

Davis

Medical Space For Lease

Lakeview Professional Building | Chaska, MN 55318



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BUILDING TENANTS



- Class A medical building on the highly visible corner of Hwy 41 and Pioneer Trl
- Overlooking scenic Lake Grace
- Ample parking including convenient surface lot and underground heated stalls
- On-site lab and X-ray facilities
- Monument and building signage available
- Strong area demographics
- Adjacent to many popular national and local retailers

Building Size:	Space Available:
41,471 sq. ft.	5,466 – 8,729 sq. ft.
Net Rental Rate:	Negotiable
Operating Expenses:	\$ 9.51/sq. ft.
Real Estate Taxes:	\$ 5.57/sq. ft.

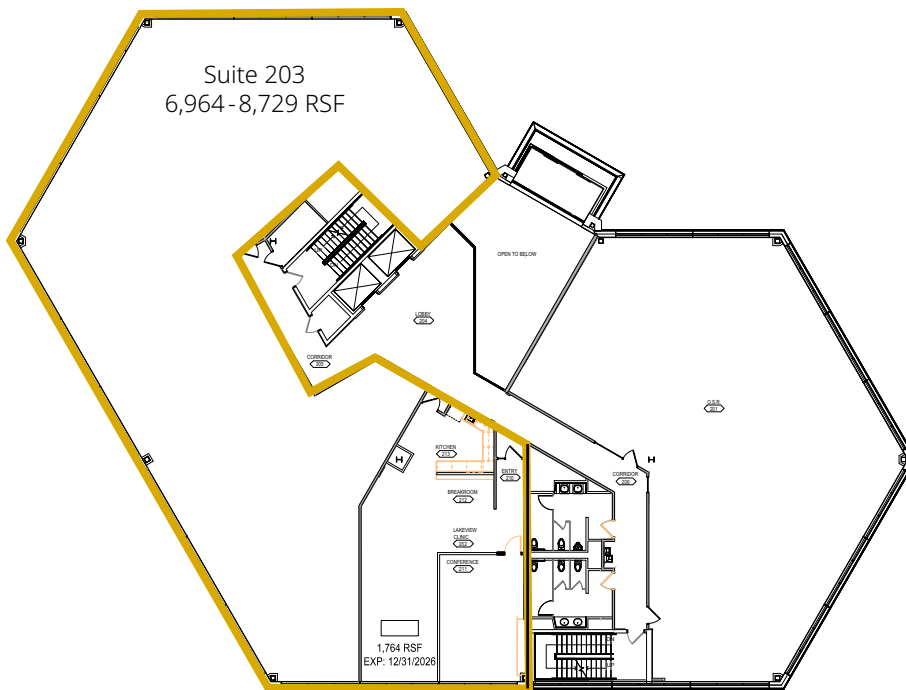
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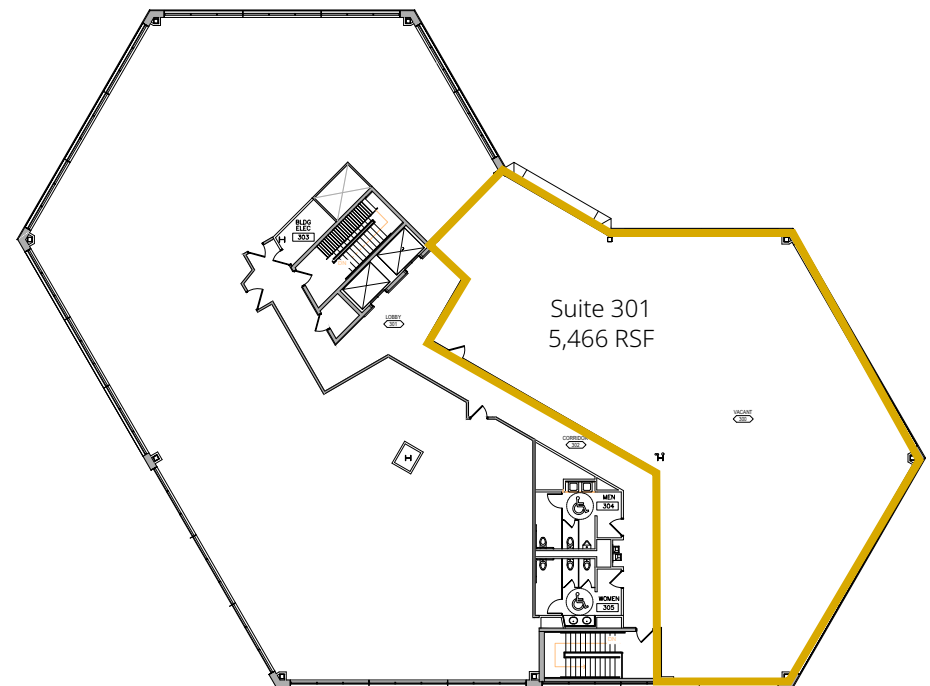
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Floor Plans

