



Medical Space For Lease

Eagan Specialty Center

2975 Holiday Court, Eagan, MN 55121



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DAVISHRE.COM



Building Facts

Address	2975 Holiday Court Eagan, MN 55121
Building Size	35,402 SF
Total Available	8,753 SF (Divisible)
Stories	1
Year Built	2023
Class	A
Parking	180 Stalls 5.1/1,000 SF
Net Rate	Negotiable
CAM (2026)	\$9.40 PSF
RE Taxes	\$6.77 PSF

To schedule a tour, please contact:

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Property Highlights



New construction, class A medical building



Strong southeast location



Superior building signage available



Great visibility and access to Highway 55



Free surface parking for patients, staff, and physicians



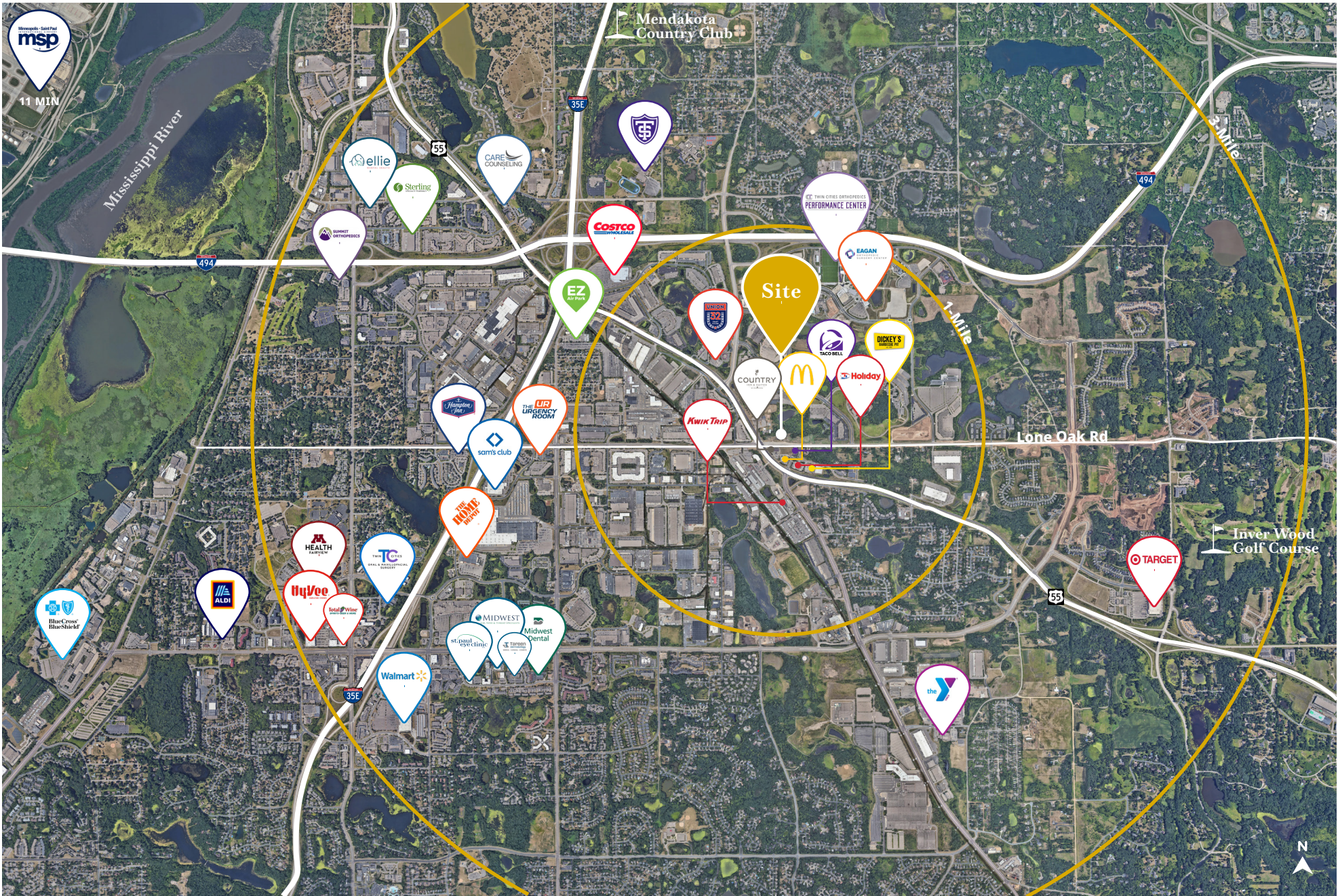
First new multi-tenant medical building in Eagan in the past decade



