



# Medical Space For Lease

City Center Professional Building, Plymouth, MN 55446



**Anne E. Madyun, CCIM**  
612.454.4172  
amadyun@davishre.com

**Jill K. Rasmussen, CCIM, SIOR**  
612.341.3247  
jrasmussen@davishre.com

**Nick Holien**  
612.454.4167  
nholien@davishre.com

**davishre.com**

Building owned and managed by  
**HEALTHCARE REALTY**

# Davis

## Medical Space For Lease

15700 37th Avenue North, Plymouth, MN 55446



### Building Size:

48,594 sq. ft.

### Space Available:

2,000 - 15,958 sq. ft.

- LEASE INCENTIVES AVAILABLE!
- First and second floor space coming available in 2025
- Exterior signage opportunities
- Fully built out orthopedic and infusion suites
- Easy access to and from HWY 55 and I-494
- Strong area demographics

# T

### TENANTS:

**RAYUS**  
RADIOLOGY™

**MNGI**  
DIGESTIVE HEALTH



### TRAFFIC COUNT

13,800 vehicles on Vicksburg Ln N A.A.D.T.  
(average annual daily traffic)

14,700 vehicles on Rockford Road



### 2024 ESTIMATED POPULATION

1 mile: 8,575

3 miles: 62,556

5 miles: 151,957



### 2024 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$146,575

3 miles: \$195,189

5 miles: \$175,418

Anne Madyun, CCIM  
612.454.4172  
amadyun@davishre.com

Jill Rasmussen, CCIM, SIOR  
612.341.3247  
jrasmussen@davishre.com

Nick Holien  
612.454.4167  
nholien@davishre.com

davishre.com

Building owned and managed by  
HEALTHCARE REALTY

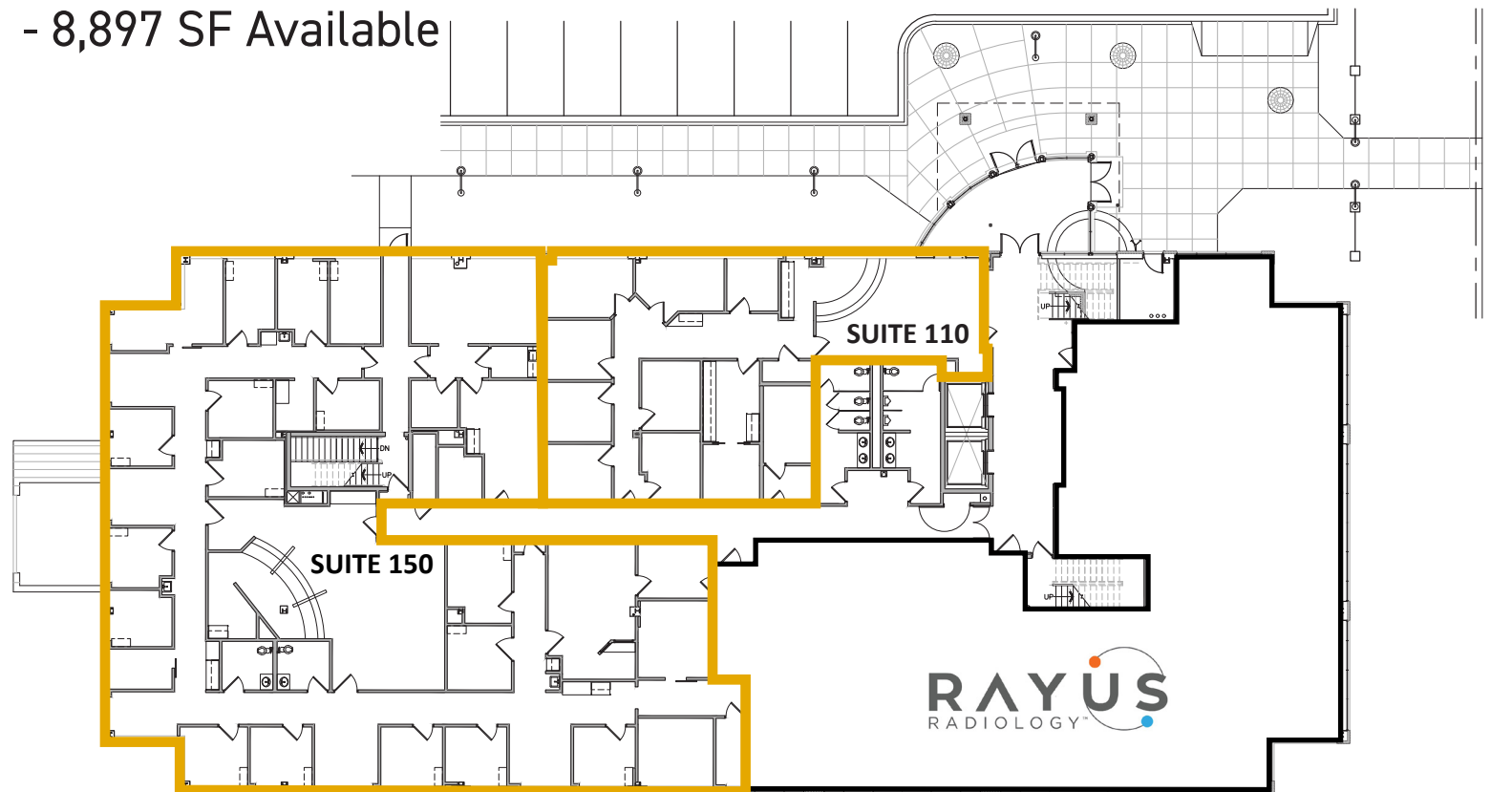


# Medical Space For Lease

15700 37th Avenue North, Plymouth, MN 55446

## Floor Plan

2,301 - 8,897 SF Available



Anne Madyun, CCIM  
612.454.4172  
amadyun@davishre.com

Jill Rasmussen, CCIM, SIOR  
612.341.3247  
jrasmussen@davishre.com

Nick Holien  
612.454.4167  
nholien@davishre.com

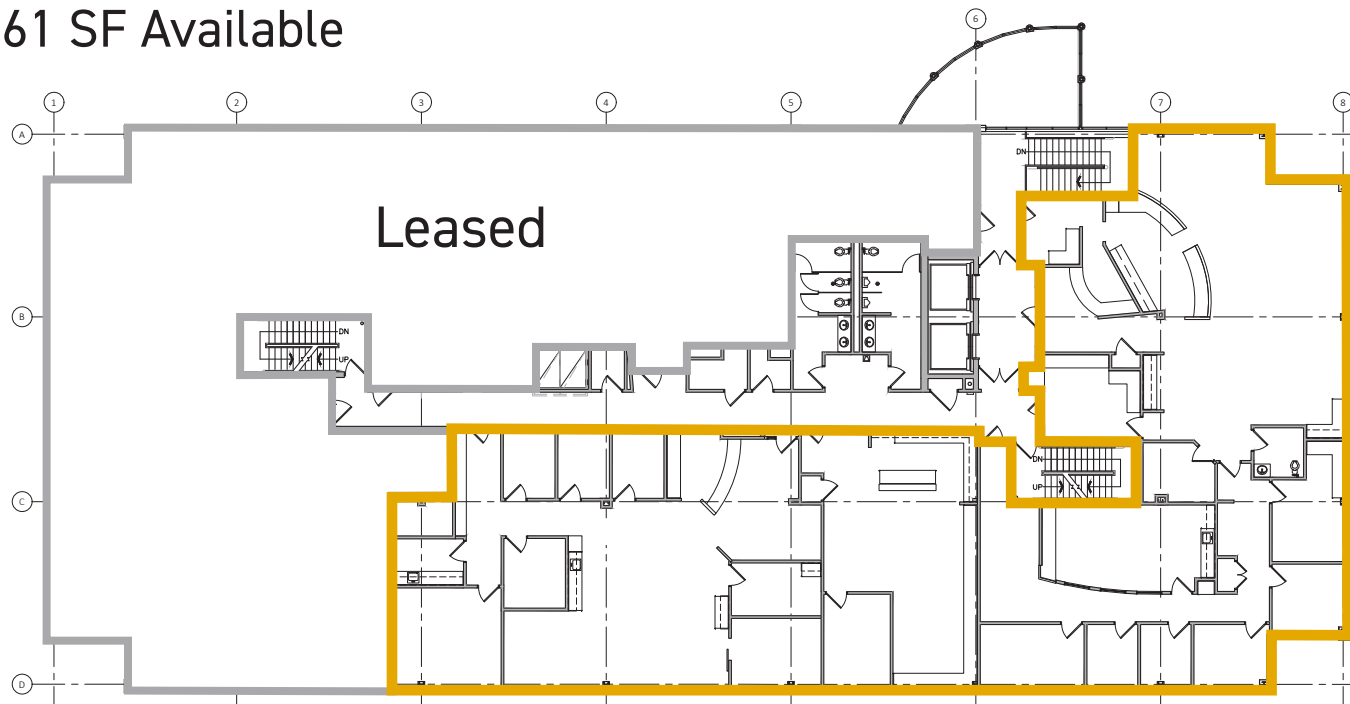
[davishre.com](http://davishre.com)

