



# Medical Space For Lease

Ulysses Street NE & Paul Parkway NE, Blaine, MN 55434



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Blaine Specialty Center | Ulysses St NE & Paul Pkwy NE, Blaine, MN 55434



- Proposed 2 story Class A MOB for lease
- Premier signage opportunity on HWY 65
- Easy access to and from HWY 65
- 5.6/1000 parking ratio
- 2 story lobby with exquisite finishes
- Competitive lease rates and improvement allowances for new construction

**Building Size:**

43,000 sq. ft.

**Space Available:**

43,000 sq. ft.

Net Rental Rate:

\$ 33.00/sq. ft.

Operating Expenses:

\$ 11.00/sq. ft.

Real Estate Taxes:

\$ 5.00/sq. ft.



**NEARBY TENANTS:**



**TRAFFIC COUNT**

45,500 vehicles on HWY 65 A.A.D.T.  
(average annual daily traffic)  
18,800 vehicles on Paul Pkwy NE



**2023 ESTIMATED POPULATION**

1 mile: 12,158  
3 miles: 68,438  
5 miles: 150,001



**2023 ESTIMATED AVERAGE HOUSEHOLD INCOME**

1 mile: \$124,260  
3 miles: \$128,841  
5 miles: \$119,744





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# Site Plan



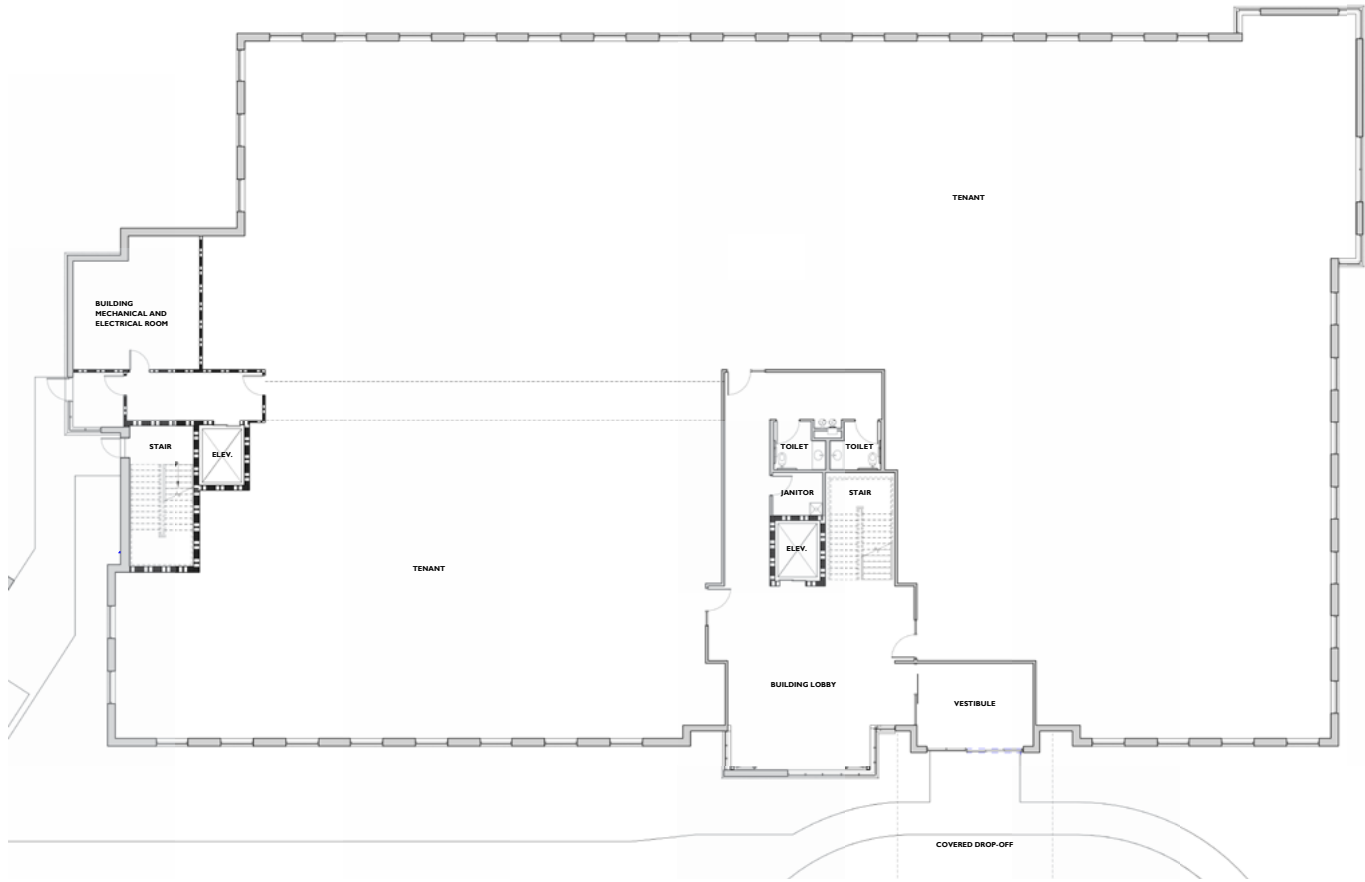


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## Floor Plans

Level 01  
21,500 RSF  
Sample layout



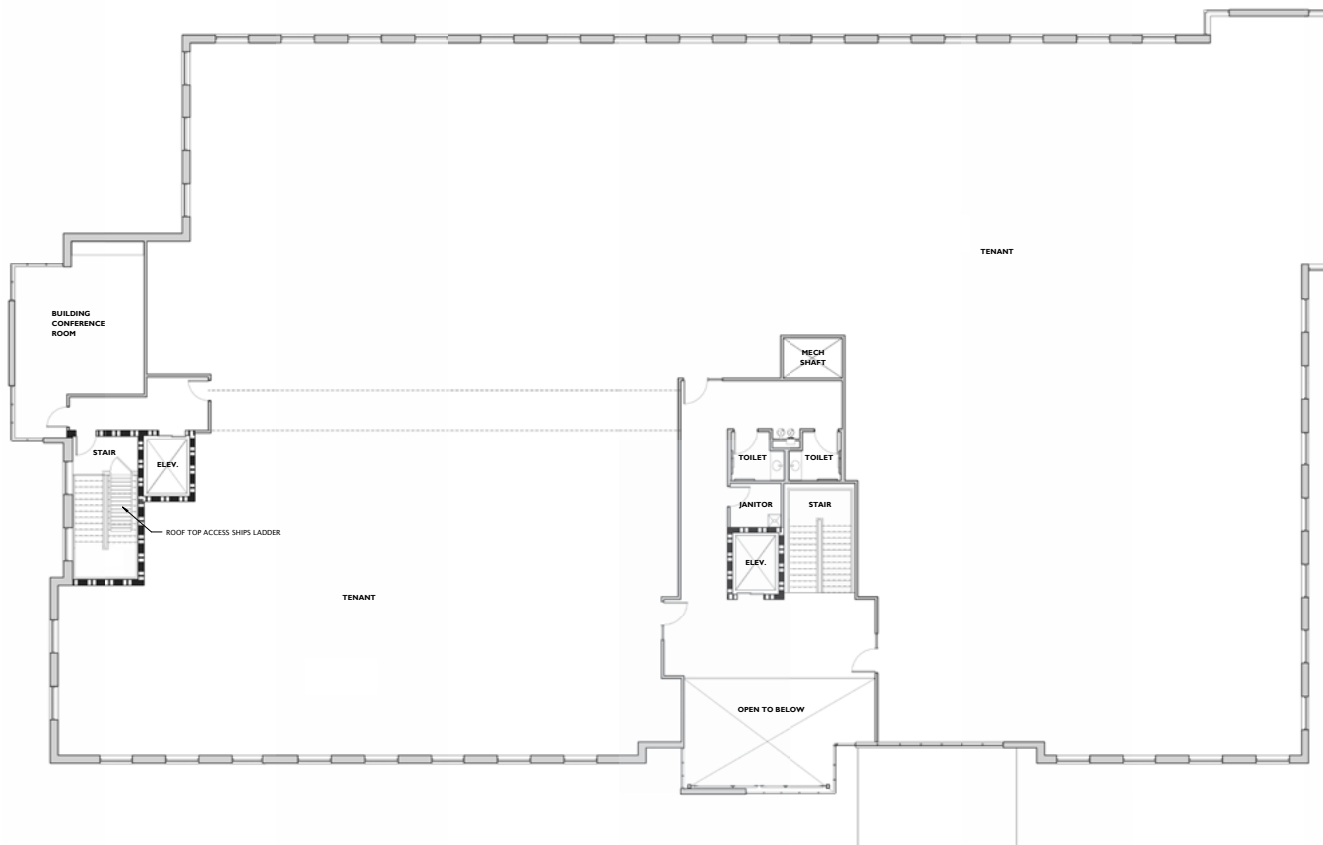


