



Accelerating success.



Eagan Place Professional

1215 Town Centre Drive | Eagan, MN

Medical / Office Space For Lease

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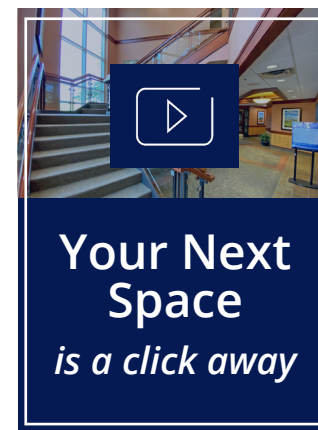
M S P
COMMERCIAL

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

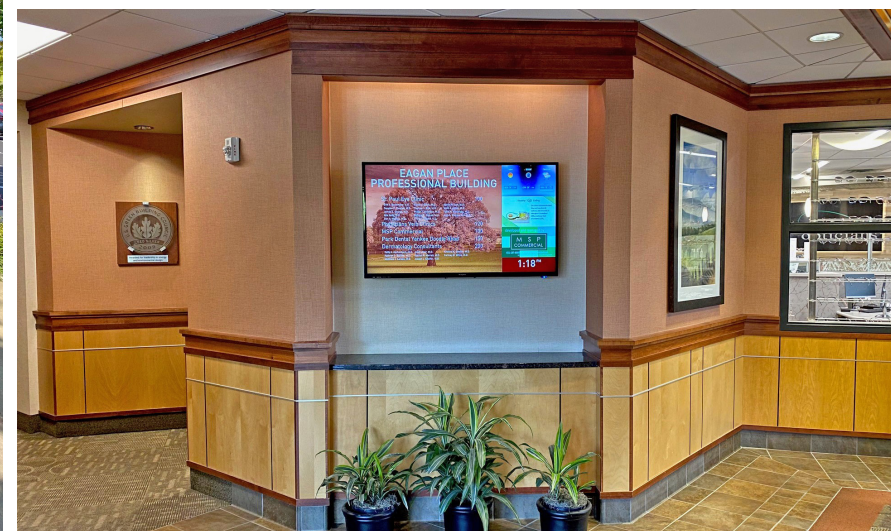


Building Information

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

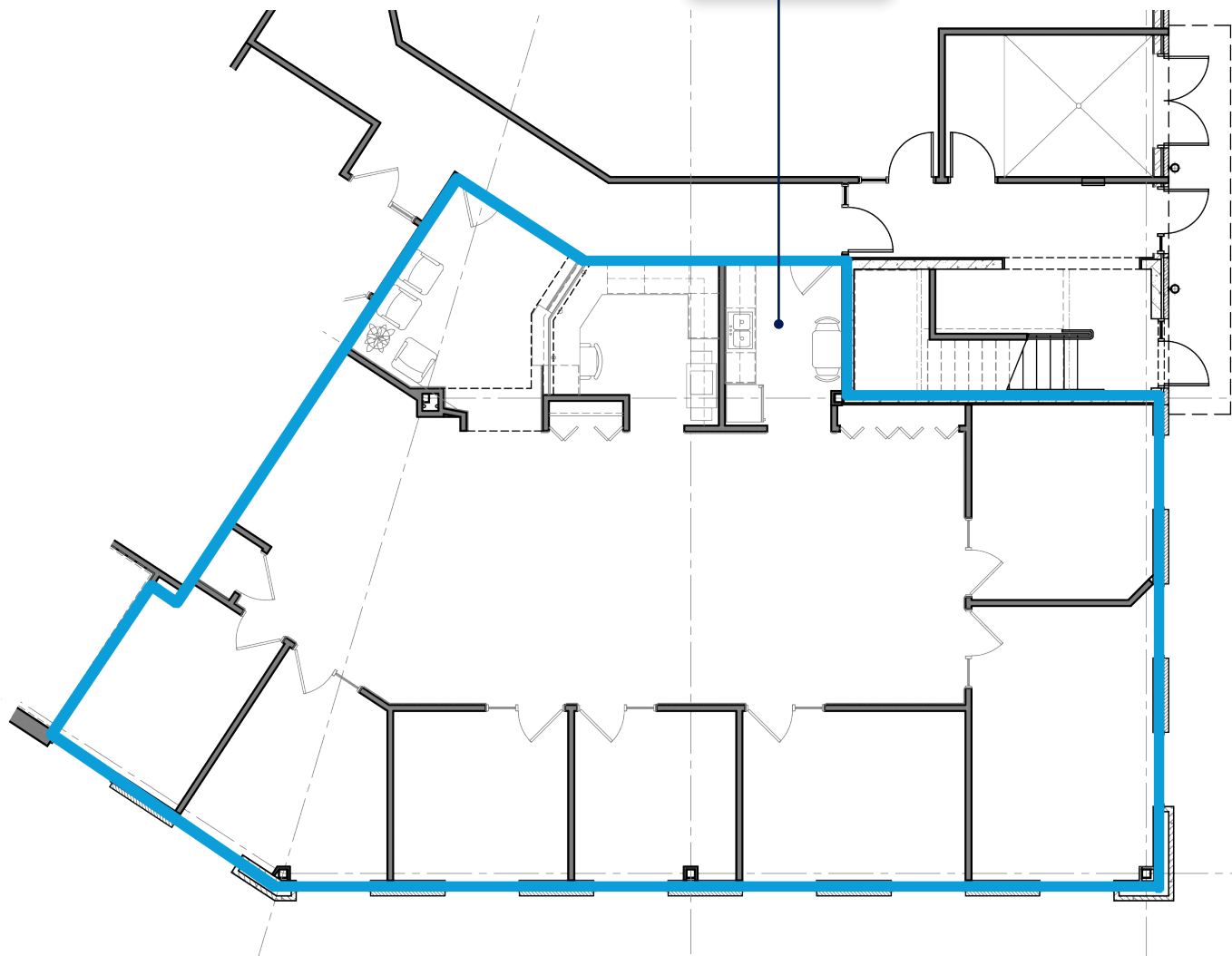
Space Available	Suite 130: 2,862 SF Suite 210: 3,766 SF
Date Available	Immediately
Net Rental Rate	Negotiable
2025 Tax & CAM	\$12.29 PSF Operating Expenses <u>\$ 5.76 PSF Taxes</u> \$18.05 PSF Total



