

Davis

Medical Space For Lease

Lakeview Medical Building | 110105 Pioneer Trail Chaska, MN 55318



Anne Madyun CCIM
612.454.4172
amadyun@davishre.com

Jill Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

davishre.com

Davis

Medical Space For Lease

Lakeview Medical Building | 110105 Pioneer Trail Chaska, MN 55318



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:

41,471 sq. ft.

Net Rental Rate:

Operating Expenses:

Real Estate Taxes:

Space Available:

5,466 – 8,729 sq. ft.

\$23.50/sq. ft.

\$ 9.51/sq. ft.

\$ 5.57/sq. ft.

Anne Madyun CCIM
612.454.4172
amadyun@davishre.com

Jill Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

davishre.com

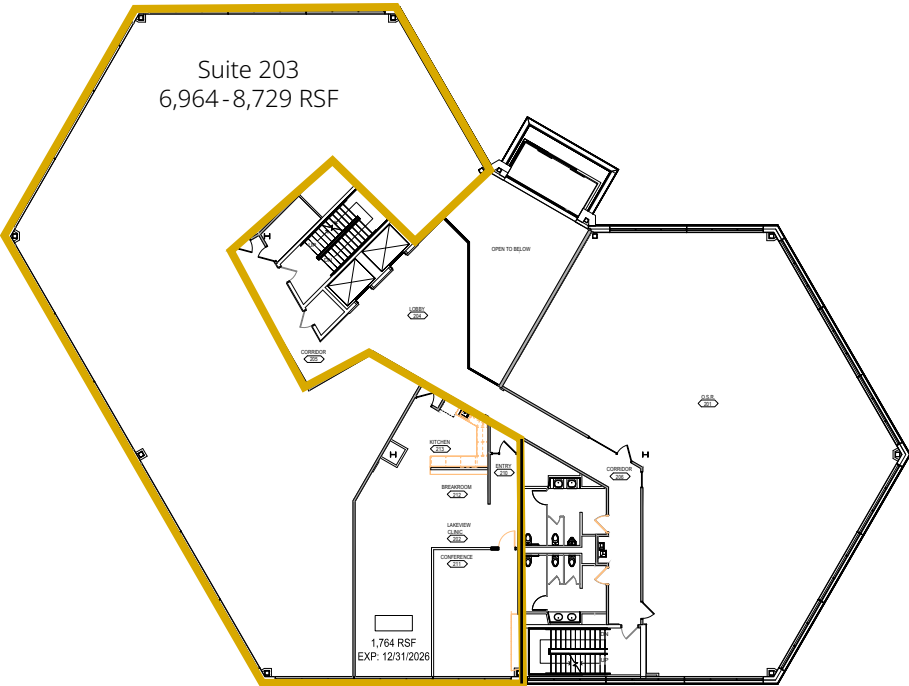


Medical Space For Lease

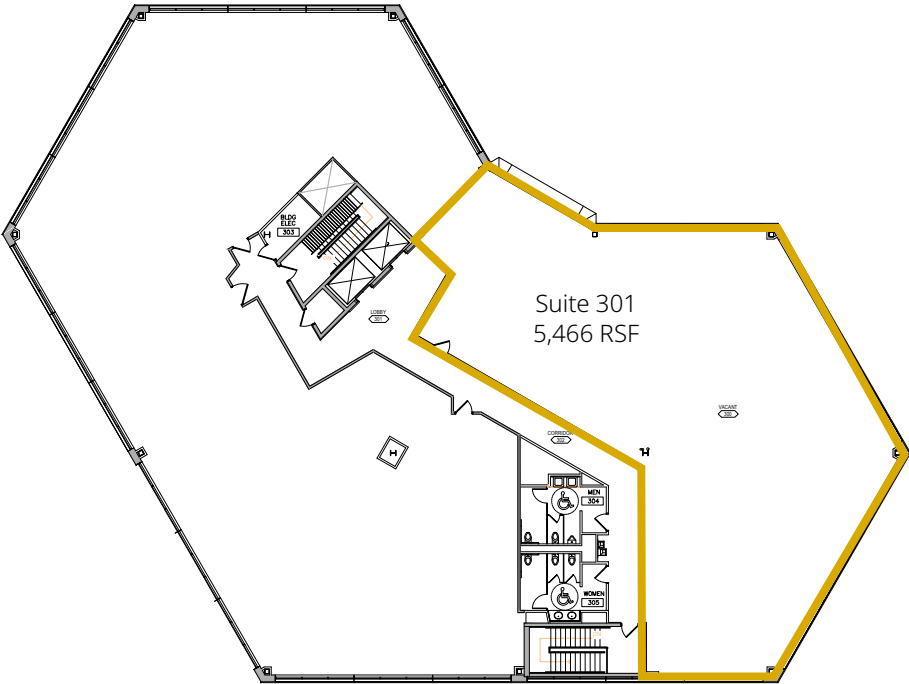
Lakeview Medical Building | 110105 Pioneer Trail Chaska, MN 55318

