



Accelerating success.



# Eagan Place Professional

1215 Town Centre Drive | Eagan, MN

**Medical / Office Space For Lease**

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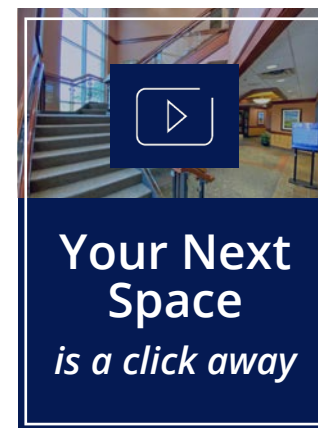


Eagan Place Professional | For Lease

# Property Profile



- On-building signage possible
- Energy efficient, environmentally friendly state-of-the-art building systems
- LEED Silver Certified building design
- Convenient location just off Yankee Doodle Rd and I-35E
- Building conference room
- Surrounded by restaurants and retail
- Parking ratio 6.5 / 1,000
- On Minnesota Physician magazine's Health Care Honor Roll



**Your Next  
Space**  
*is a click away*

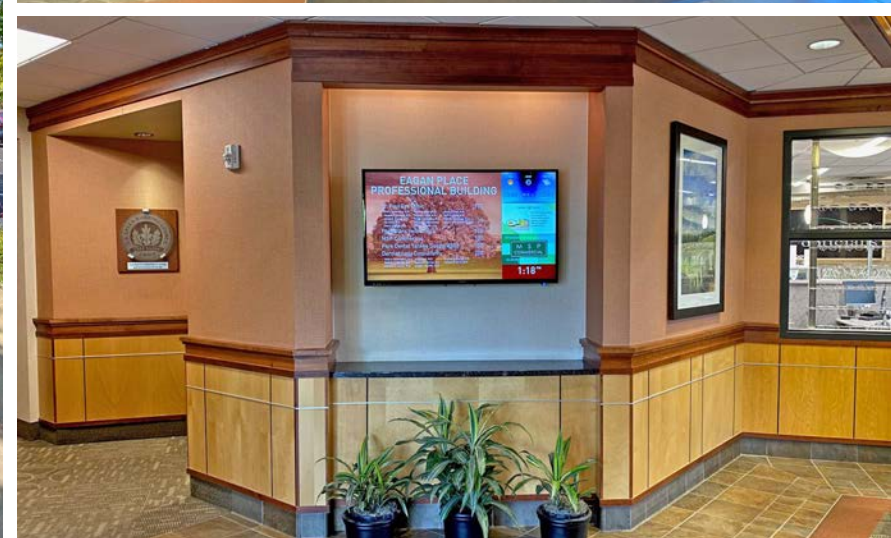
## Building Information

|               |                                         |
|---------------|-----------------------------------------|
| Address       | 1215 Town Centre Drive, Eagan, MN 55123 |
| Building Size | 32,800 SF                               |
| Year Built    | 2008                                    |
| Floors        | Two (2)                                 |
| Parking Ratio | 6.5 / 1,000                             |

## Lease Terms

|                 |                                                                                 |
|-----------------|---------------------------------------------------------------------------------|
| Space Available | Suite 130: 2,862 SF<br>Suite 210: 3,766 SF                                      |
| Date Available  | Immediately                                                                     |
| Net Rental Rate | Negotiable                                                                      |
| 2026 Tax & CAM  | \$10.42 PSF Operating Expenses<br><u>\$ 6.13 PSF Taxes</u><br>\$16.55 PSF Total |