Area Retail

EAGAN, MN

2975 Holiday Court, Eagan, MN 55121



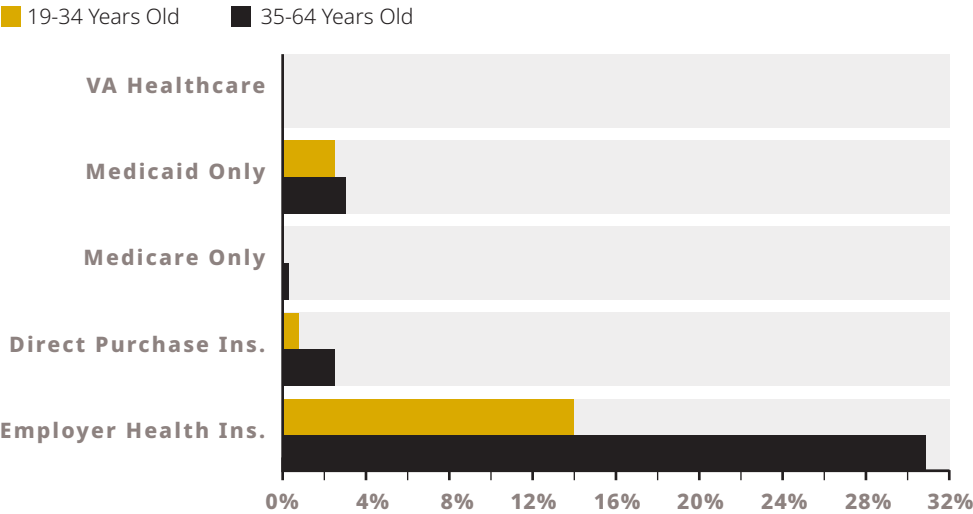
Healthcare and Insurance

3-MILE RADIUS

Health Insurance Coverage by Age

% With Health Insurance	21.6%	17.6%	36.7%	4.5%
% Not Insured	0.7%	1.6%	1.8%	0.0%
% of Total Population	24.3%	20.8%	41.0%	13.9%
	19<	19-34	35-64	65+