Floor Plan



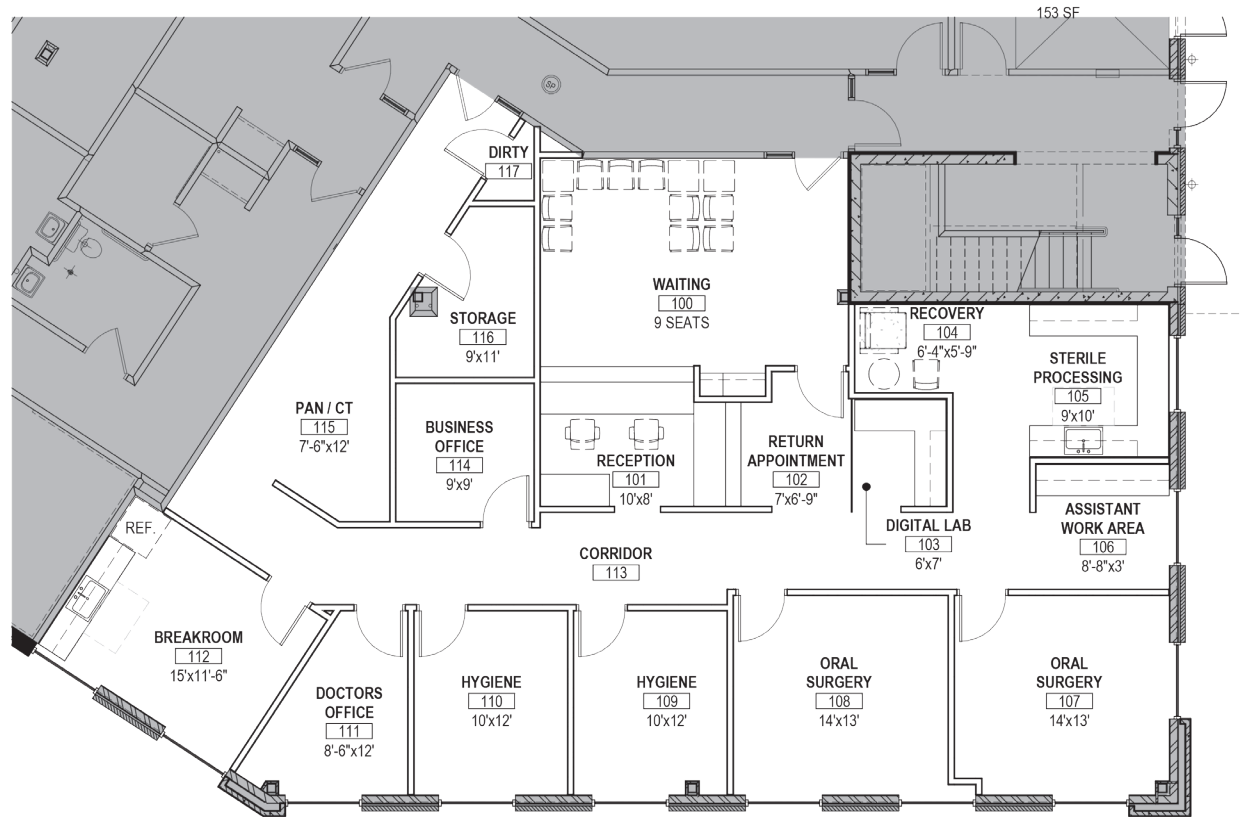
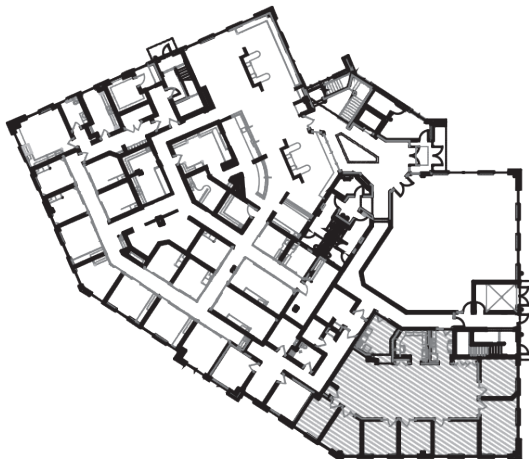
Suite 130
2,862 SF
Available