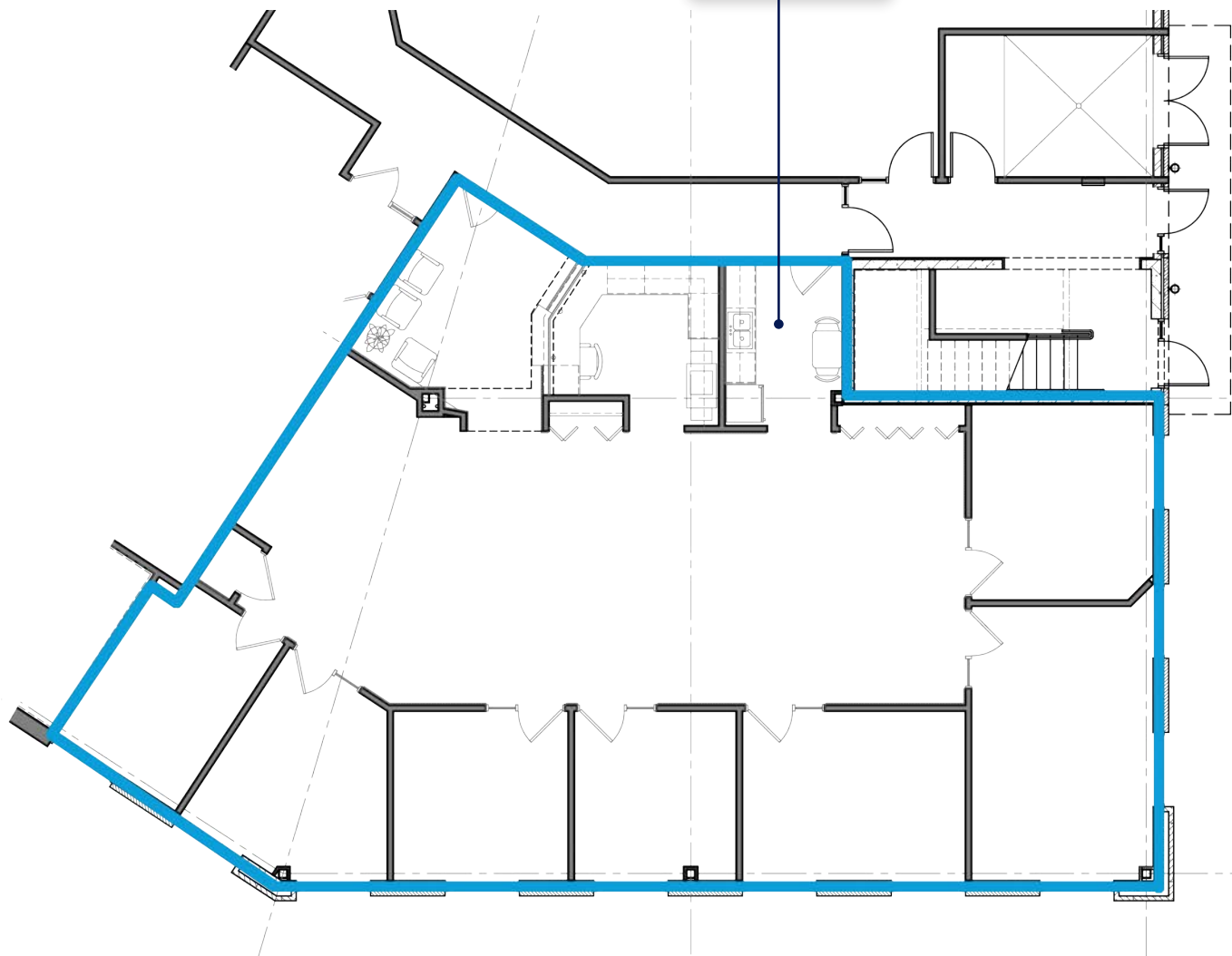




# Floor Plan



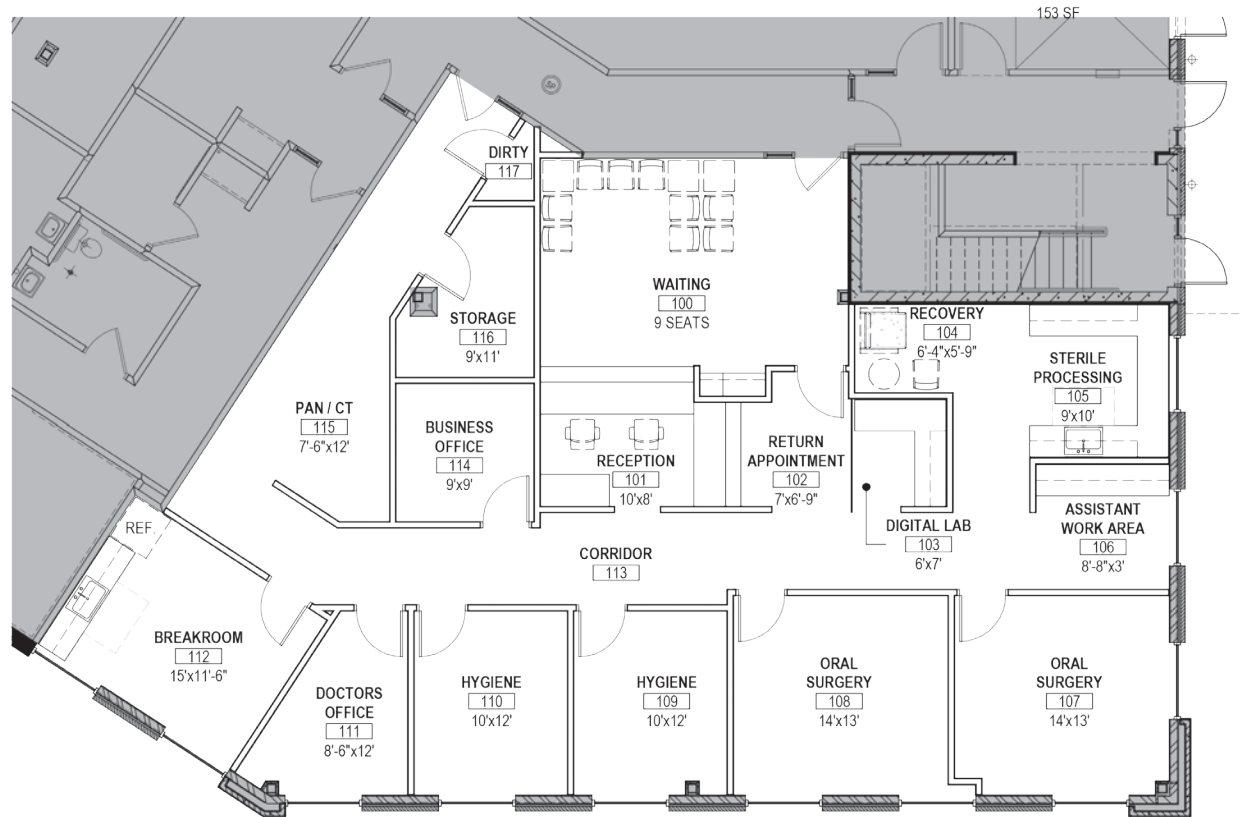
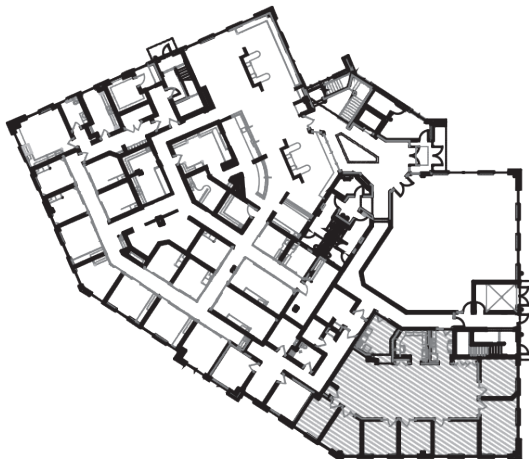
Suite 130  
2,862 SF  
Available