Health Insurance Coverage by Type



Medicare Population 65+

1,383	1,875	714	227
MEDICARE ONLY	DIRECT-PURCH & MEDICARE	EMPLOYER & MEDICARE	MEDICARE & MEDICAID

Annual Consumer Healthcare Expenditure


**Blue Cross/
Blue Shield**
\$1,659.1


**Medicare
Payments**
\$1,253.8


**Dental
Services**
\$637.2


**Physician
Services**
\$390.3


**Hospital Room &
Services**
\$340.2


**Eye Care
Services**
\$115.9

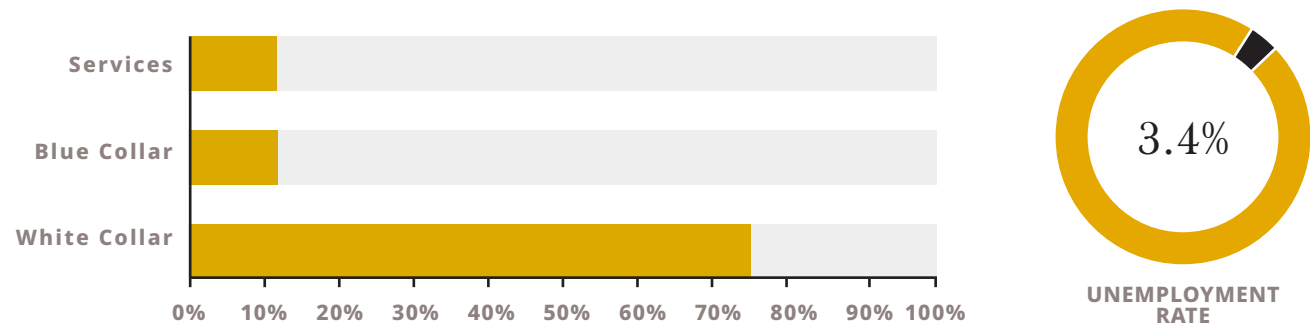

**Lab Tests/
X-Rays**
\$108.9


**Aftercare/
Convalescent**
\$48.1

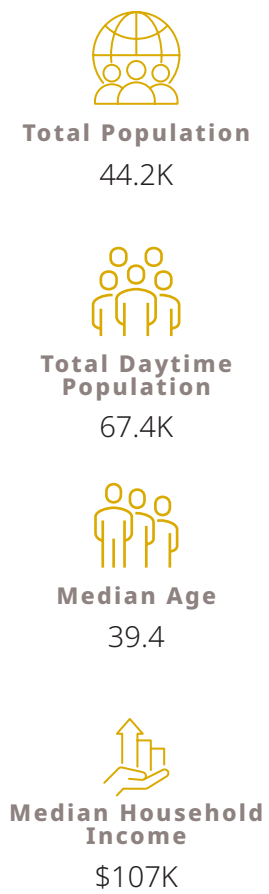
City Demographics

3-MILE RADIUS

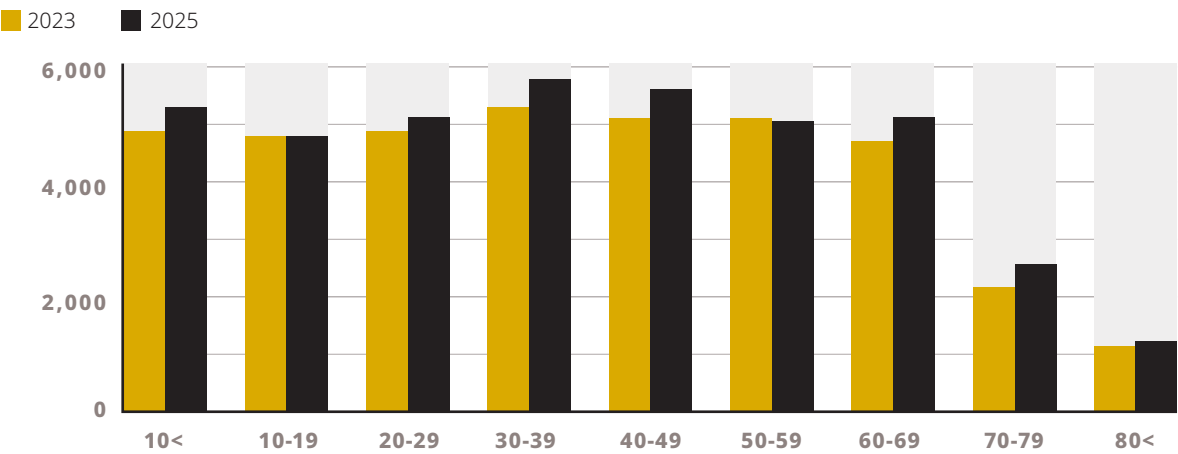
Occupation Type



Household Demographics



Age Distribution



Education

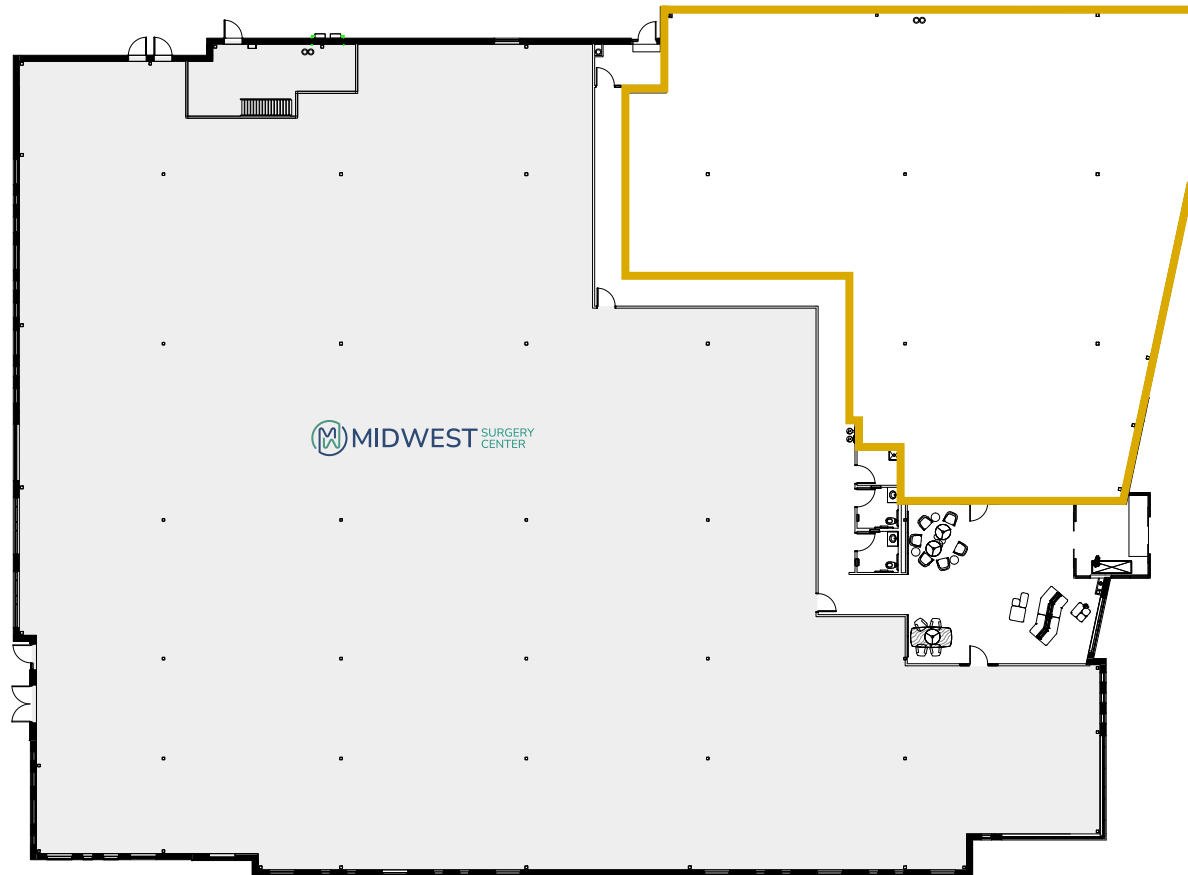


Floorplan

EAGAN SPECIALTY CENTER

First Floor - Up to 8,753 SF Available

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Davis

Site Plan

EAGAN SPECIALTY CENTER

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