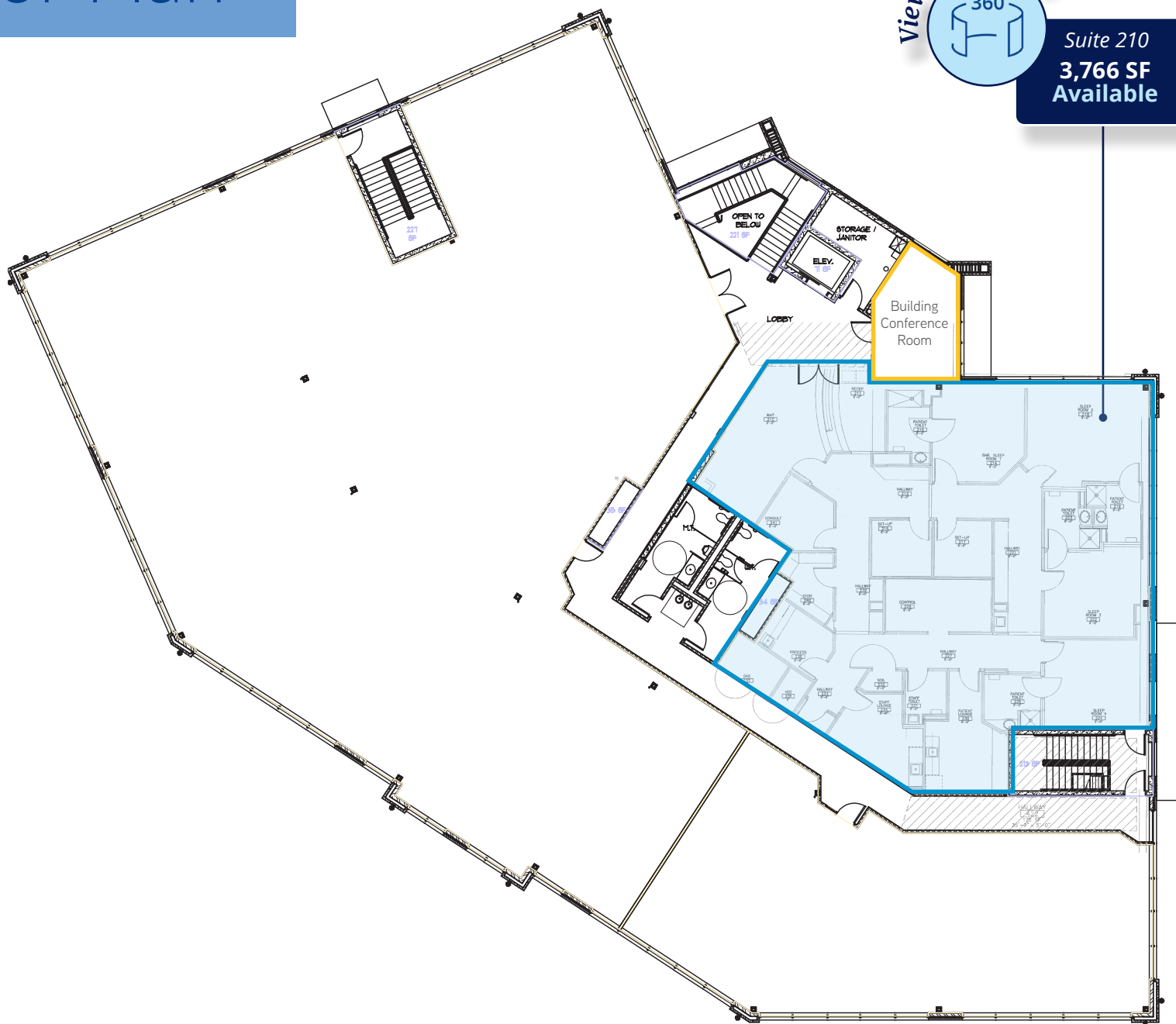
Floor Plan

Suite 130 Potential Layout

1st Floor Location Key