# Floor Plan

## Suite 130 Potential Layout

### 1st Floor Location Key

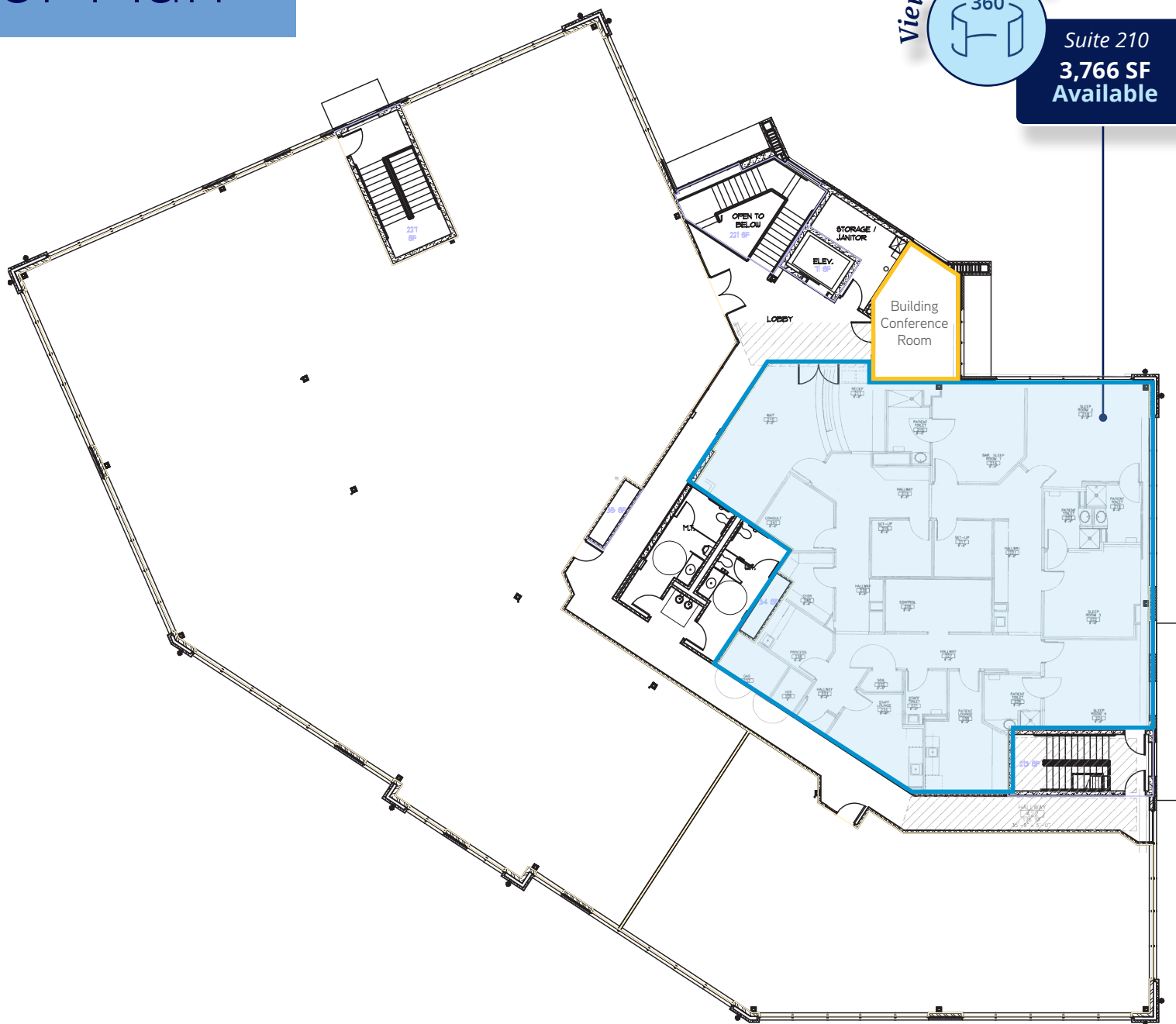