Floor Plans

2nd Floor
6,964 - 8,729 RSF



3rd Floor
5,466 SF



Anne Madyun CCIM
612.454.4172
amadyun@davishre.com

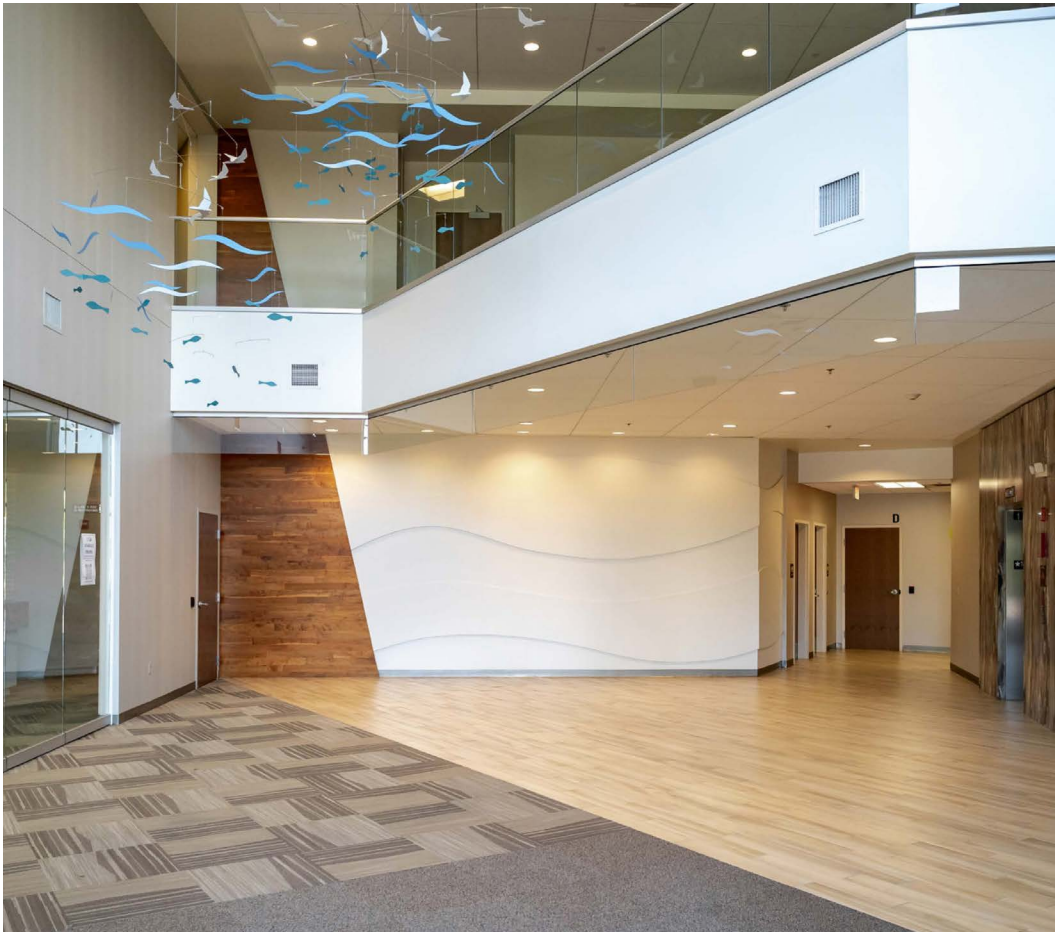
Jill Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

