

Davis

Medical Space For Lease

WestHealth, Plymouth, MN 55446



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Medical Space For Lease

2805 & 2855 Campus Drive, Plymouth, MN 55441



TRAFFIC COUNT
95,752 vehicles on I-494 A.A.D.T.
(average annual daily traffic)
52,000 vehicles on HWY 55



2024 ESTIMATED POPULATION
1 mile: 3,798
3 miles: 64,228
5 miles: 171,312



2024 ESTIMATED AVERAGE HOUSEHOLD INCOME
1 mile: \$158,920
3 miles: \$161,265
5 miles: \$157,659

2805

Building Size:
77,342 sq. ft.

Net Rate:
Operating Expenses:
Taxes:

Space Available:
4,529 - 4,815 sq. ft.

\$ 25.00/sq. ft.
\$ 19.67/sq. ft.
\$ 6.11/sq. ft.

2855

Building Size:
103,461 sq. ft.

Net Rate:
Operating Expenses:
Taxes:

Space Available:
3,523 - 6,413 sq. ft.

\$ 25.00/sq. ft.
\$ 20.47/sq. ft.
\$ 5.91/sq. ft.

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T TENANTS:



HARRINGTON
+ ASSOCIATES

SPECIALISTS IN PLASTIC SURGERY

NORAN
NEUROLOGICAL
CLINIC



- Full service, Class A medical building including Pharmacy, Urgent Care, Emergency Department and Surgery Center on-site
- Convenient location easily accessible from I-494 and Hwy 55
- Covered patient drop-off & complimentary valet parking
- Strong area demographics
- Café
- Ample parking for physicians, staff and patients
- Exterior patio and green space
- Under new local ownership and management
- Common area updates underway!

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2805 Campus Drive, Plymouth, MN 55441

Floor Plan

Suite 235 - 4,815 SF Available



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Medical Space For Lease

2805 Campus Drive, Plymouth, MN 55441

Floor Plan

Suite 415 - 4,529 SF Available

[Matterport Tour](#)



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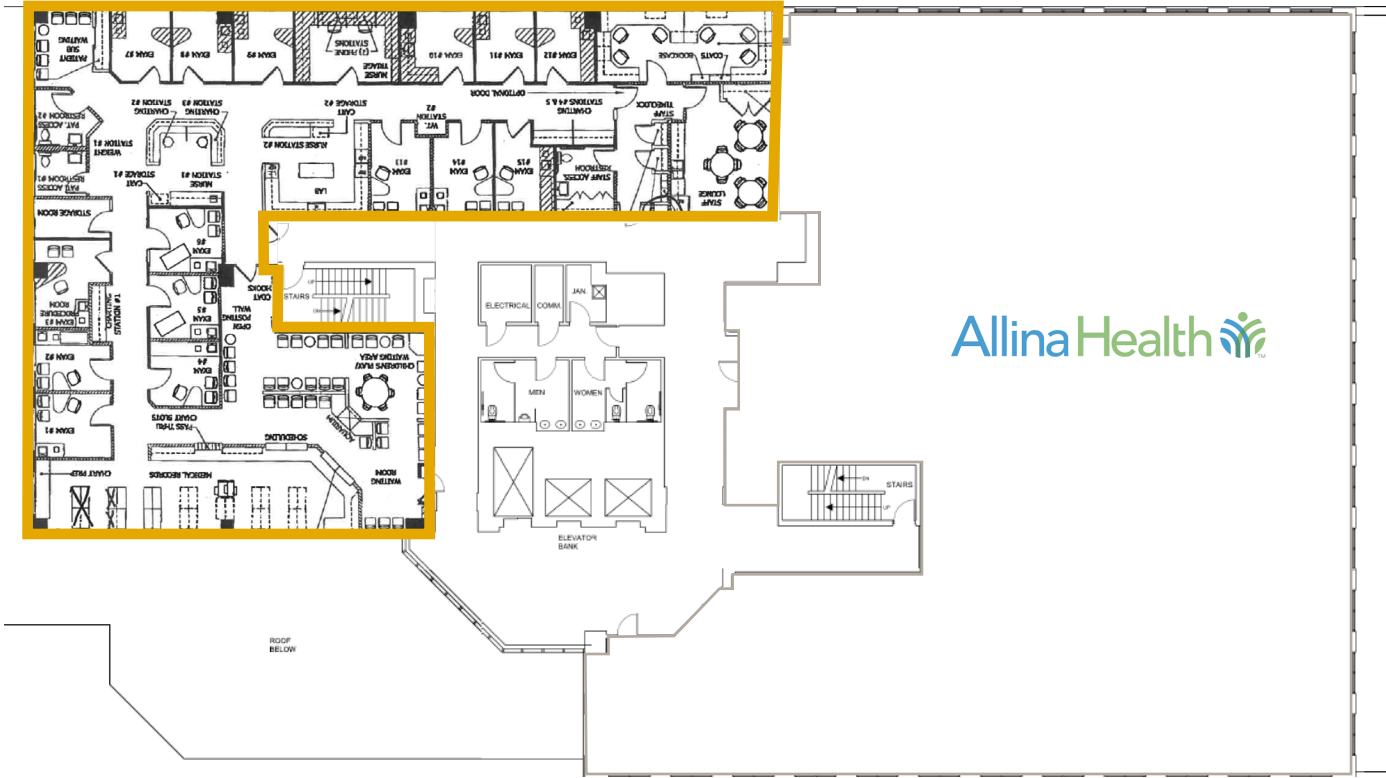