Existing Suite 130





# Floor Plan

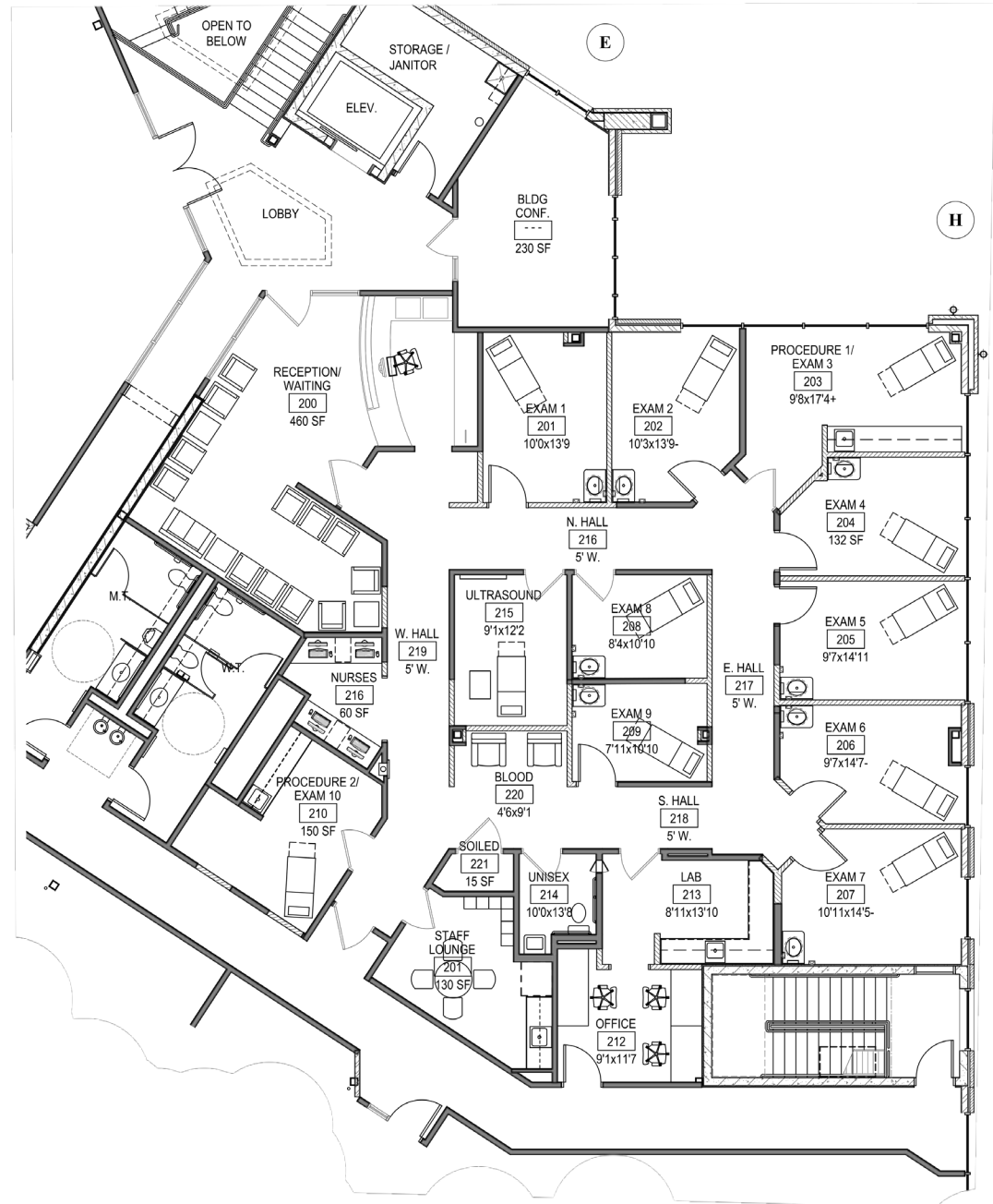
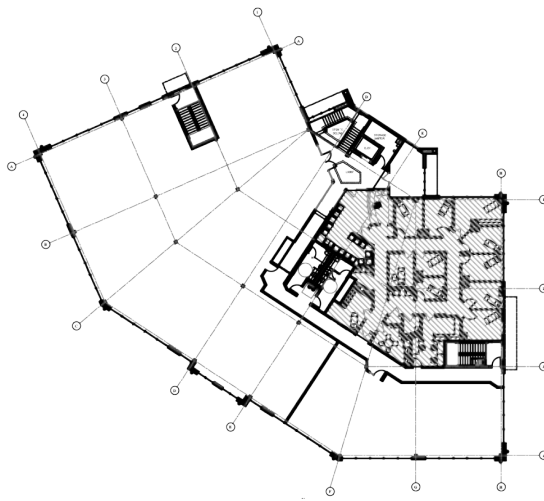