Davis

Medical Space For Lease

Lakeview Medical Building | 110105 Pioneer Trail Chaska, MN 55318

Interior Photos



Anne Madyun CCIM
612.454.4172
amadyun@davishre.com

Jill Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

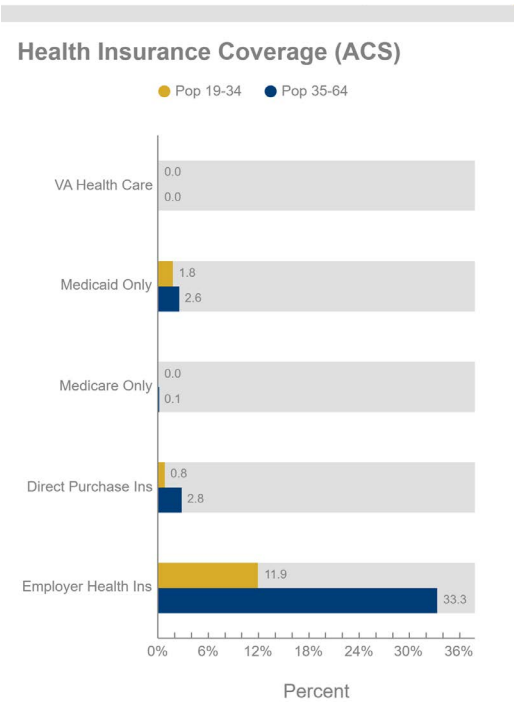
davishre.com



Medical Space For Lease

Lakeview Medical Building | 110105 Pioneer Trail Chaska, MN 55318

Healthcare and Insurance Statistics



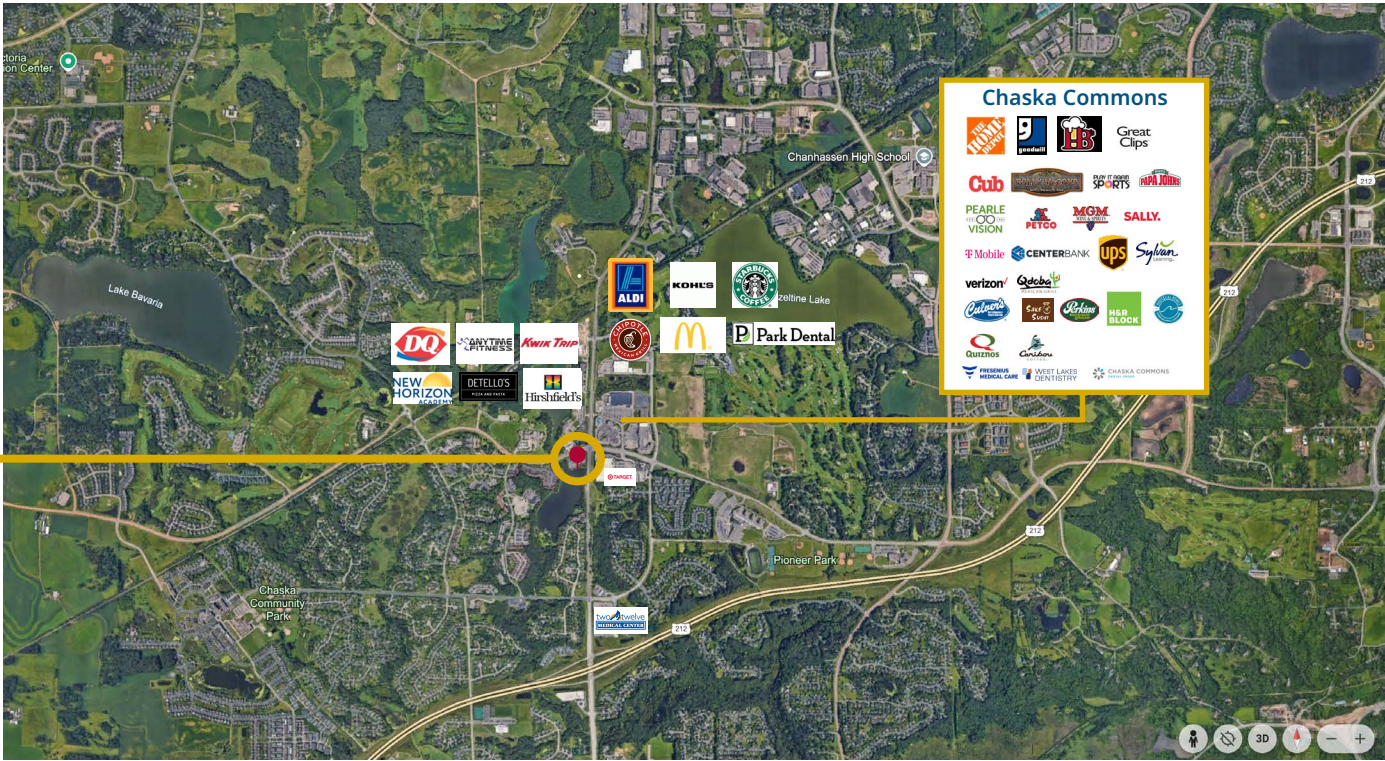
Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,419.0
Physician Services	\$501.6
Dental Services	\$716.0
Eyecare Services	\$137.0
Lab Tests/X-rays	\$127.0
Hospital Room & Hospital Service	\$413.9
Convalescent/Nursing Home Care	\$55.1



