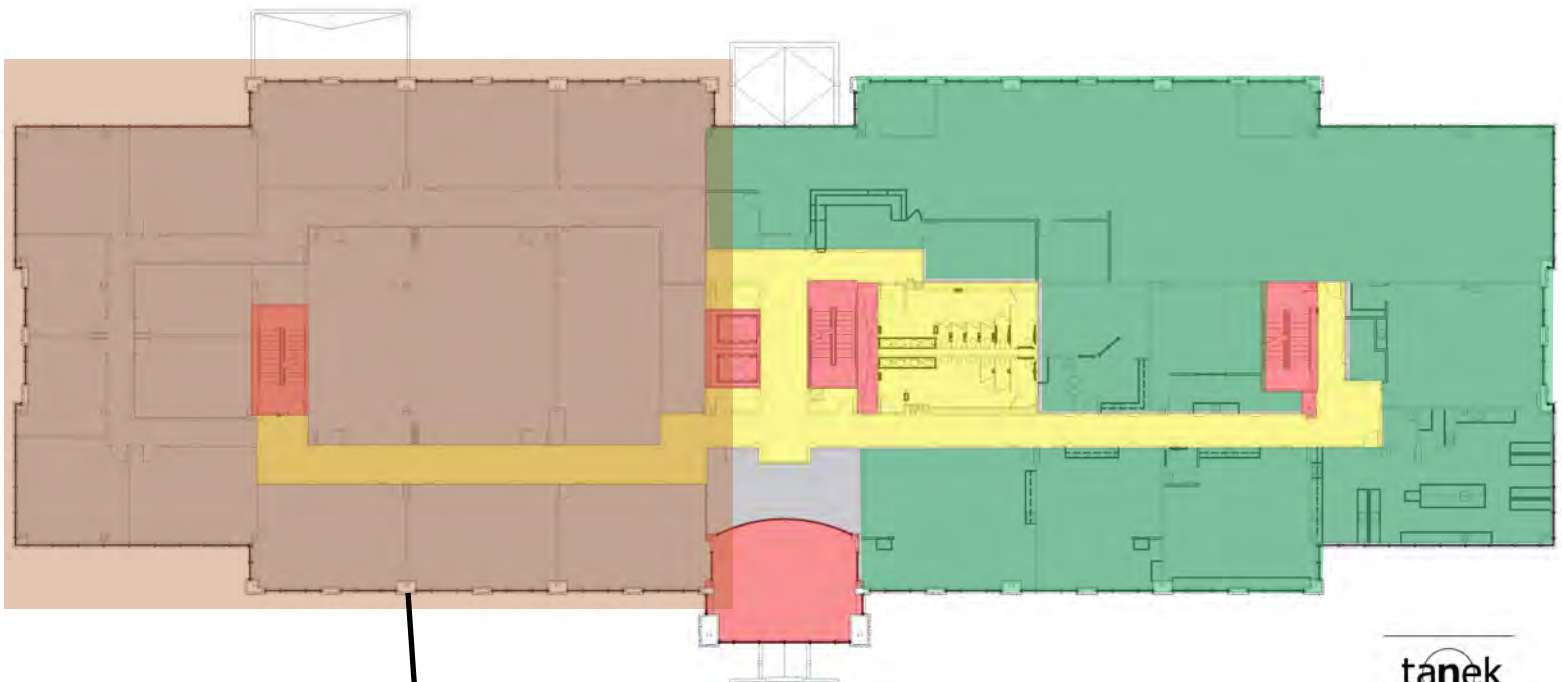
*SF/RSF numbers are approximate



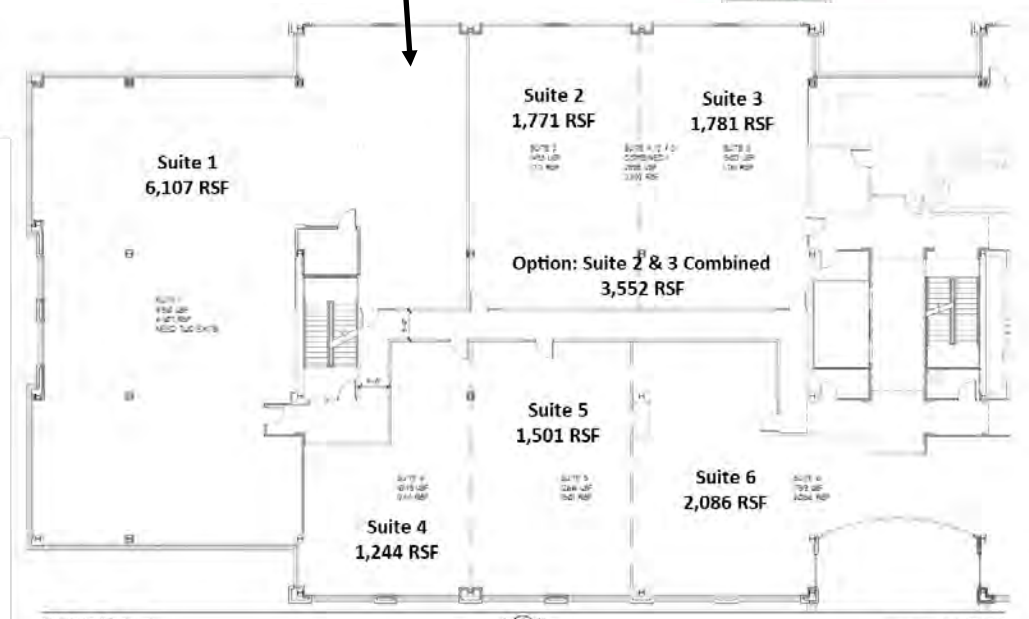
Second Floor

Square Feet	Location	Color Key
3,362 SF	Corridors & Common Areas	
1,668 SF	Vertical Penetrations	