Suite 210  
3,766 SF  
Available

# Floor Plan

## Suite 210 Potential Layout

### 2nd Floor Location Key



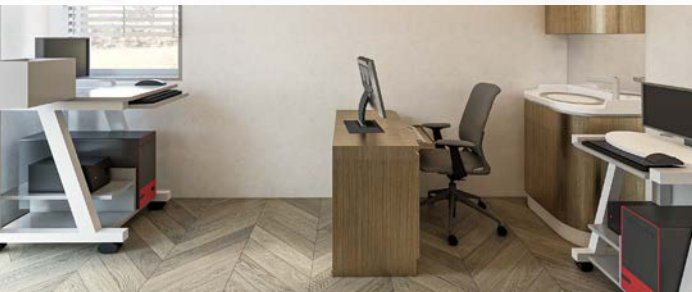


Existing 2nd Floor Suite





# 2nd Floor Concept Rendering





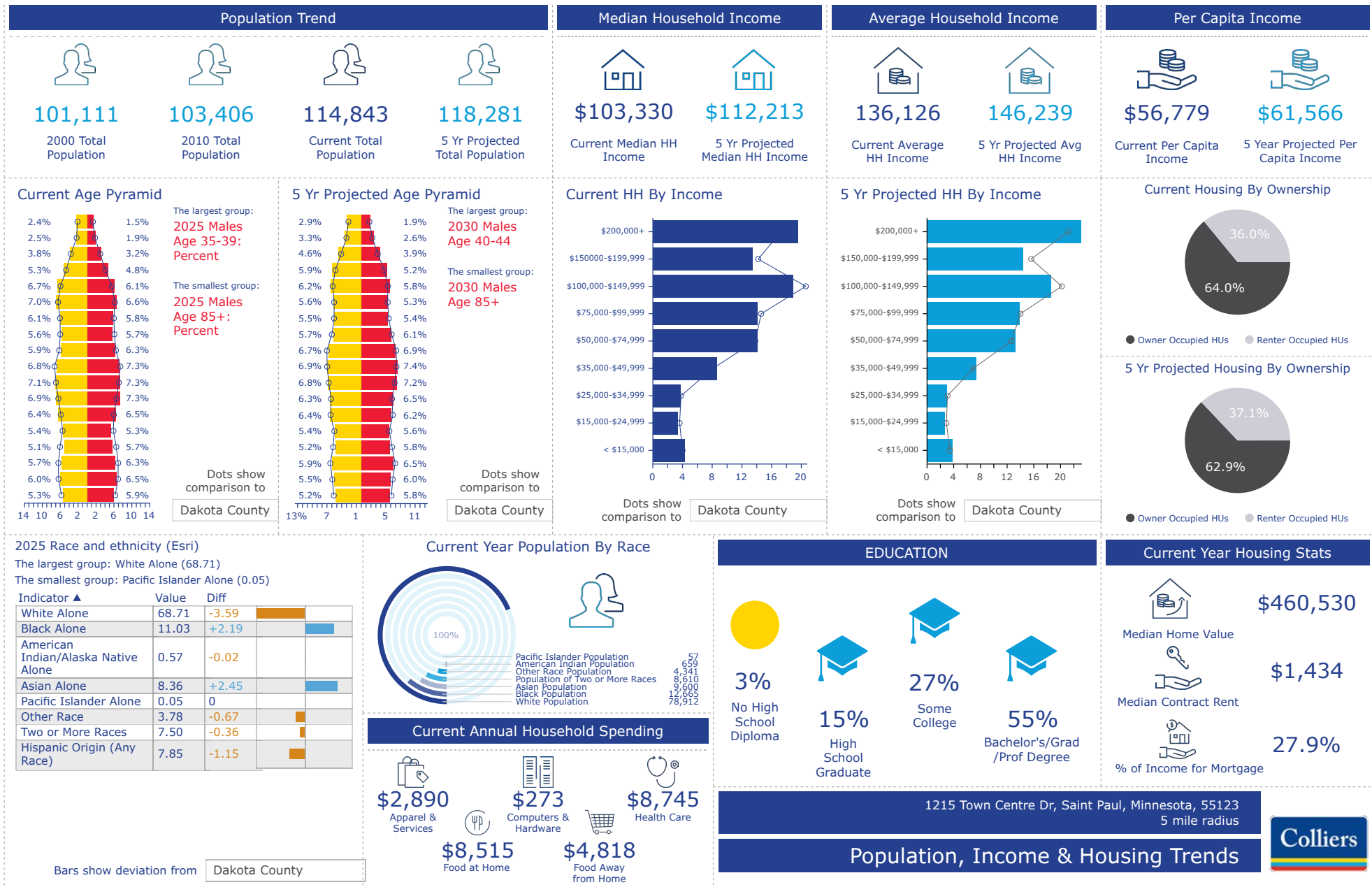
# Market Scenario Planner: Outpatient

| Data and Analytics   Market Scenario Planner - Outpatient |              |              |              |             |              | Annual Volume Estimates Based on 5 YR CAGR |                      |                      |                      |                      |
|-----------------------------------------------------------|--------------|--------------|--------------|-------------|--------------|--------------------------------------------|----------------------|----------------------|----------------------|----------------------|
| Service Line                                              | 2024 Volume  | 2029 Volume  | 2034 Volume  | 5 Yr Growth | 10 Yr Growth | 5 YR Compound Annual Growth Rate (CAGR)    | 2025 Volume Estimate | 2026 Volume Estimate | 2027 Volume Estimate | 2028 Volume Estimate |
| Cardiology                                                | 177,485.31   | 196,923.92   | 217,228.87   | 30.97%      | 22.41%       | 2.18%                                      | 181,157.00           | 189,888.00           | 198,893.00           | 197,879.00           |
| Endocrinology                                             | 3,906.93     | 4,920.28     | 3,473.83     | 23.94%      | 40.11%       | 4.72%                                      | 4,091.00             | 4,284.00             | 4,486.00             | 4,698.00             |
| ENT                                                       | 34,823.00    | 64,032.20    | 68,993.38    | 8.88%       | 17.22%       | 1.72%                                      | 39,329.00            | 62,861.00            | 61,909.00            | 62,971.00            |
| Evaluation and Management                                 | 1,928,317.50 | 2,041,949.47 | 2,091,062.84 | 5.88%       | 8.43%        | 1.15%                                      | 1,950,688.00         | 1,973,113.00         | 1,995,797.00         | 2,018,741.00         |
| Lab                                                       | 798,826.92   | 868,384.86   | 936,378.34   | 8.86%       | 17.22%       | 1.71%                                      | 812,382.00           | 826,411.00           | 840,139.00           | 854,948.00           |
| Miscellaneous Services                                    | 374,492.64   | 410,985.09   | 444,441.59   | 9.74%       | 18.68%       | 1.88%                                      | 381,522.00           | 388,683.00           | 395,979.00           | 403,412.00           |
| Nephrology                                                | 9,718.89     | 10,067.89    | 10,314.01    | 1.77%       | 10.40%       | 1.13%                                      | 9,626.00             | 9,794.00             | 9,944.00             | 9,903.00             |
| Neurology                                                 | 30,564.52    | 32,188.62    | 33,659.03    | 5.31%       | 10.12%       | 1.04%                                      | 30,882.00            | 31,204.00            | 31,528.00            | 31,857.00            |