Building owned and managed by  
HEALTHCARE REALTY



### Floor Plan

2,789 - 7,061 SF Available

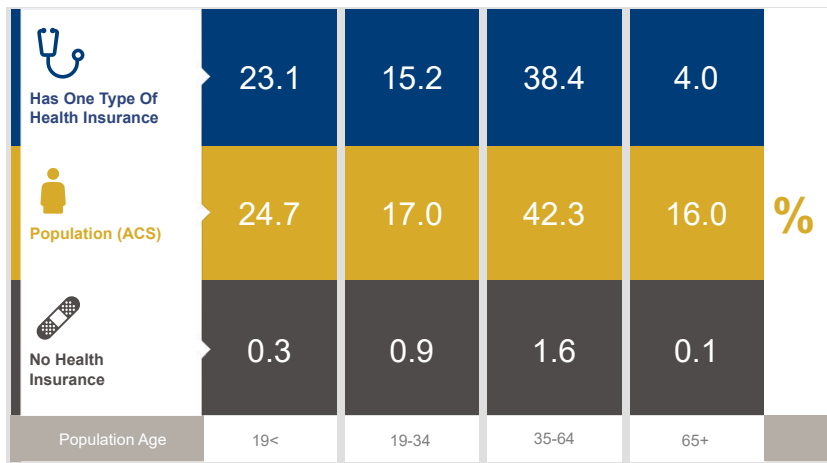




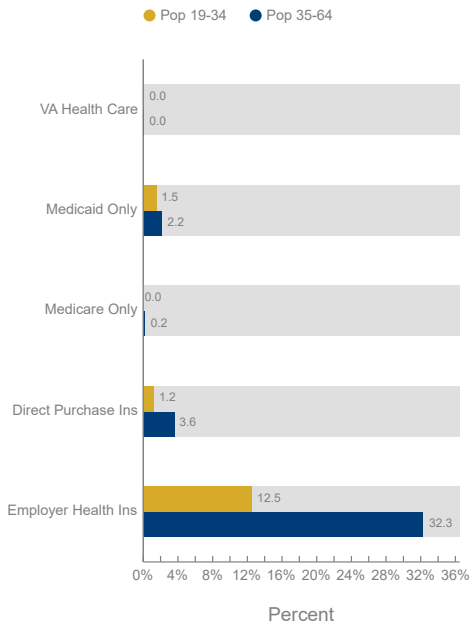
# Medical Space For Lease

15700 37th Avenue North, Plymouth, MN 55446

## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,407.7
Physician Services	\$420.3
Dental Services	\$681.9
Eyecare Services	\$131.3
Lab Tests/X-rays	\$114.7
Hospital Room & Hospital Service	\$377.9