2nd Floor
6,964 - 8,729 RSF



3rd Floor
5,466 SF

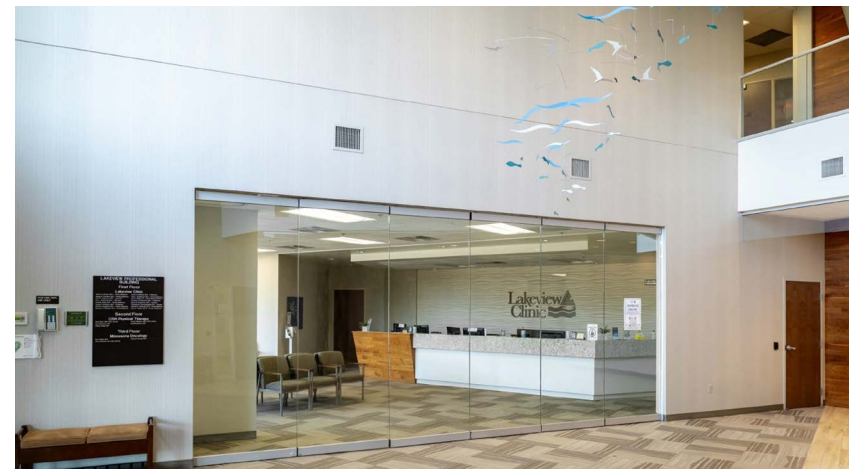
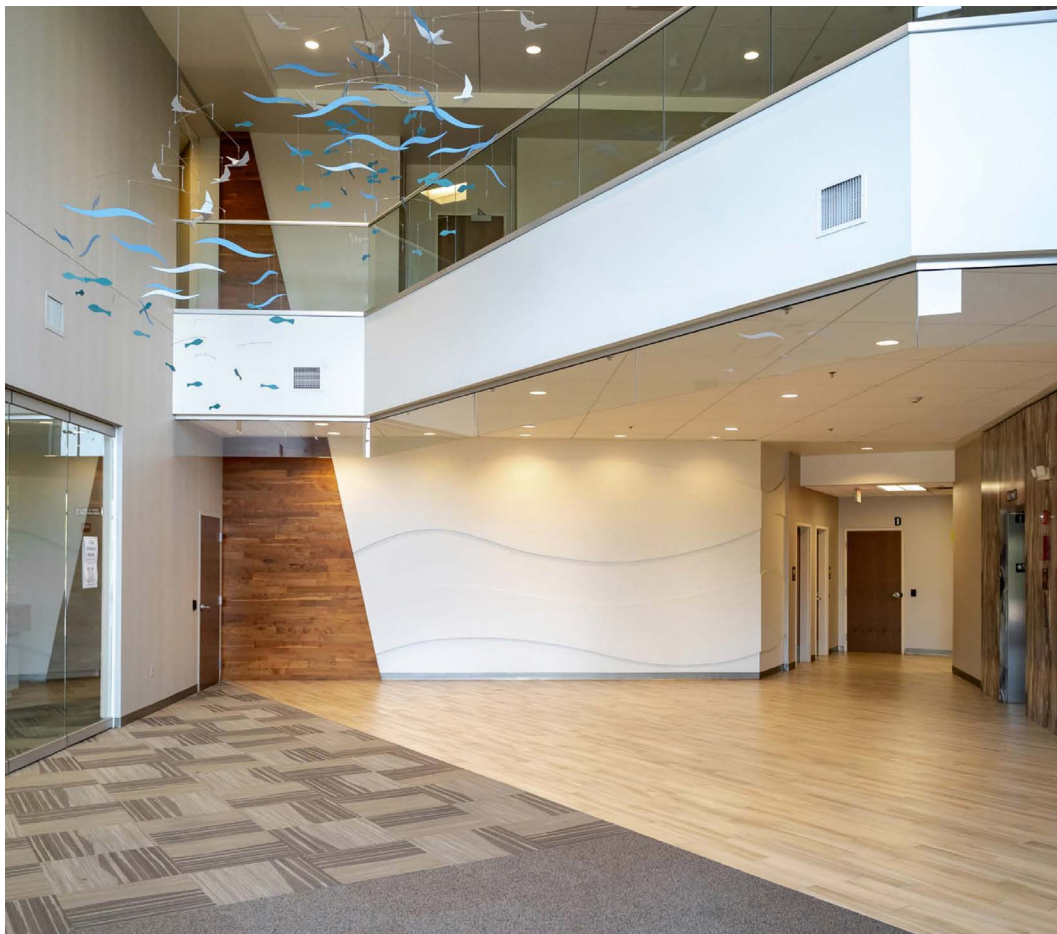


