

INTERTECH
1575 Thomas Center Drive
Eagan, MN
For Sale

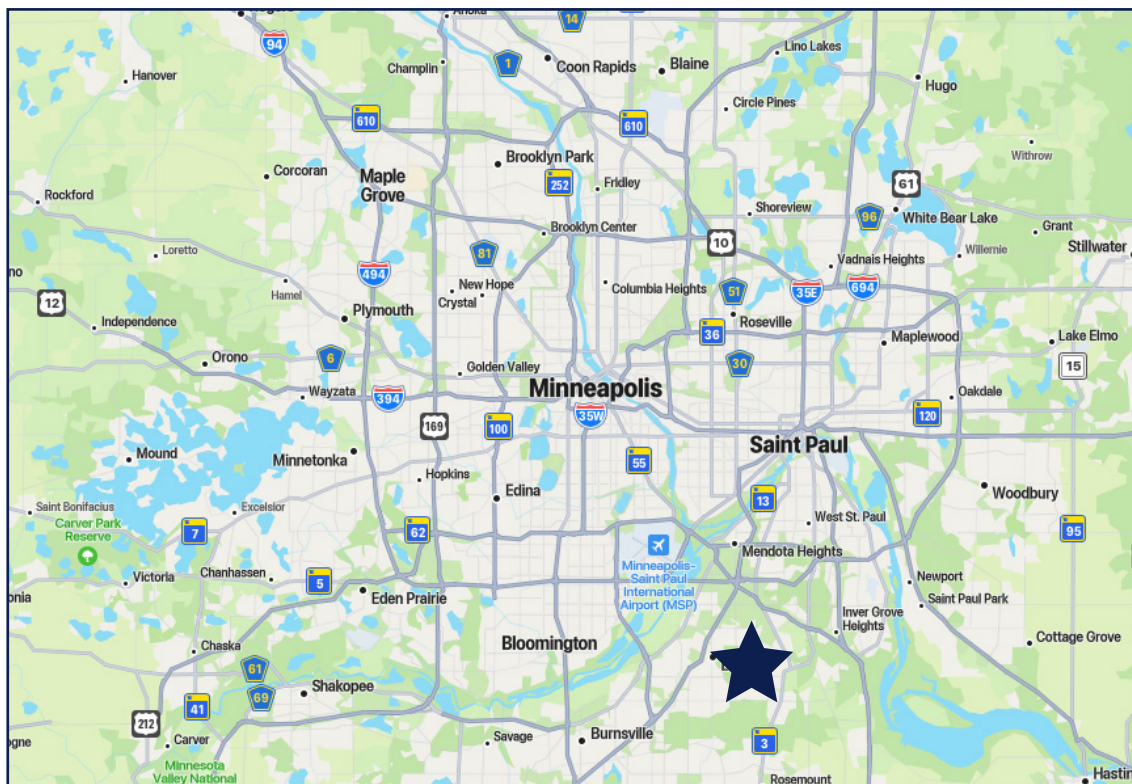


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ADDRESS	1575 Thomas Center Drive
CITY, STATE	Eagan, MN
GROSS BUILDING AREA	13,000 SF
2 LEVELS	With Elevator and Kitchen(s)
LOT SIZE	0.76 Acres
SALE PRICE	\$2,340,000 (\$180 PSF)
TAX 2025	\$51,036
YEAR BUILT	2007
COUNTY	Dakota
PARKING	70 Spaces



HIGHLIGHTS

- High quality, Class A finished office building with abundant parking, signage and easy access.
- Located adjacent to Lifetime Fitness and Thomas Lake shopping center.
- 5-mile average household income of \$135,999.
- Located less than 1-mile off of I-35E
- Adjacent 0.78 acre parcel for sale at \$510,000.
- Larger meeting rooms on first floor.
- Zoned PD - Alternative uses considered with city approval.
- Priced below replacement cost.

2024 DEMOGRAPHICS	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION	9,405	68,092	176,312
MEDIAN HH INCOME	\$103,846	\$106,908	\$101,618
AVERAGE HH INCOME	\$141,156	\$141,050	\$135,999

Intertech is located in Eagan, MN, a suburb located approximately 15 minutes from downtown Minneapolis and St. Paul.

Just 10 minutes North East is Viking Lakes, **the Minnesota Vikings headquarters and training facility** - voted by the players as the 2nd best facility in the NFL.

