Medical Space For Lease

Lakeview Medical Building

110105 Pioneer Trail, Chaska, MN 55318



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DavisHRE.com



Building Information

Address	110105 Pioneer Trail Chaska, MN 55318
Building Size	41,471 SF
Total Available	5,466 SF
Stories	3
Year Built	2014
Class	B
Parking	136 Surface Stalls 26 Underground Heated Stalls
Net Rate	Negotiable
CAM (2026)	$13.99 PSF
RE Taxes	$5.64 PSF

To schedule a tour, please contact:

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Property Highlights

- Premier medical building positioned on the highly visible corner of Highway 41 and Pioneer Trail
- Picturesque views overlooking scenic Lake Grace
- Ample on-site parking with both surface spaces and heated underground stalls for year-round convenience
- On-site lab and X-ray facilities for enhanced patient care and efficiency
- Prominent monument and building signage opportunities for maximum visibility
- Located within a strong demographic market with excellent growth potential
- Neighboring national and local retailers providing added convenience for patients and staff





Area Retail

Chaska, MN



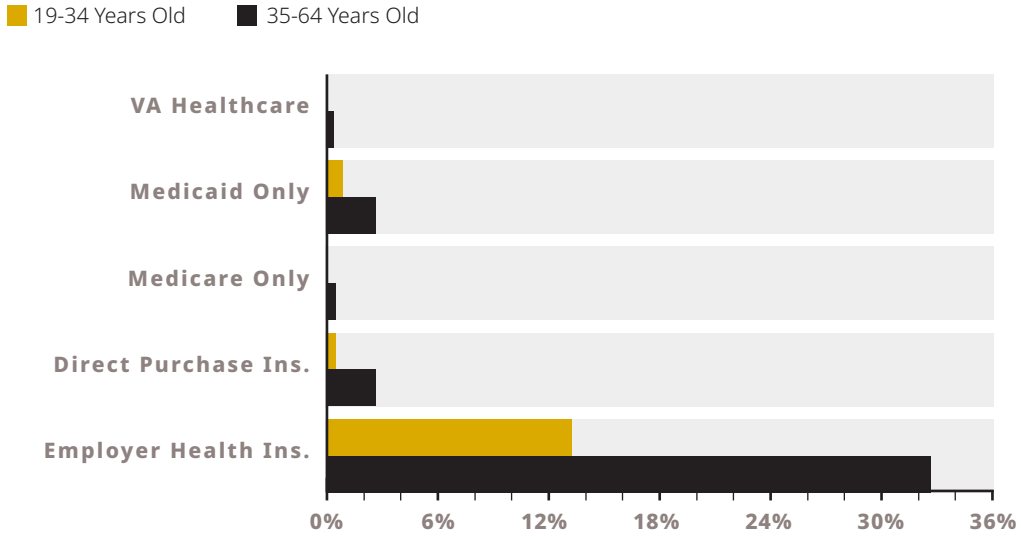
Healthcare and Insurance

3-Mile Radius

Health Insurance Coverage by Age

	19<	19-34	35-64	65+
% With Health Insurance	25.7%	15.7%	38.4%	4.6%
% Not Insured	0.4%	0.6%	1.0%	0.0%
% of Total Population	28.3%	16.9%	42.0%	12.8%

Health Insurance Coverage by Type



Annual Consumer Healthcare Expenditure

Blue Cross/ Blue Shield
$1,977.8

Medicare Payments
$1,414.8

Dental Services
$732.4

Physician Services
$463.7

Hospital Room & Services
$406.4

Eye Care Services
$135.5

Lab Tests/ X-Rays
$125.7

Aftercare/ Convalescent
$54.2

Medicare Population 65+

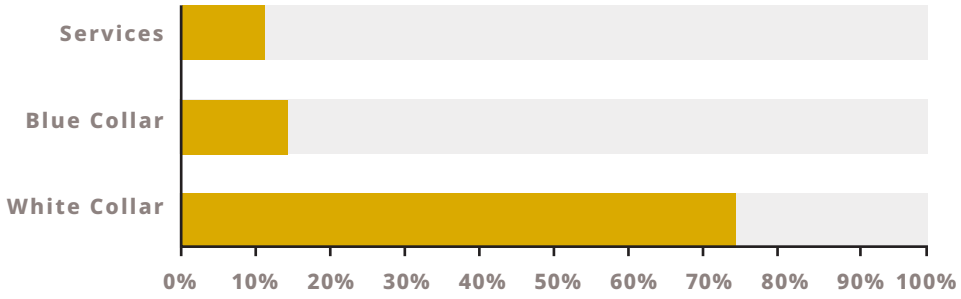
1,510	1,309	831	54
MEDICARE ONLY	DIRECT-PURCH & MEDICARE	EMPLOYER & MEDICARE	MEDICARE & MEDICAID

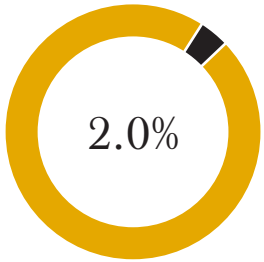
Source: esri (2026)