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## Floor Plans

Level 02  
21,500 RSF  
Sample layout

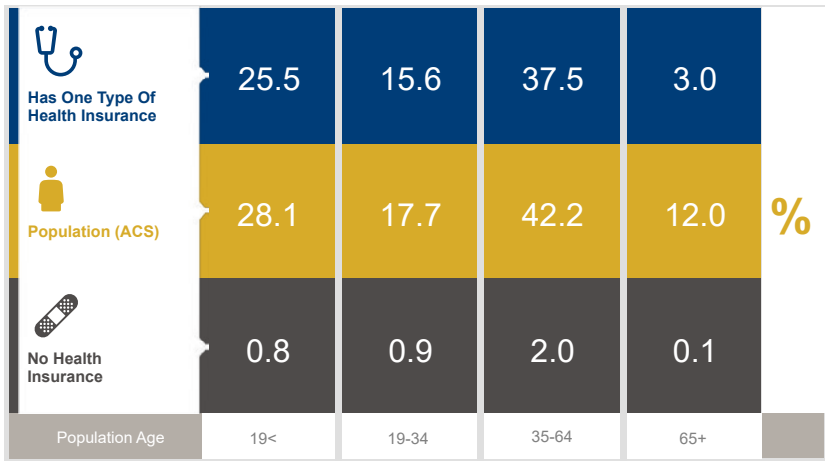




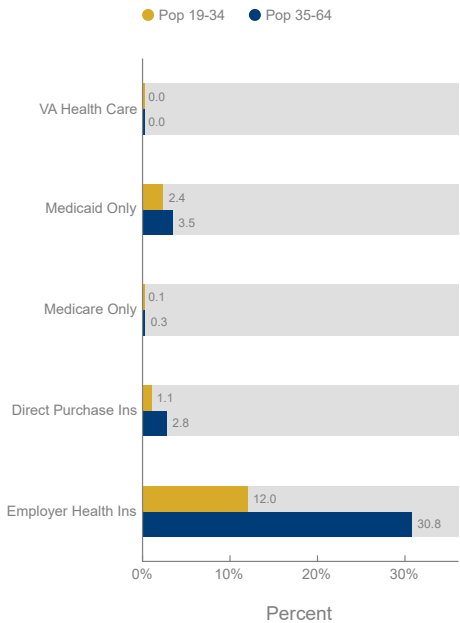
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$832.1
Physician Services	\$312.3
Dental Services	\$481.5
Eyecare Services	\$82.6
Lab Tests/X-rays	\$83.2
Hospital Room & Hospital Service	\$252.6
Convalescent/Nursing Home Care	\$35.2

\*ACS: American Community Survey



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## Aerial View

Blaine Specialty Center  
Ulysses Street NE and Paul Parkway NE  
Blaine, MN 55434