| Neurosurgery                                              | 1,632.58     | 1,701.69     | 1,801.63     | 4.23%       | 13.40%       | 0.83%                                      | 1,646.00             | 1,678.00             | 1,673.00             | 1,687.00             |
| Oncology                                                  | 27,130.04    | 29,023.30    | 31,013.00    | 6.98%       | 14.31%       | 1.36%                                      | 27,498.00            | 27,872.00            | 28,250.00            | 28,634.00            |
| Ophthalmology                                             | 161,521.78   | 176,987.70   | 190,131.34   | 9.30%       | 17.42%       | 1.88%                                      | 164,533.00           | 167,793.00           | 170,807.00           | 173,871.00           |
| Orthopedics                                               | 54,308.52    | 58,771.00    | 64,523.24    | 8.22%       | 18.81%       | 1.59%                                      | 55,173.00            | 56,031.00            | 56,943.00            | 57,850.00            |
| Pain Management                                           | 28,632.81    | 22,428.89    | 23,982.86    | 8.71%       | 13.85%       | 1.62%                                      | 28,575.00            | 23,332.00            | 21,681.00            | 22,096.00            |
| Physical Therapy/Rehabilitation                           | 464,686.95   | 538,230.16   | 608,619.09   | 15.83%      | 30.97%       | 2.98%                                      | 478,544.00           | 492,814.00           | 507,510.00           | 522,644.00           |
| Pediatrics                                                | 29,819.62    | 32,289.50    | 35,813.76    | 8.28%       | 17.42%       | 1.68%                                      | 30,257.00            | 34,784.00            | 31,277.00            | 31,779.00            |
| Psychiatry                                                | 244,644.71   | 287,735.34   | 306,271.23   | 17.61%      | 23.19%       | 3.30%                                      | 252,712.00           | 261,047.00           | 269,656.00           | 278,549.00           |
| Radiology                                                 | 318,623.97   | 334,471.91   | 381,344.21   | 4.88%       | 9.97%        | 0.96%                                      | 333,684.00           | 334,814.00           | 343,934.00           | 348,203.00           |
| Spine                                                     | 3,638.22     | 4,141.27     | 4,438.89     | 13.83%      | 22.01%       | 2.62%                                      | 3,733.00             | 3,831.00             | 3,932.00             | 4,035.00             |
| Urology                                                   | 13,392.00    | 14,230.52    | 14,533.71    | 3.48%       | 10.62%       | 1.06%                                      | 13,644.00            | 13,788.00            | 13,934.00            | 14,083.00            |
| Vascular                                                  | 30,284.45    | 33,489.23    | 36,602.89    | 10.58%      | 20.86%       | 2.03%                                      | 30,899.00            | 31,527.00            | 32,168.00            | 32,822.00            |

