

EAGANDALE CROSSING



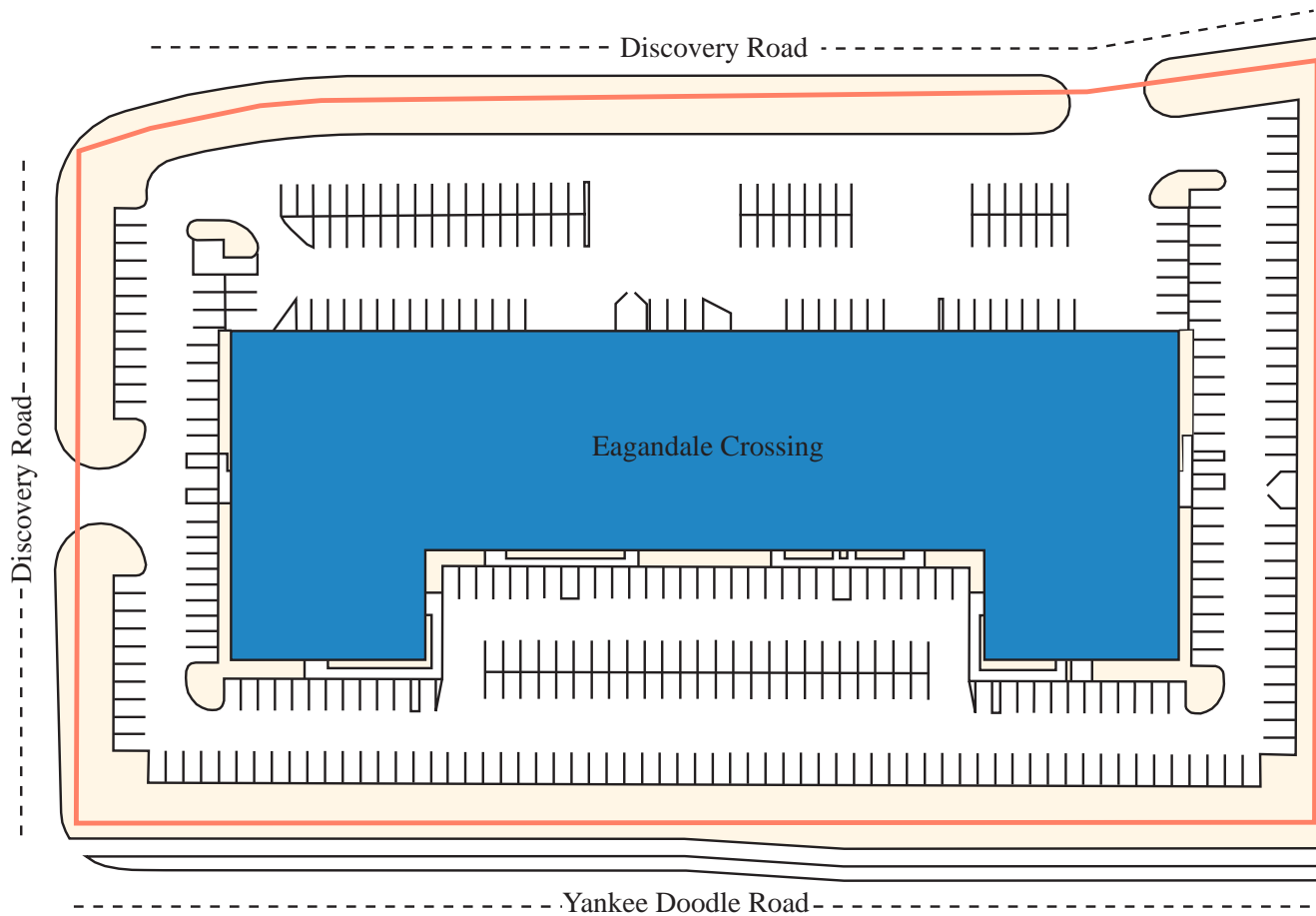

WELLINGTON
MANAGEMENT
Commercial Real Estate

1020 DISCOVERY ROAD, EAGAN, MN 55121

SITE PLAN

PROPERTY HIGHLIGHTS

- Fully furnished suites
- located at the intersection of Yankee doodle Road and Lexington Avenue just east of Interstate 35E
- Ample Surface Parking
- Close proximity to the Minneapolis/St. Paul Airport



