



# Medical Space For Lease

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



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# Medical Space For Lease

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
- Delivery in 2024

|   |   |
|---|---|
| <b>Building Size:</b><br>43,000 sq. ft. | <b>Space Available:</b><br>43,000 sq. ft. |
| Net Rental Rate:                        | \$ 26.50/sq. ft.                          |
| Operating Expenses:                     | \$ 11.00/sq. ft.                          |
| Real Estate Taxes:                      | \$ 5.00/sq. ft.                           |

## T

### 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



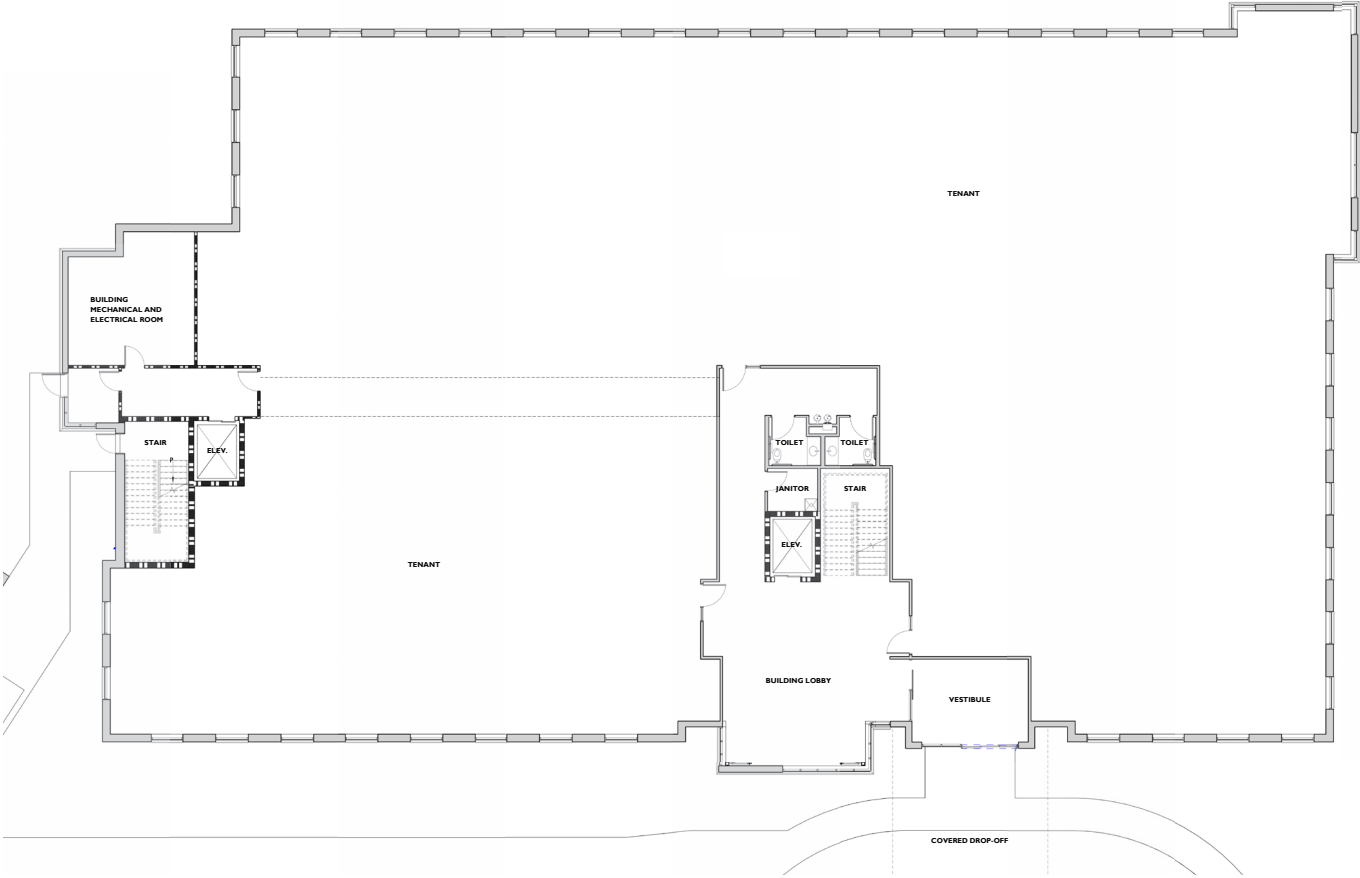


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## Floor Plans