Medical Space For Lease

2855 Campus Drive, Plymouth, MN 55441

Floor Plan

Suite 350 - 6,413 SF Available



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Medical Space For Lease

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Floor Plan

Suite 510 - 3,523 SF Available



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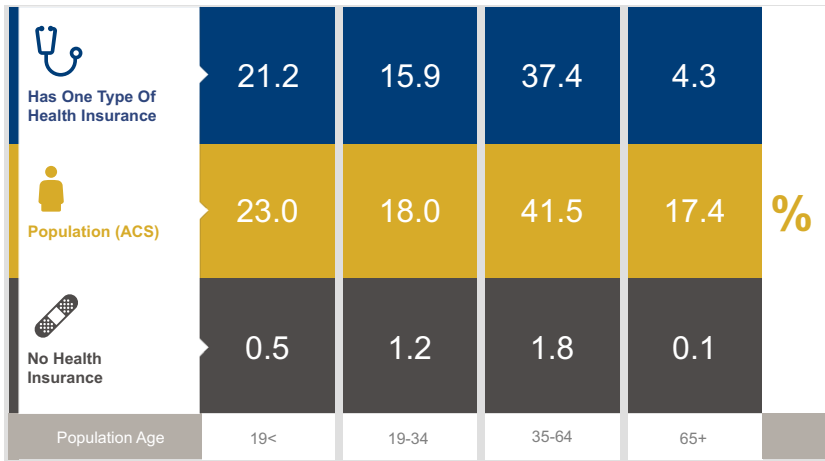
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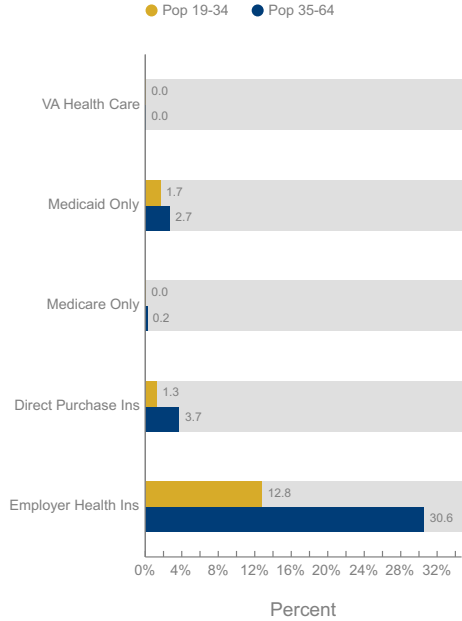
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,430.8
Physician Services	\$463.1
Dental Services	\$684.9
Eyecare Services	\$128.9
Lab Tests/X-rays	\$118.6
Hospital Room & Hospital Service	\$387.4

*ACS: American Community Survey

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Area Retail and Medical



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Plymouth, MN

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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



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