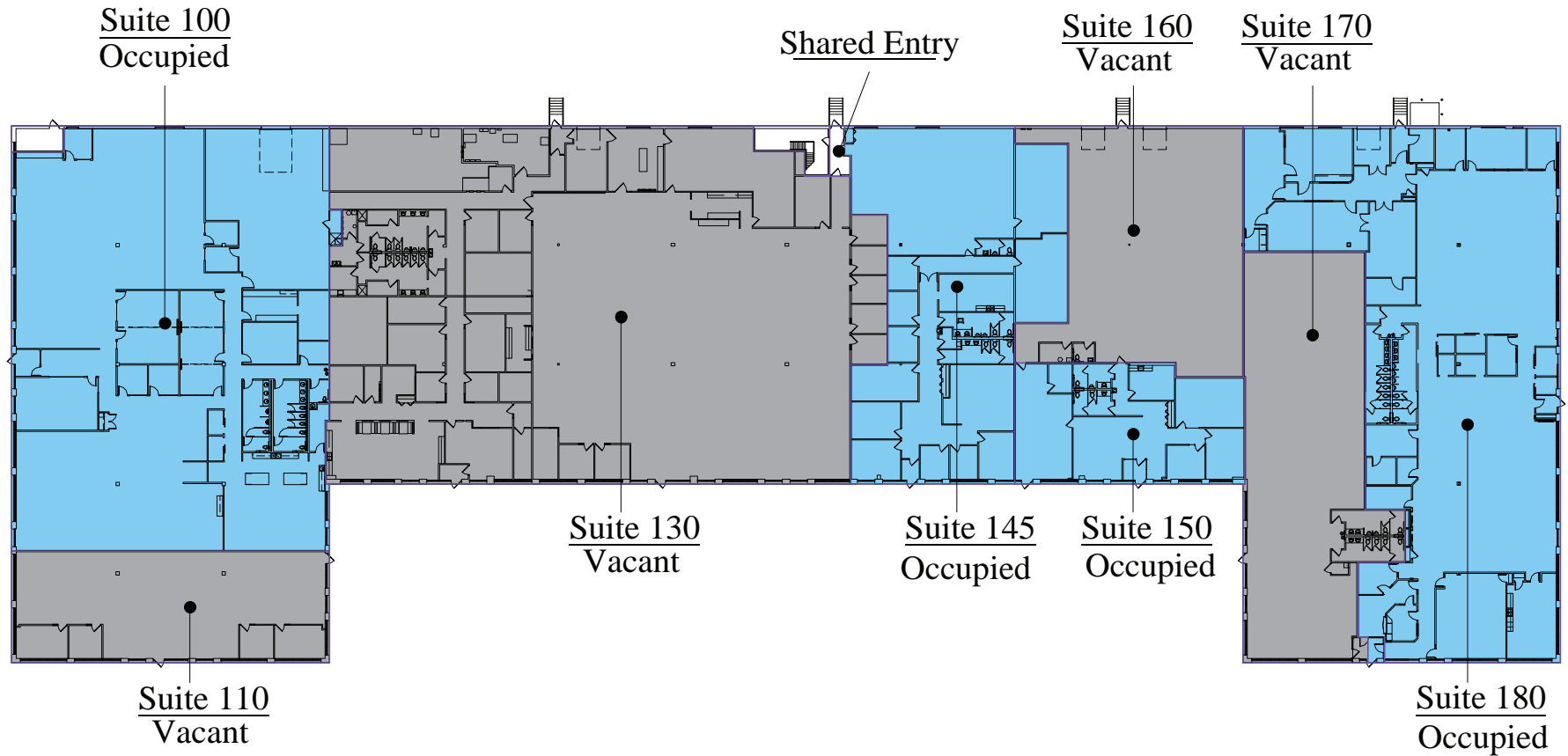
- Parking Lot/Sidewalk
- Building
- Landscape
- Property Line

ADDRESS	1020 Discovery Road, Eagan, MN 55121
BUILDING AREA	80,100 SF
NUMBER OF STORIES	1
PARKING STALLS	357 Stalls 4.46/1,000 SF
CLEAR HEIGHT	16'
YEAR BUILT	1998



FLOOR PLANS

Main Floor
80,100 SF



- Building Common Area
- Vacant Office Area
- Occupied Office Area
- Vertical Penetration

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	6,740	45,156	107,934
HOUSEHOLDS	2,974	17,493	43,902
HOUSEHOLD INCOME	\$98,979	\$121,119	\$112,700