According to Niche, Eagan is ranked the #14 Best Place to Live in Minnesota. Eagan presents a compelling blend of suburban comfort and accessible urban opportunities, making it a highly desirable location within the Twin Cities metropolitan area. Eagan offers a diverse range of activities catering to various interests and is home to one of the largest outlet malls and municipal waterparks in the Upper Midwest - the Twin Cities Premium Outlets and Cascade Bay.

Eagan also has over 50 beautiful parks including Lebanon Hills Regional Park, which boasts extensive trails for hiking, biking, and cross-country skiing. Caponi Art Park, also located in Eagan, is a 60-acre sculpture park with numerous sculptures and art installations, trails, and outdoor entertainment.

This property is conveniently located off Cliff Road where traffic counts average 17,800 vehicles per day and 1-mile from I-35E where traffic counts average 81,000 VPD and approximately 5-10 minutes from the Mall of America, the Minnesota Zoo, MSP International Airport, and much more.











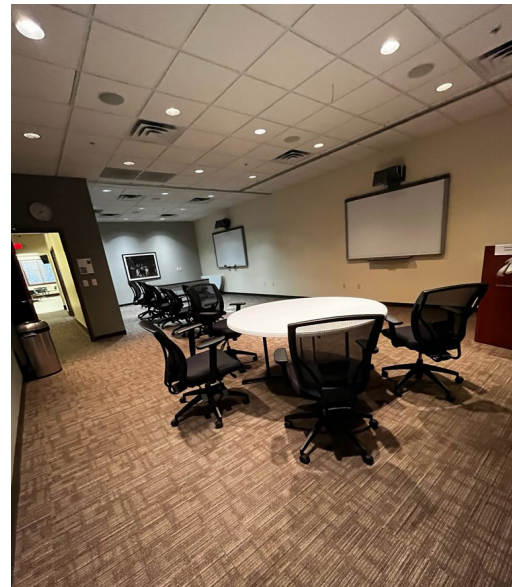
LOBBY



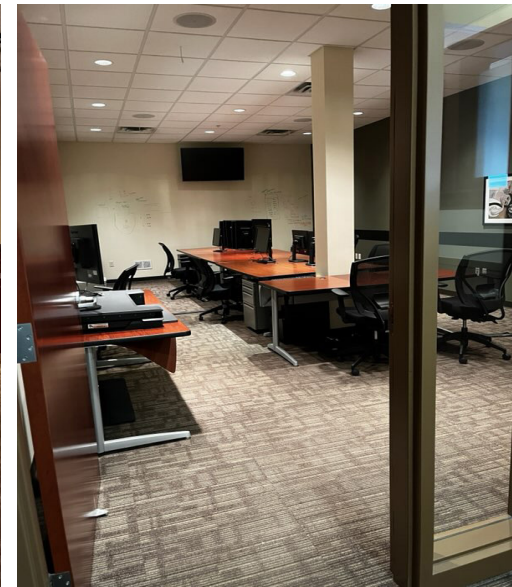
RECEPTION



MEETING ROOM



TRAINING ROOM



KITCHEN



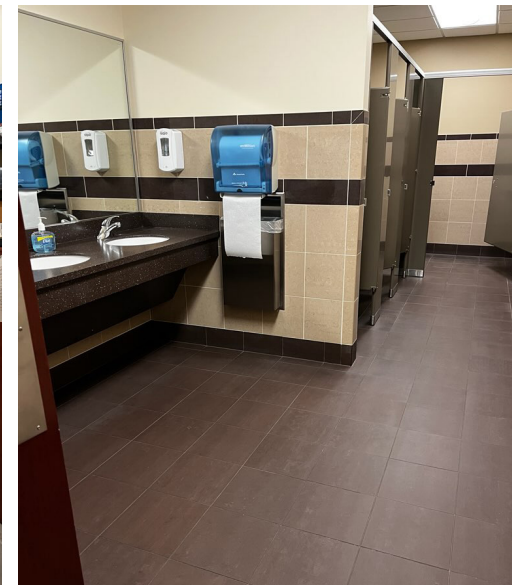
BREAK ROOM



STORAGE/UTILITY
ROOM



BATHROOM



ELEVATOR



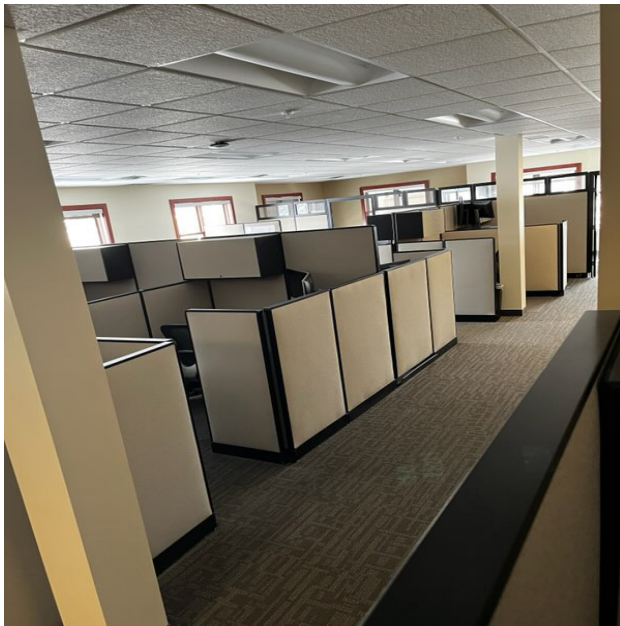
OFFICE(S)