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Interior Photos



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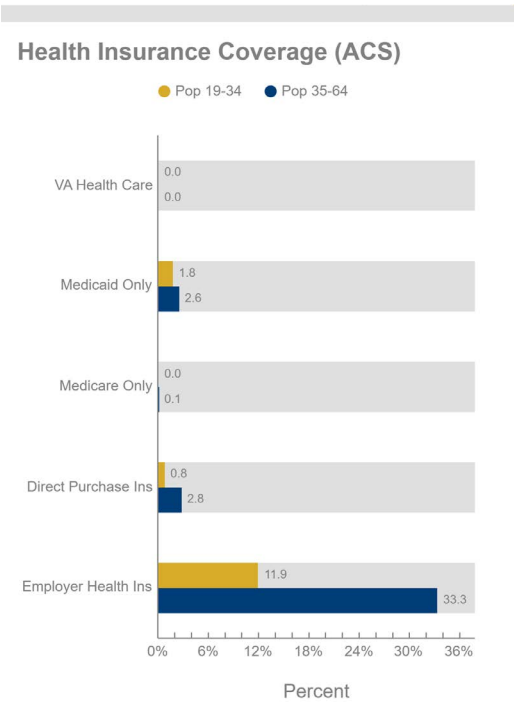
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Healthcare and Insurance Statistics



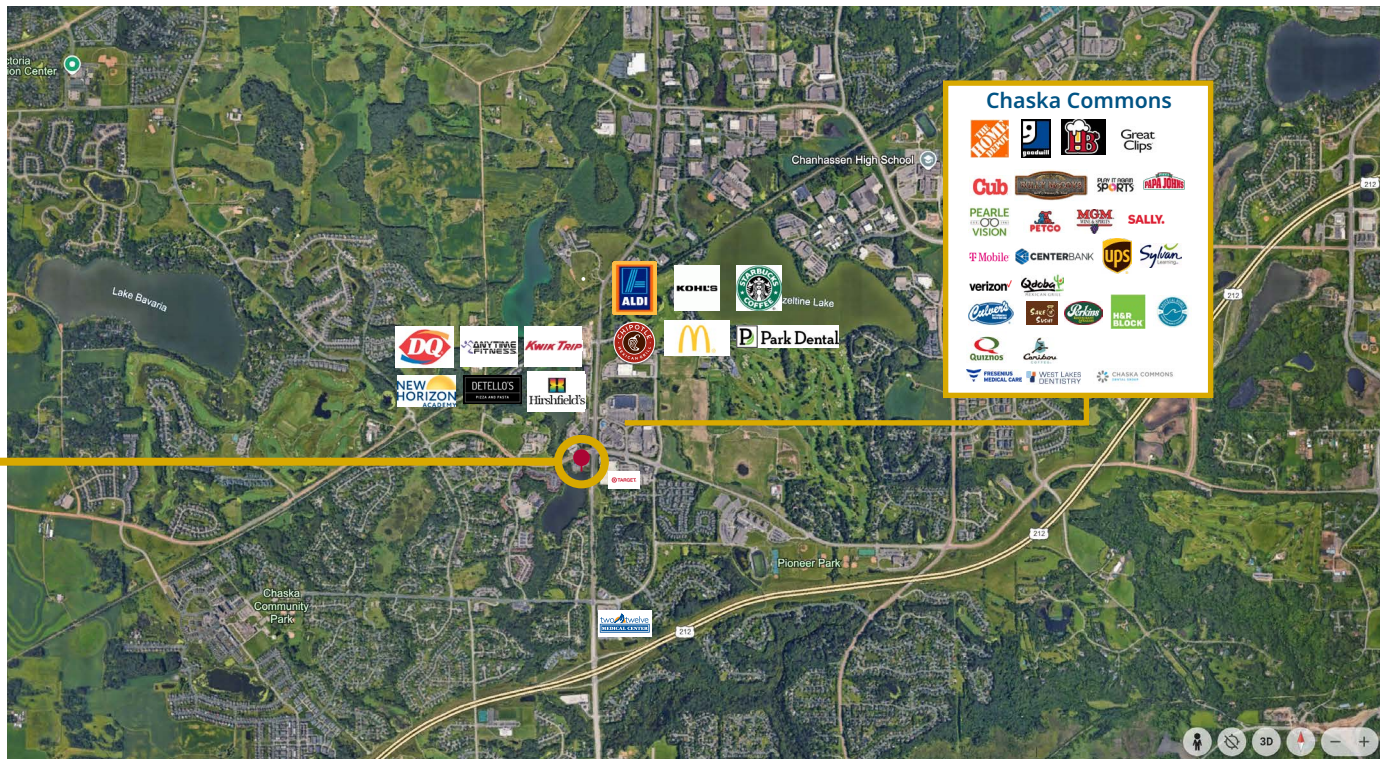
Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,419.0
Physician Services	\$501.6
Dental Services	\$716.0
Eyecare Services	\$137.0
Lab Tests/X-rays	\$127.0
Hospital Room & Hospital Service	\$413.9
Convalescent/Nursing Home Care	\$55.1

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Aerial View



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The Chaska Market

Top Employers	# of Employees	Type
ISD #112/Eastern Carver County	1,346	Educational Services
Entegris, Inc	925	Manufacturing
Beckman-Coulter, Inc	850	Diagnostic Solutions
TEL-FSI, Inc	850	Manufacturing
Carver County	700	Government/Public
The Bernard Group	646	Visual Merchandiser
Lake Region Manufacturing Co., Inc	600	Manufacturing
Old National Bank	560	Banking
City of Chaska	535	Government/Public
Apex International, MG	400	Manufacturing

Key Facts

