

Davis

Medical Space For Lease

610 Medical | Brooklyn Park, MN 55445



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Medical Space For Lease

6001 96th Lane N. Brooklyn Park, MN 55445



- Class A medical building
- Prime first floor space available
- Great visibility and access to Highway 610
- Superior building signage available
- Exterior design includes brick, glass, stone, and stucco
- Free surface parking for patients, staff, and physicians
- Covered patient drop-off

Building Size	Space Available
41,642 sq. ft.	2,009 sq. ft.
Net Rental Rate:	\$26.00/sq. ft.
Operating Expenses:	\$ 13.74/sq. ft.
Real Estate Taxes:	\$ 12.06/sq. ft.

T

BUILDING TENANTS



MINNESOTA UROLOGY



TRAFFIC COUNT

77,335 vehicles on Hwy 610 A.A.D.T.
(average annual daily traffic)
23,400 on Zane Avenue



2024 ESTIMATED POPULATION

1 mile: 10,031
3 miles: 86,000
5 miles: 226,043



2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$151,418
3 miles: \$125,710
5 miles: \$111,260

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Interior



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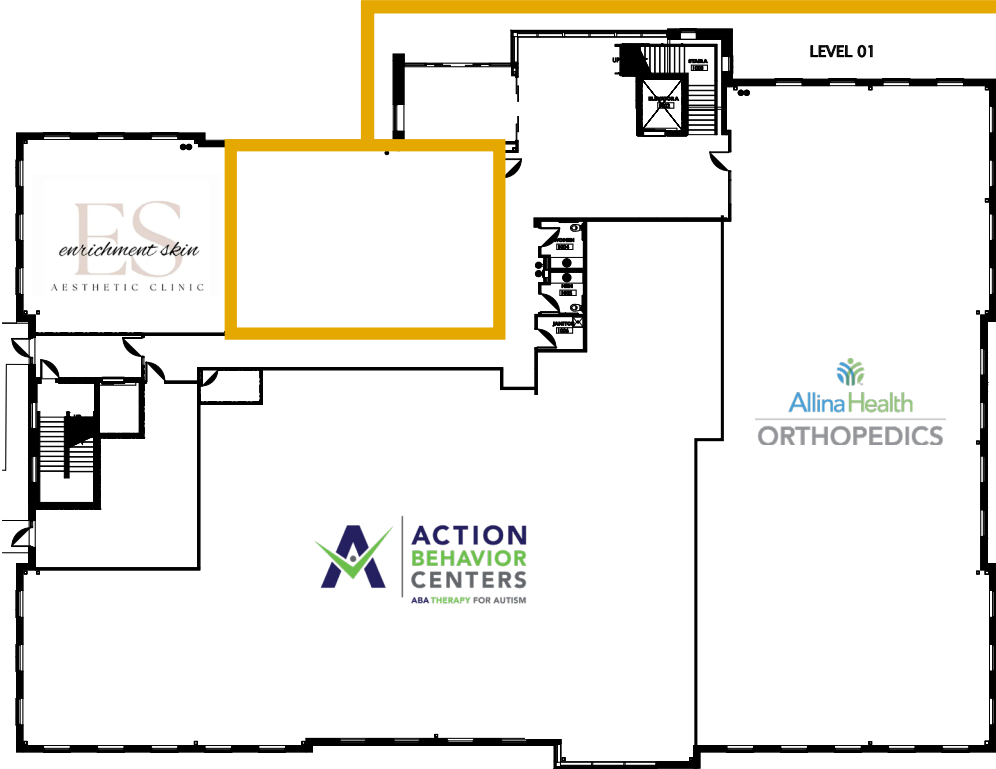
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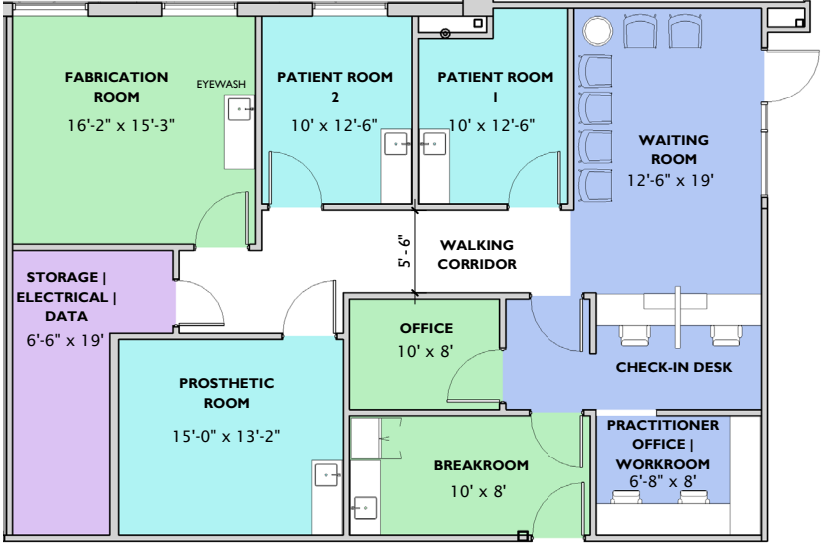
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Floor Plans