14,490 RSF	Available Tenant Space	
13,423 SF	Leased Space	

*SF/RSF numbers are approximate



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Total Available: 14,490 RSF

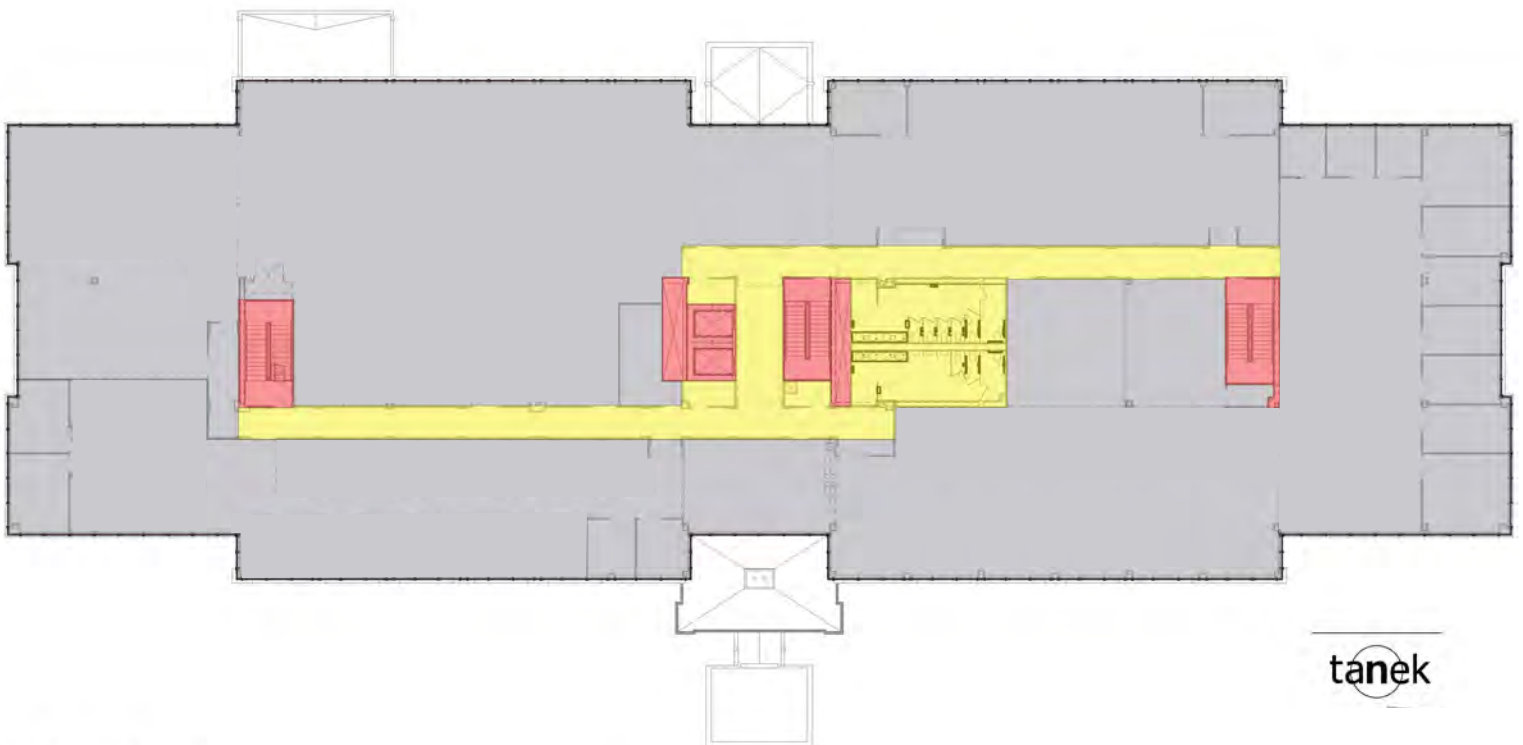
Suites can be combined in numerous ways.