\*ACS: American Community Survey

Anne Madyun, CCIM  
612.454.4172  
amadyun@davishre.com

Jill Rasmussen, CCIM, SIOR  
612.341.3247  
jrasmussen@davishre.com

Nick Holien  
612.454.4167  
nholien@davishre.com

davishre.com

Building owned and managed by  
HEALTHCARE REALTY

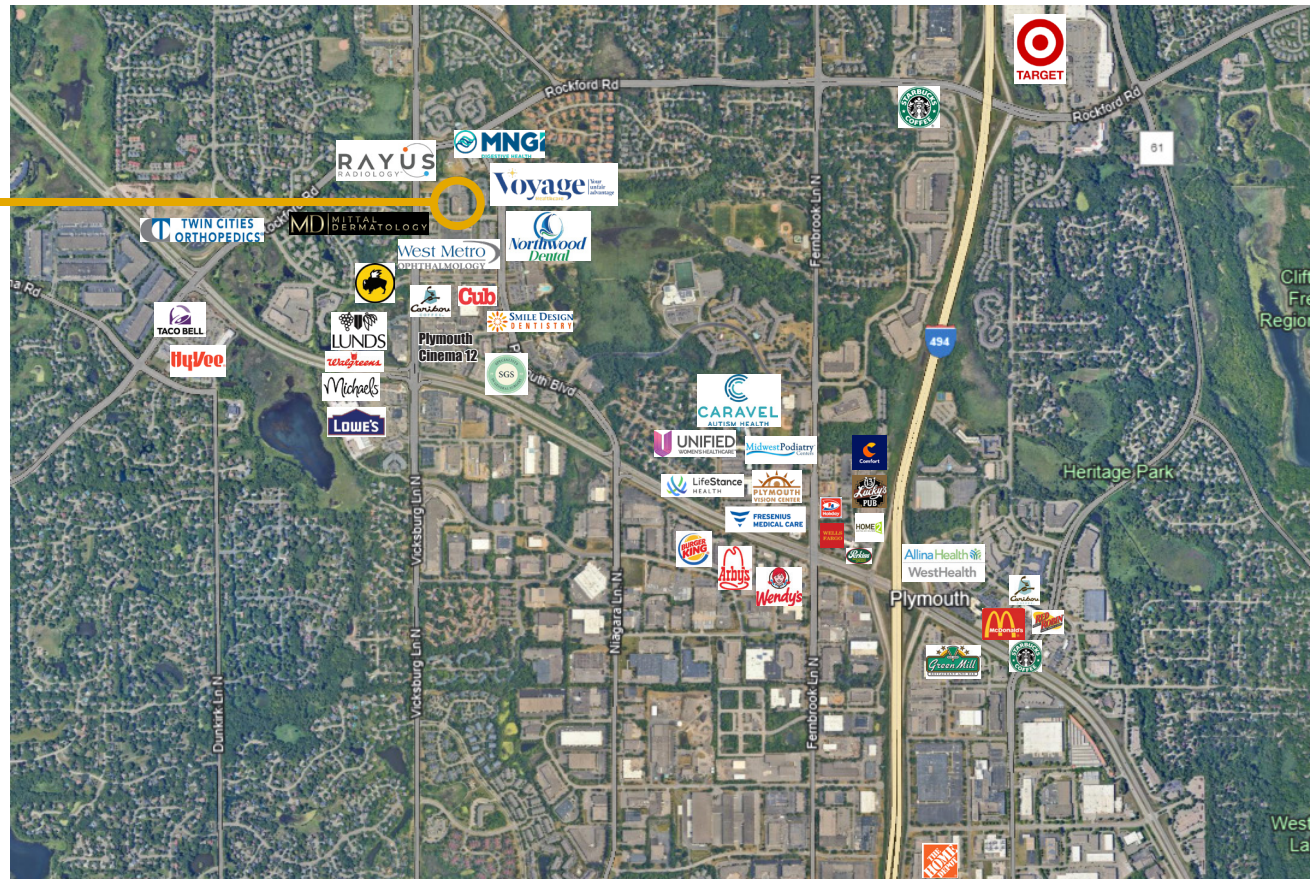
# Davis

## Medical Space For Lease

15700 37th Avenue North, Plymouth, MN 55446

### Area Retail and Medical

15700 37th Ave N  
Plymouth, MN



Anne Madyun, CCIM  
612.454.4172  
amadyun@davishre.com

Jill Rasmussen, CCIM, SIOR  
612.341.3247  
jrasmussen@davishre.com

Nick Holien  
612.454.4167  
nholien@davishre.com

[davishre.com](http://davishre.com)

Building owned and managed by  
HEALTHCARE REALTY

## The Plymouth Market

Top Employers	# of Employees	Type
Zayo Group	2,000	Manufacturing
ISD #284	1,857	Educational Services
Medtronic	1,001	Manufacturing
Huntington Bank	1,000	Finance
U.S. Foods	700	Manufacturing
Meritain Health	600	Healthcare
City of Plymouth	515	Government
Sterilmed, Inc.	500	Manufacturing
ICU Medical	420	Manufacturing
Lifetime Fitness	325	Retail Trade
EV3, Inc.	300	Manufacturing

### Key Facts