Matterport Tour



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Site Plan



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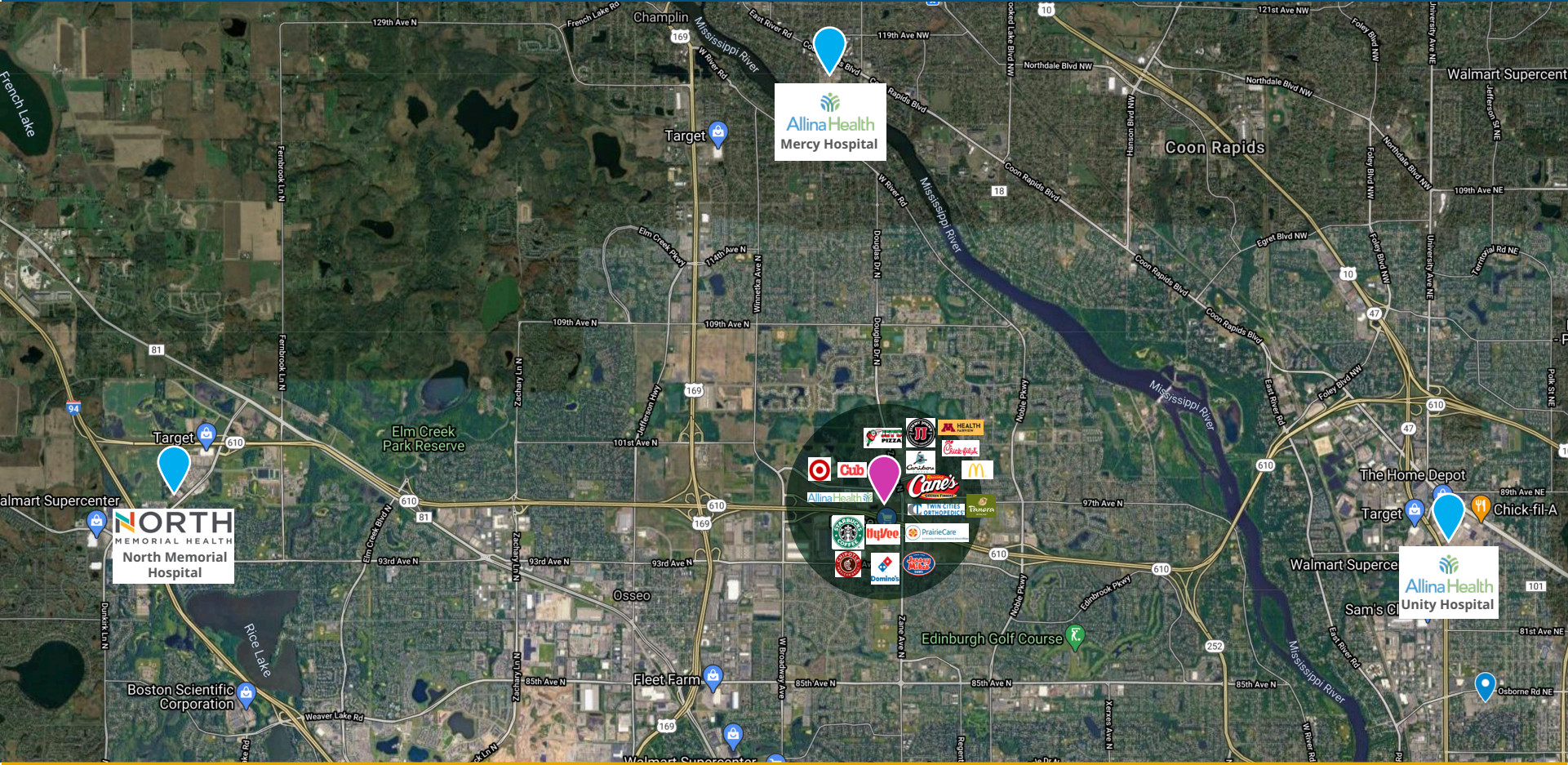
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Area Map