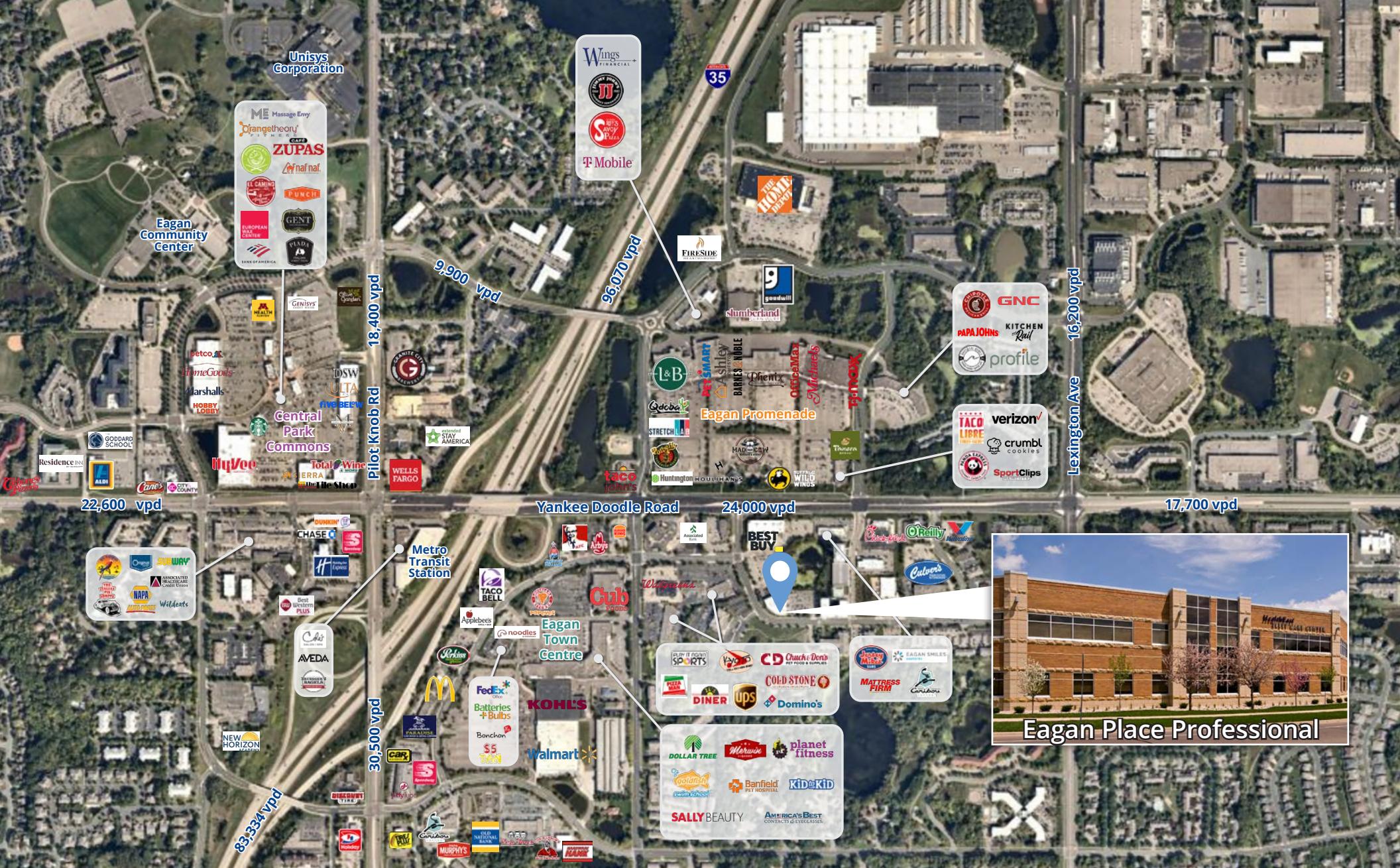
10 mile radius.

**Source:** The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).

# Population, Income & Housing Trend







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