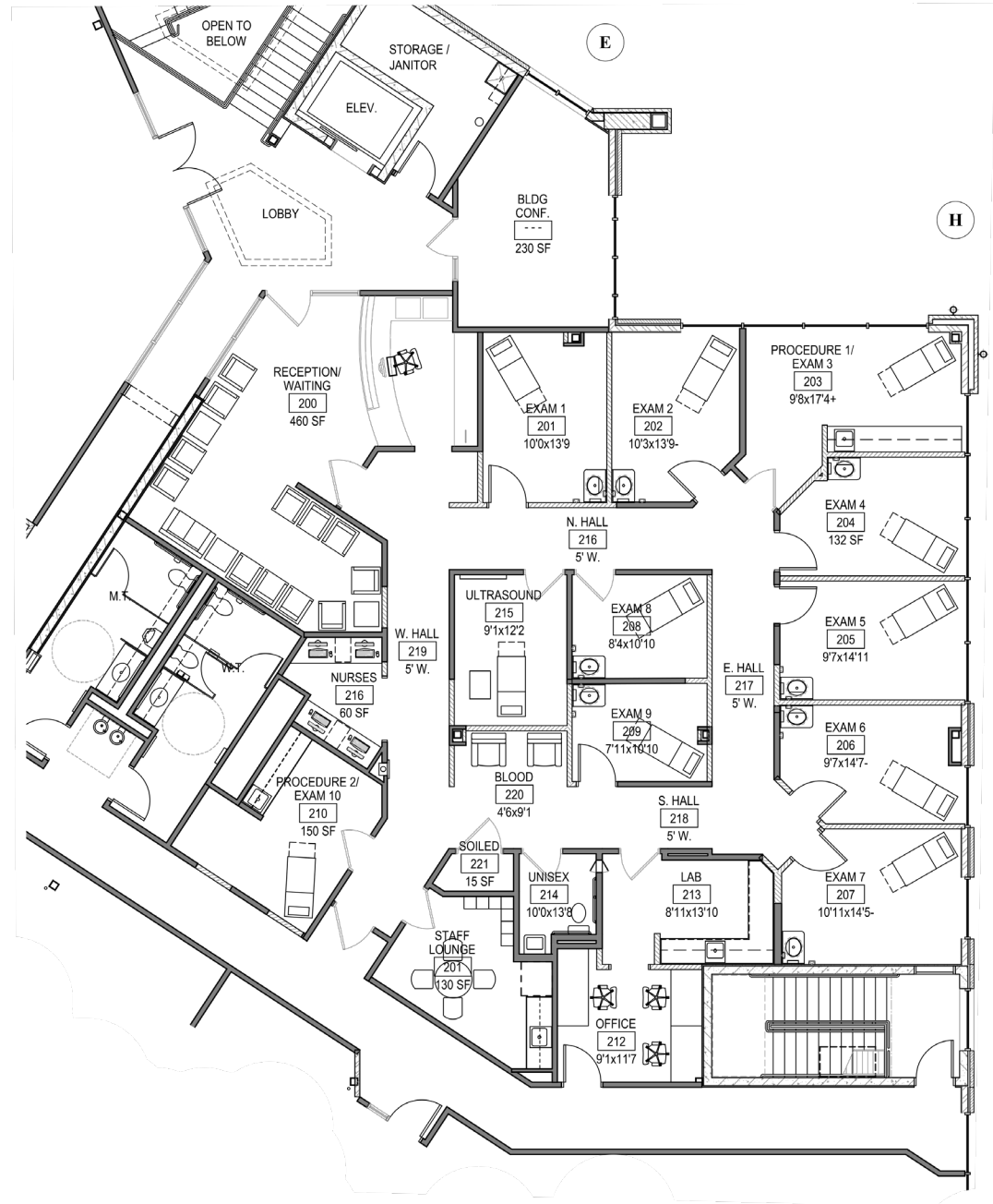
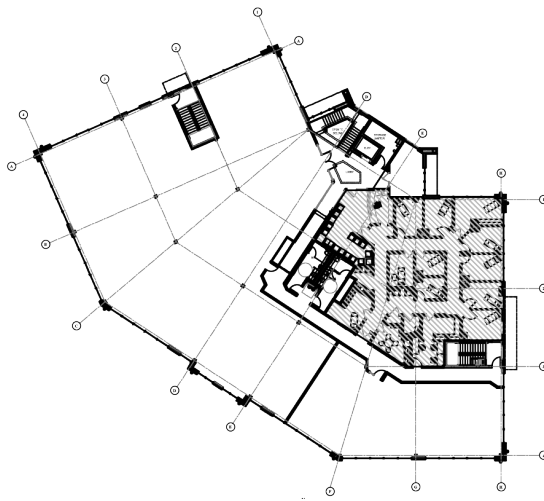