Level 01  
21,500 RSF  
Sample layout



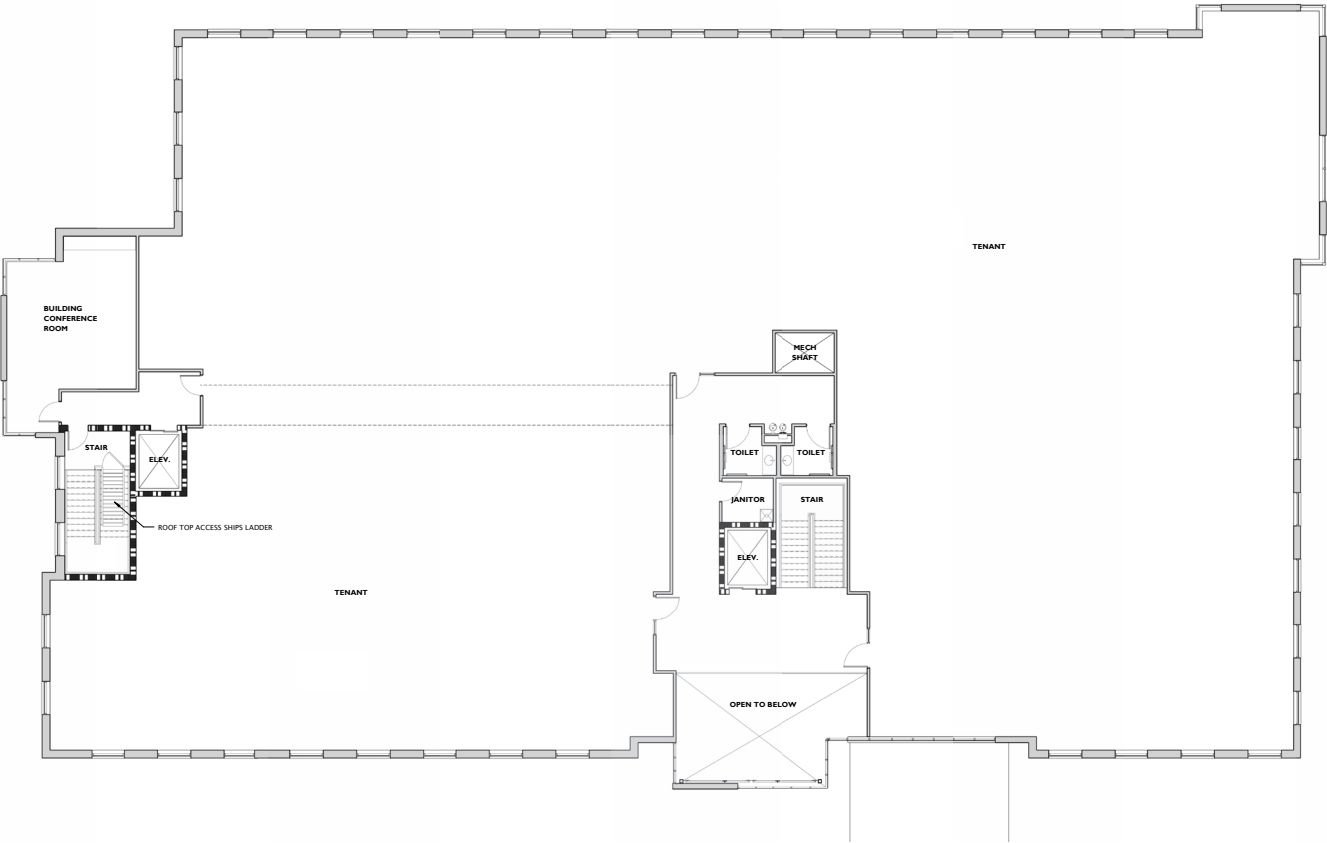


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## Floor Plans

Level 02  
21,500 RSF  
Sample layout

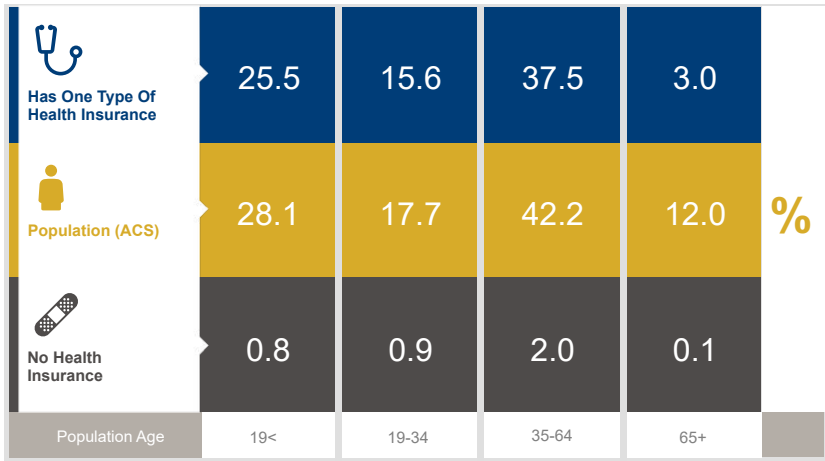




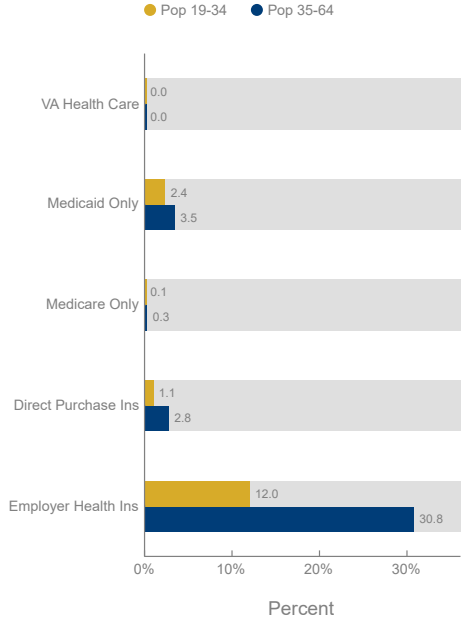
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## Healthcare and Insurance Statistics



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**

- Oakdale Obstetrics & Gynecology
- North Metro Surgery Center
- St. Croix Endodontics, PA
- NovaCare REHABILITATION
- North Suburban Eye Specialists
- RESTORE Sleep Health Center
- 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

11855 Ulysses St NE, Minneapolis, Minnesota, 55434  
5-Mile radius