Medical Space For Lease

Lakeview Medical Building | 110105 Pioneer Trail Chaska, MN 55318

Aerial View



Lakeview
Medical Building
110105 Pioneer Trail
Chaska, MN 55318

Anne Madyun CCIM
612.454.4172
amadyun@davishre.com

Jill Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com



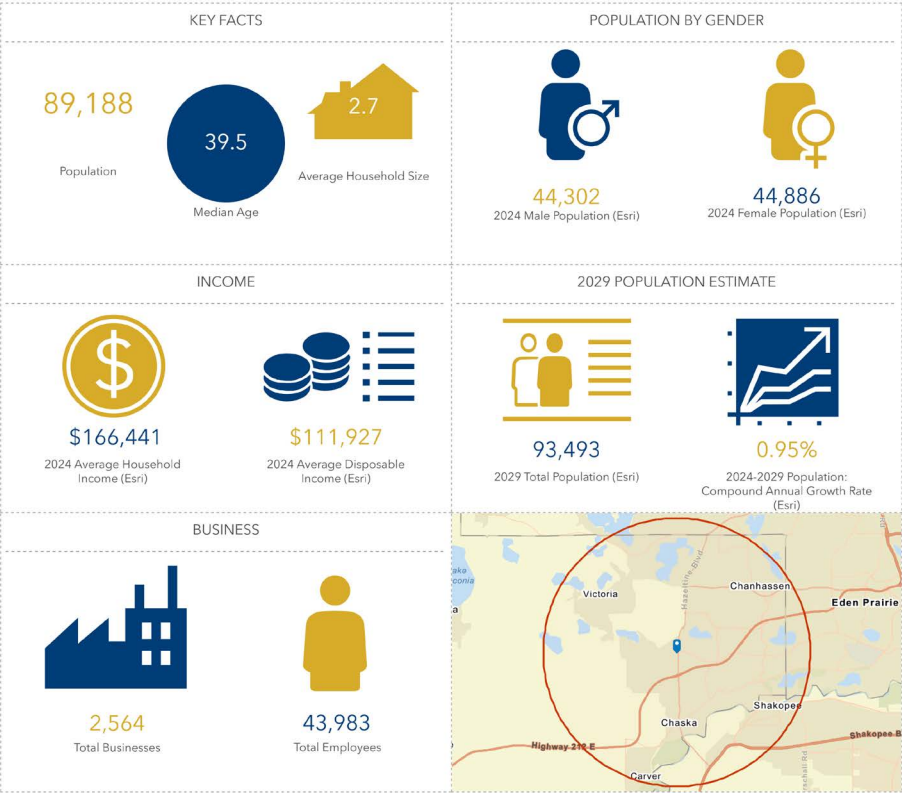
Medical Space For Lease

Lakeview Medical Building | 110105 Pioneer Trail Chaska, MN 55318

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



Anne Madyun CCIM
612.454.4172
amadyun@davishre.com

Jill Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com