Floor Plan

Suite 210 Potential Layout

2nd Floor Location Key





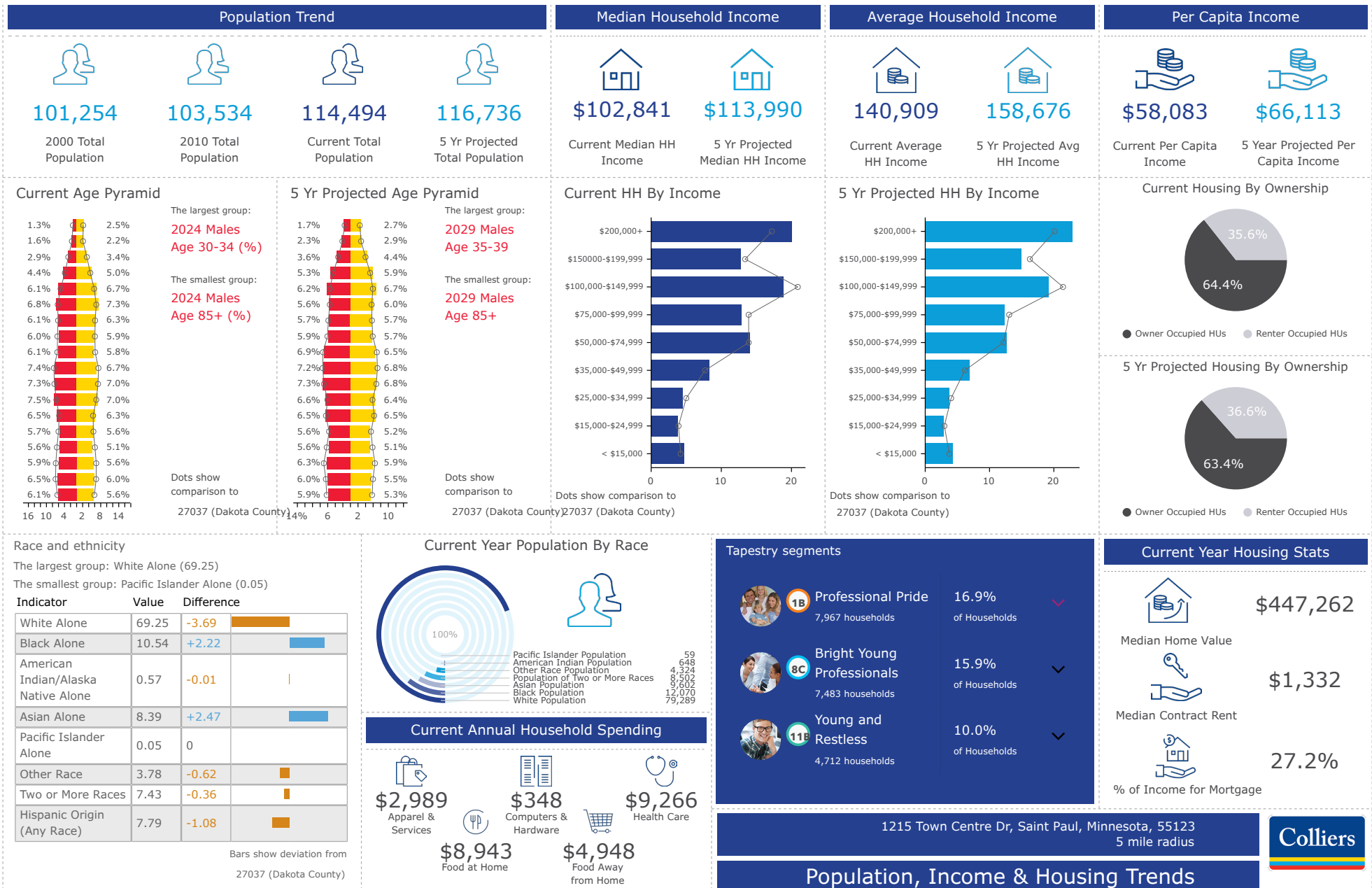
Market Scenario Planner: Outpatient

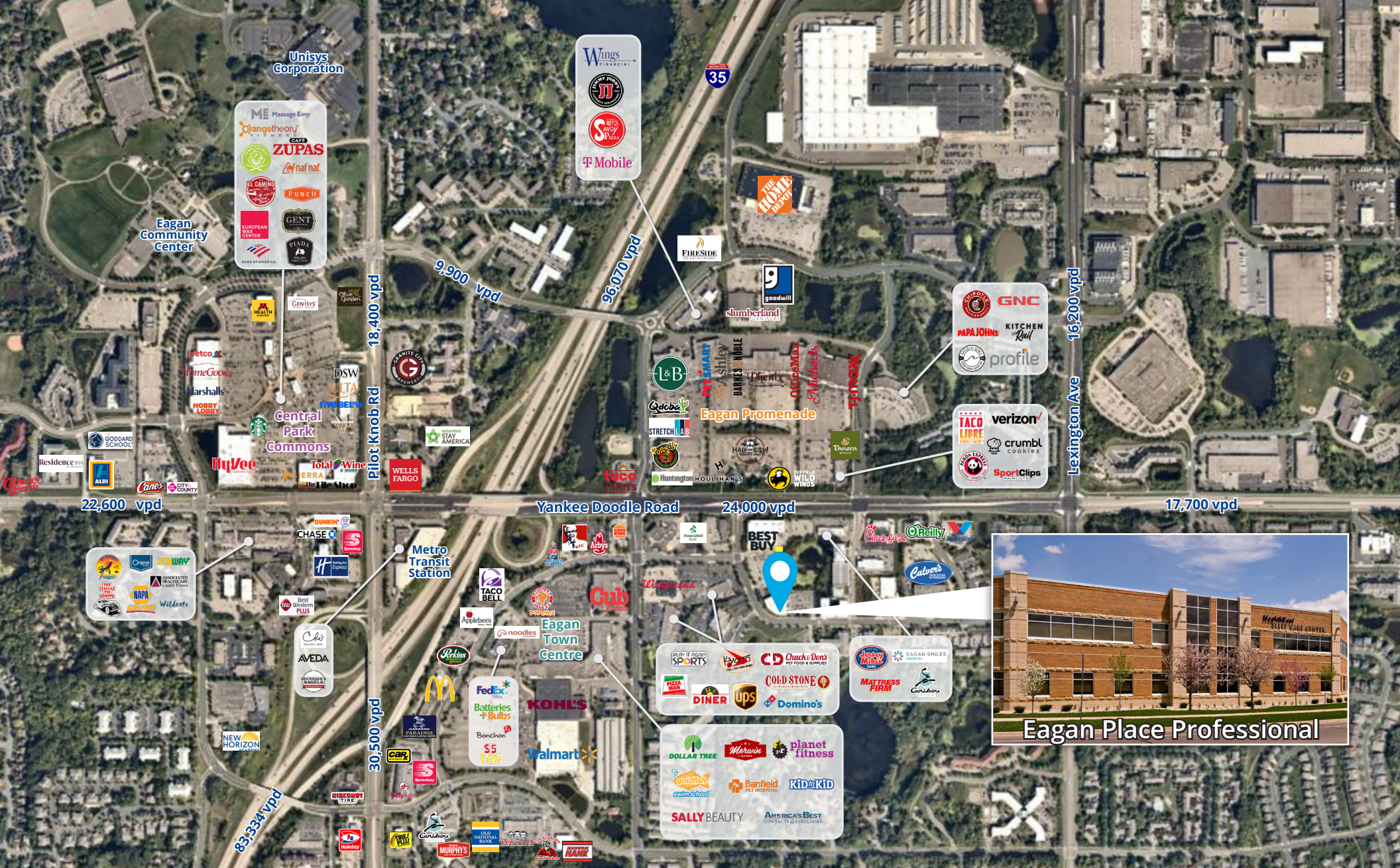
Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2023 Volume	2028 Volume	2033 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2024 Volume Estimate	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate
Cardiology	174,411	191,435	204,410	9.8%	17.2%	1.88%	177,689	181,030	184,434	187,901
Dermatology	76,825	78,409	79,902	2.1%	4.0%	0.41%	77,139	77,454	77,771	78,089
Endocrinology	3,702	4,412	4,880	19.2%	31.8%	3.57%	3,834	3,971	4,112	4,259
ENT	57,503	61,268	64,210	6.5%	11.7%	1.28%	58,236	58,980	59,733	60,495
Evaluation and Management	1,806,501	1,871,566	1,917,444	3.6%	6.1%	0.71%	1,819,330	1,832,250	1,845,263	1,858,367