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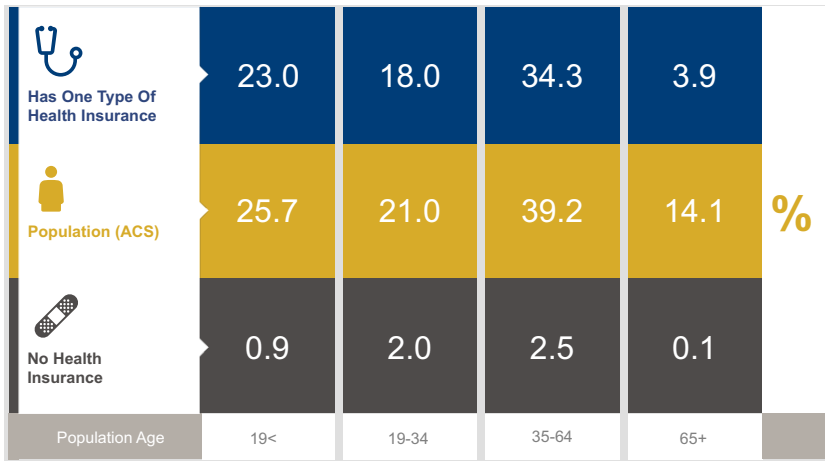
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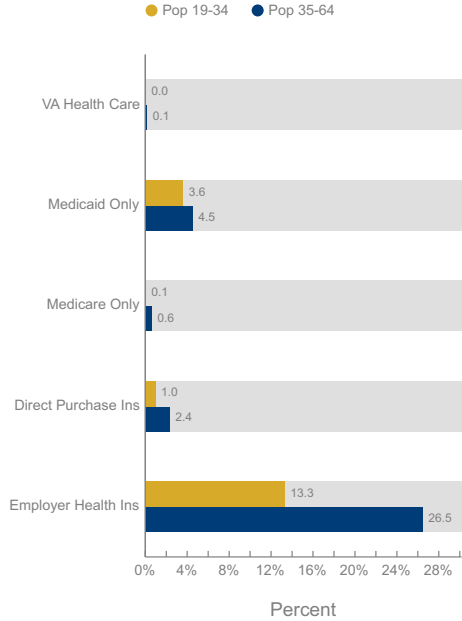
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,054.6
Physician Services	\$337.8
Dental Services	\$483.5
Eyecare Services	\$93.8
Lab Tests/X-rays	\$86.3
Hospital Room & Hospital Service	\$287.2

*ACS: American Community Survey



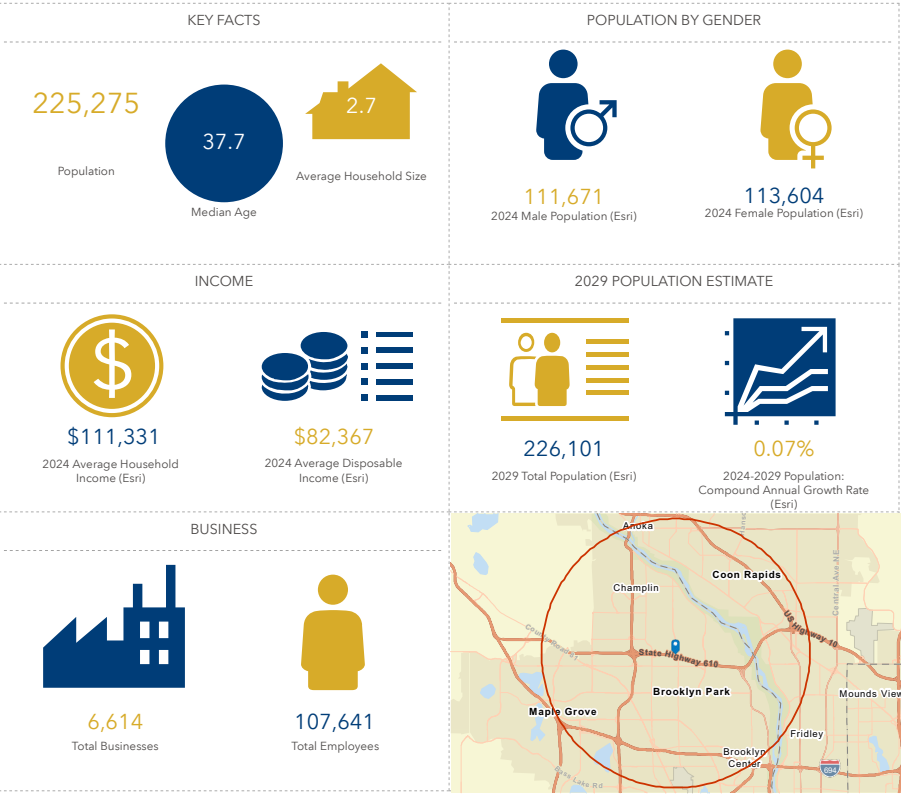
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The Brooklyn Park Market

Top Employers	# Of Employees	Type
Target Corporation	4,000	Retail Trade
Cat Paving	700	Manufacturing
NHCC	433	Educational Services
HyVee	500	Retail Trade
Medtronic	420	Manufacturing
Accellent	395	Manufacturing
Olympus	385	Manufacturing
GLS	375	Manufacturing
Cirtec Medical	350	Manufacturing
City of Brooklyn Park	335	Government/Public

Key Facts



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