Third Floor

Square Feet	Location	Color Key
2,947 SF	Corridors & Common Areas	
1,077 SF	Vertical Penetrations	
28,708 RSF	Available Tenant Space	

*SF/RSF numbers are approximate



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REAL ESTATE

Area Retailers, Restaurants, Businesses, Etc.

Restaurants

- Piada Italian Street Food
- Rusty Taco
- Punch Pizza
- Hy-Vee Market Grille
- Wahlburgers
- Café Zupas
- Naf Naf Grill
- Starbucks
- Hawaii Poke Bowl
- Culver's
- QDOBA
- Chick-fil-A
- Raising Cane's Chicken Fingers
- Olive Garden
- Dunkin' Donuts
- Taco John's
- Chipotle
- Buffalo Wild Wings
- El Loro
- Perkins
- KFC
- Ichiddo Ramel
- Noodles & Company
- Yankee Tavern
- Carbone's Pizza
- Wendy's
- Puffy Cream Donuts
- Chili's
- Lone Oak Bar and Grill
- Houlihan's
- Junior's Café & Grill
- Granite City Food & Brewery
- Mad Cow
- Applebee's Grill & Bar
- Kyndred Hearth
- Hovie's
- ZZQ Smokehouse

Daycare Centers

- The Goddard School
- Especially for Children - Eagan
- Intergenerational Learning Center
- Eagan Montessori Academy & Child Care North
- New Horizon Academy
- Little Shepherd's Academy Daycare
- Ronna's Daycare
- Zamzam WeeCare
- All Seasons Preschool of Eagan
- The Gardner School of Eagan
- Eagan Krestwood KinderCare
- Eagan North KinderCare
- YMCA Early Childhood Center
- Growing Sprouts Childcare
- ABC Playschool WeeCare
- Rolling Hills Childcare

Health Clubs

- Eagan Community Center
- Orangetheory Fitness
- Planet Fitness
- Eagan YMCA
- Anytime Fitness

Grocery

- Hy-Vee
- Aldi
- Cub Foods
- Walmart
- Lunds & Byerlys
- Habeshawi Ethiopian Market
- Desi Foods - Indian Grocery

Retailers

- Walmart
- Marshall's & HomeGoods
- Hobby Lobby
- Sierra
- Kohl's
- T.J. Maxx
- Home Depot
- Petco
- Barnes & Noble
- Ulta Beauty
- DSW Shoe Warehouse
- PetSmart
- Party City

Eagan was ranked
#11 in Fortune 50
*Best Places to Live
for Families for
2023!*

[50 Best Places to Live for Families | Fortune Well](#)



Eagan Central Park



Eagan Community Center Amenities

Fitness Center

- Cardio Machines
- Strength Training
- Squat Racks
- Certified Personal Trainers
- Group Fitness Classes
- Walking Track
- Basketball
- Pickleball
- Volleyball

Individual Memberships*

\$45 per month

\$490 annually

*Discounts available for Eagan Residents, Seniors, Corporations and Families



**3-Month Pre-Paid Memberships
Exclusive to Eagan Central Tenants
\$90 per person**

Gymnasium

- ◇ Open Gym access \$10 per visit
- ◇ Free for Fitness Center members
- ◇ Discount punch cards available

Blast Playground

- ◇ Playground for Kids
- ◇ 23 months & younger - FREE
- ◇ 2 - 10 yrs - \$8 per visit

Event Space

- ◇ Variety of meeting rooms available
- ◇ Space for small groups to over 250 attendees
- ◇ Rates starting at \$25 for small spaces and \$195 for banquet space
- ◇ On-site catering and beverage service

More Information available at cityofeagan.com/fitness