Lab	780,968	839,300	884,047	7.5%	13.2%	1.45%	792,300	803,797	815,461	827,294
Miscellaneous Services	375,799	400,552	430,157	6.6%	14.5%	1.28%	380,624	385,511	390,461	395,474
Nephrology	9,343	9,815	10,221	5.0%	9.4%	0.99%	9,435	9,529	9,623	9,718
Neurology	30,015	30,720	31,505	2.3%	5.0%	0.47%	30,154	30,295	30,436	30,578
Neurosurgery	1,582	1,598	1,681	1.0%	6.3%	0.21%	1,585	1,588	1,591	1,594
Oncology	26,778	27,248	28,112	1.8%	5.0%	0.35%	26,871	26,965	27,059	27,153
Ophthalmology	159,466	175,032	192,116	9.8%	20.5%	1.88%	162,464	165,519	168,631	171,802
Orthopedics	53,135	57,194	62,562	7.6%	17.7%	1.48%	53,922	54,722	55,534	56,358
Pain Management	20,141	21,670	22,894	7.6%	13.7%	1.47%	20,438	20,739	21,045	21,355
Physical Therapy/Rehabilitation	448,354	487,761	555,916	8.8%	24.0%	1.70%	455,972	463,719	471,598	479,612
Podiatry	30,423	32,555	35,413	7.0%	16.4%	1.36%	30,838	31,258	31,684	32,116
Psychiatry	232,465	261,434	264,171	12.5%	13.6%	2.38%	237,989	243,646	249,436	255,365
Radiology	526,527	541,419	556,382	2.8%	5.7%	0.56%	529,472	532,434	535,412	538,407
Spine	3,494	3,916	4,111	12.1%	17.7%	2.31%	3,574	3,656	3,741	3,827
Thoracic Surgery	949	981	979	3.3%	3.1%	0.65%	955	961	968	974
Trauma	13,411	13,938	14,511	3.9%	8.2%	0.77%	13,514	13,619	13,724	13,831
Vascular	29,673	32,860	35,850	10.7%	20.8%	2.06%	30,284	30,908	31,545	32,196

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.

Population, Income & Housing Trend





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