Chaska Demographics

3-Mile Radius

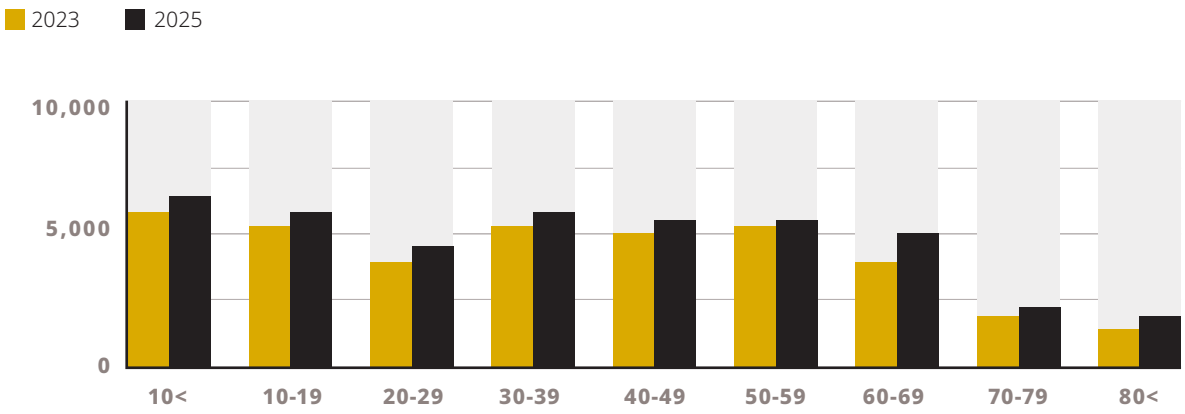
Occupation Type





UNEMPLOYMENT RATE

Age Distribution



Education

54.6%	24.7%	15.8%	4.9%
BACHELOR'S/GRAD/ PROF DEGREE	SOME COLLEGE/ ASSOCIATES DEGREE	HIGH SCHOOL GRADUATE	NO HIGH SCHOOL DIPLOMA

Household Demographics

Total Population
40.5K

Total Daytime Population
40.3K

Median Age
38.5

Median Household Income
$136K

Home Value to Income Ratio
3.5

Source: esri (2026)

Floorplan

Third Floor Availabilities

» Suite 300 - 5,466 SF



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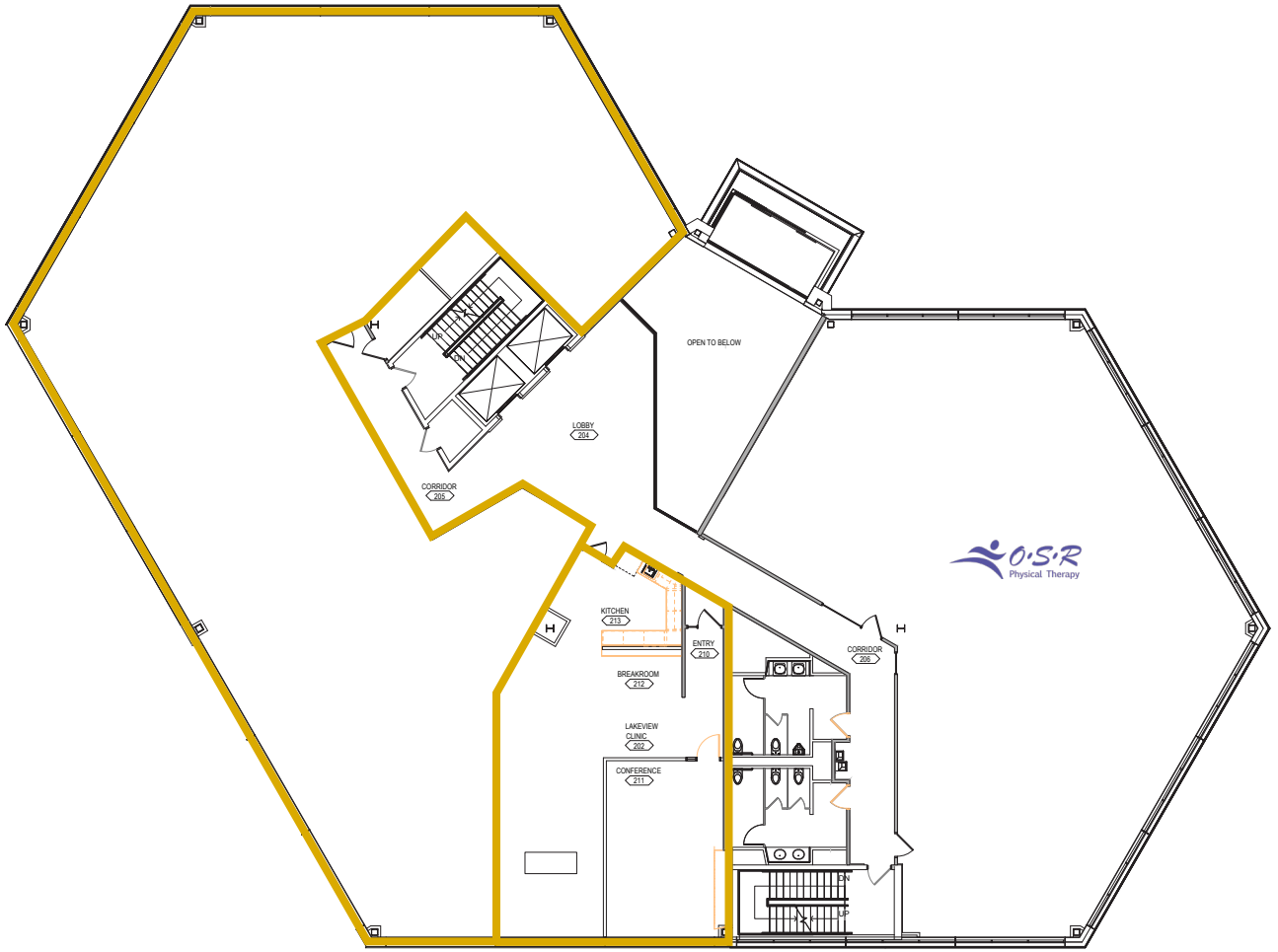
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Floorplan

Up to 8,728 SF Available

Second Floor Availabilities

- Suite 202 - 1,764 SF
- Suite 203 - 6,964 SF



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