DOWNTOWN MINNEAPOLIS

CONTACTS

Kathy Bayliss, CPM, CCIM

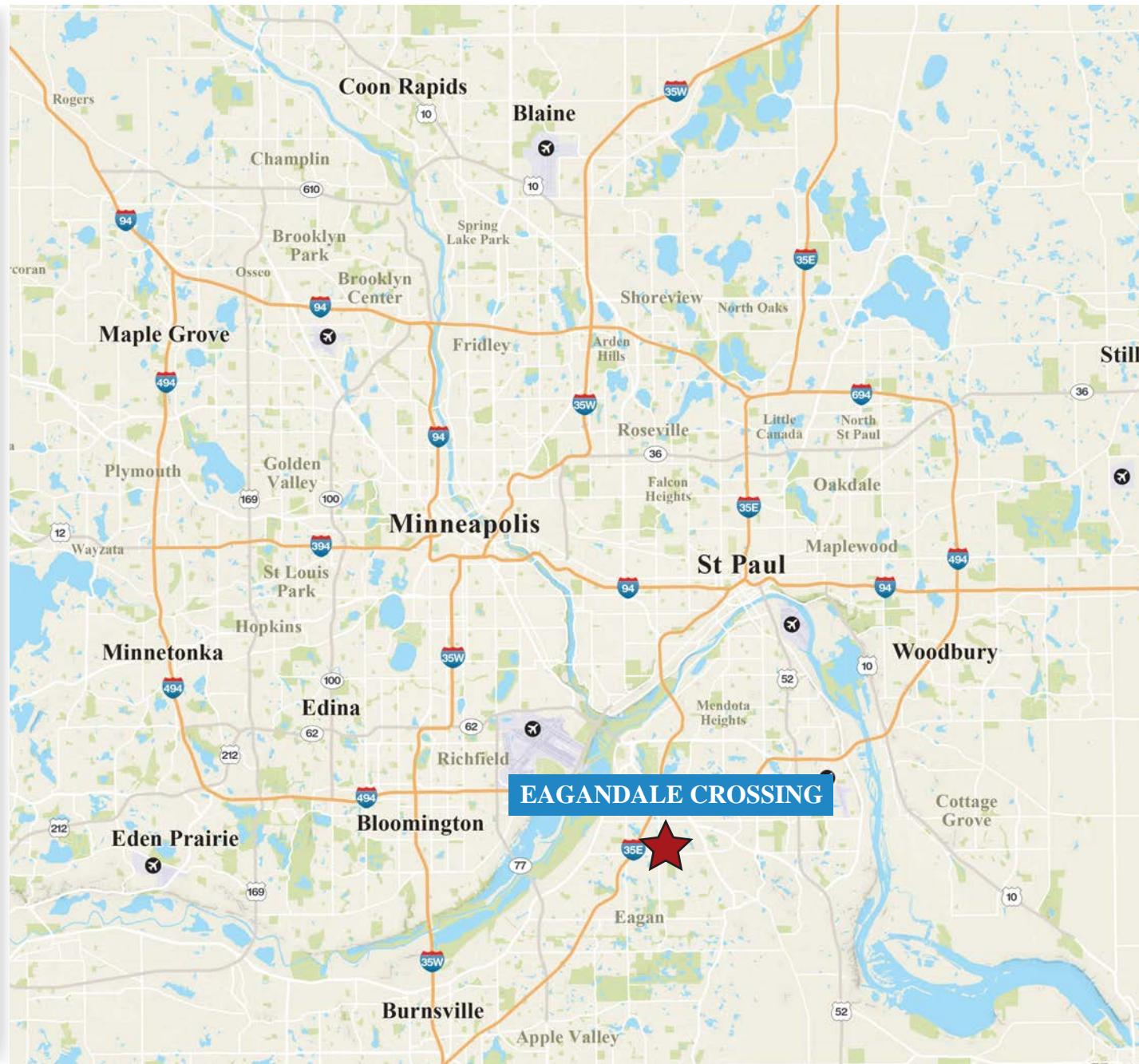
Leasing Agent
(651) 999-5509 Direct
kbayliss@wellingtonmgt.com

Robyn Plum

Property Manager & Leasing Agent
(651) 999-5507 Direct
rplum@wellingtonmgt.com

Judy Olson

Customer Service & Property Administrator
(651) 999-5541 Direct
(651) 999-5516 Customer Service
jolson@wellingtonmgt.com



1625 Energy Park Drive, Suite 100, St. Paul, MN 55108 | Main (651) 292-9844 | Fax (651) 292-0072 | wellingtonmgt.com