Blaine Medical Center

PREMIER WOMEN'S HEALTH

North Metro Surgery Center

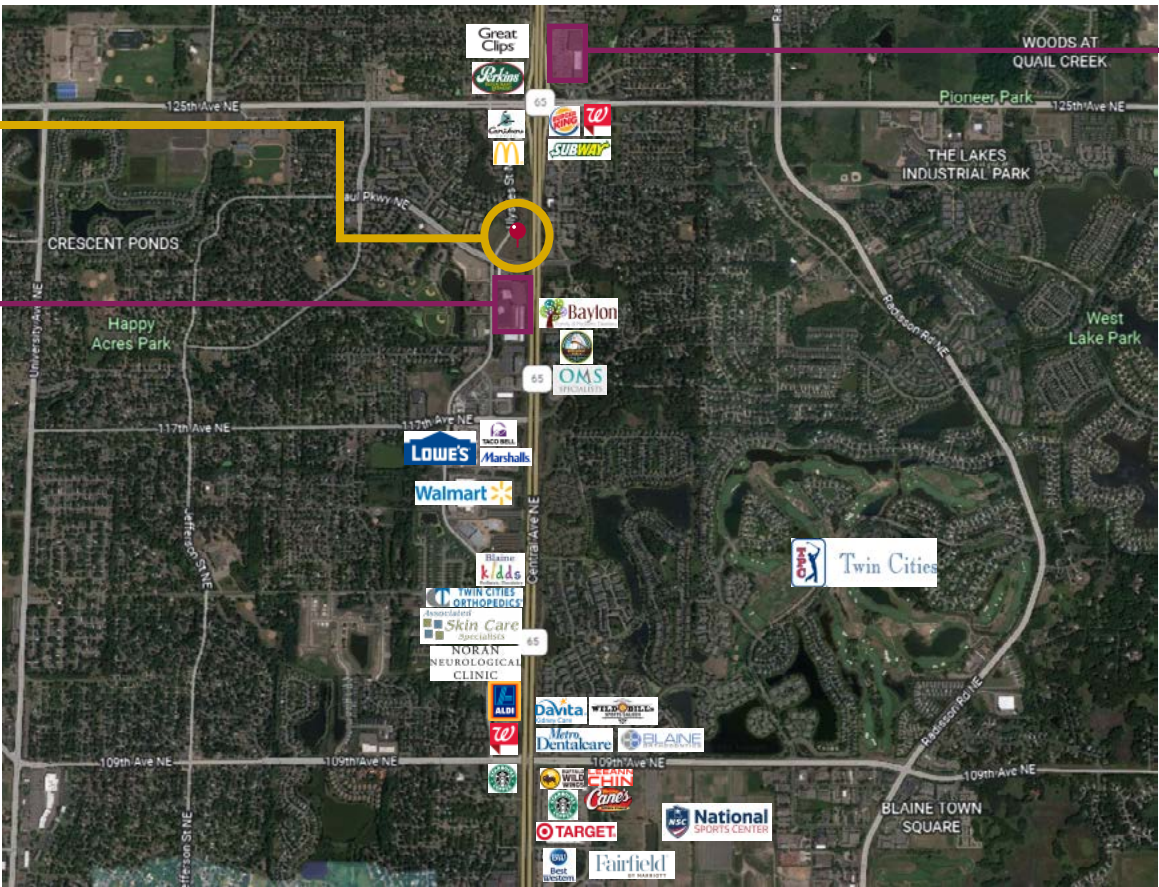
St. Croix Endodontics, PA

NovaCare REHABILITATION

Twin Cities Eye

RESTORE

VASCULAR SURGERY ASSOCIATES



Blaine Town Center

Cub

Huntington

DQ

Hallmark

PAPA JOHN'S

TOP 10 TEN LIQUORS

The UPS Store

TIRE PLUS





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## The Blaine Market

Top Employers	# of Employees	Type
Aveda	730	Retail Trade
Infinite Campus	500	Educational Services
Cub Foods	433	Retail Trade
Carley Foundry	420	Manufacturing
Walmart	312	Retail Trade
National Sports Center	297	Entertainment
Target	270	Retail Trade
Home Depot	237	Retail Trade
Bermo, Inc.	236	Manufacturing
City of Blaine	214	Government/Public
Lowe's	142	Retail Trade

### Key Facts