BAR/KITCHEN



OPEN AREA

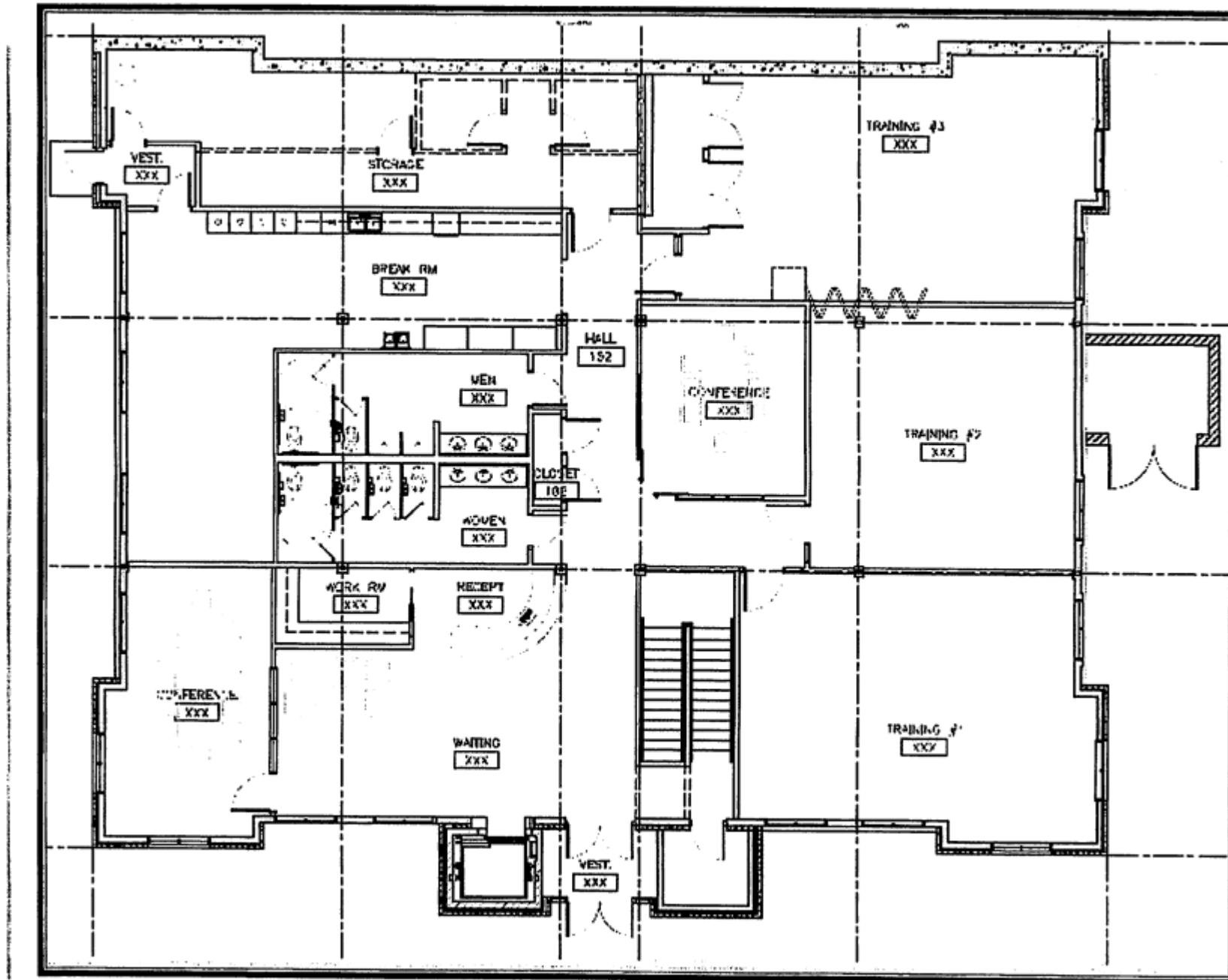


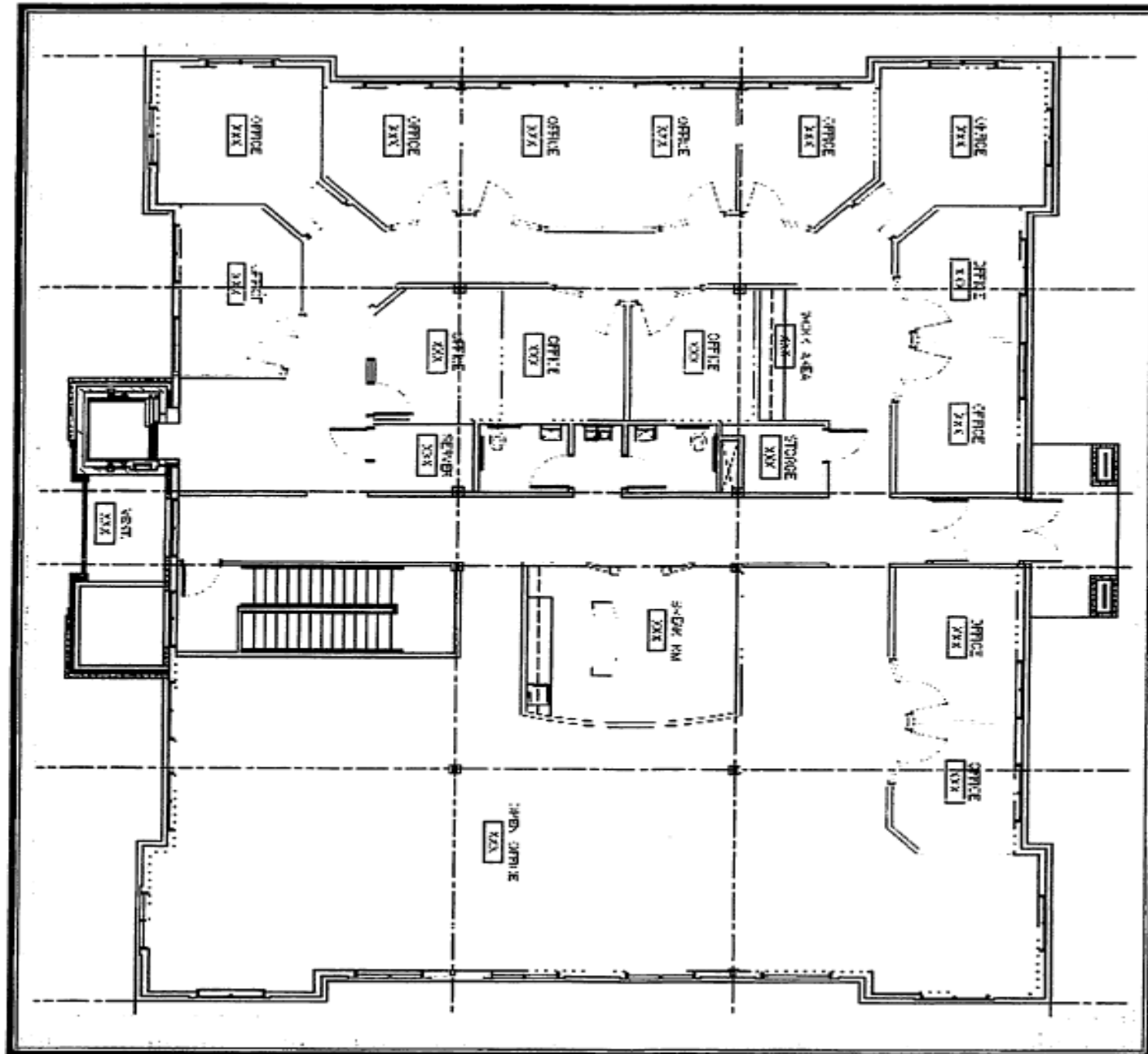
OFFICE



WORK AREA







UPLAND

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