



Offered
Exclusively By

BROKERAGE TEAM

Scott Briggs

Senior Vice President

sabriggs@northmarq.com | 918.794.9787

Kelly Largent

Vice President

klargent@northmarq.com | 918.884.3142

Nathanael Berwaldt

Associate

nberwaldt@northmarq.com | 918.710.3924

Sarah Martin

Senior Transaction Manager

smartin@northmarq.com

IN ASSOCIATION WITH

Anne Perrault

Minnesota Broker

MN Lic. #40564077

Northmarq

6120 S. Yale Avenue, Ste. 300 | Tulsa, OK 74136

918.494.2690

northmarq.com

Essentia Health – Hinckley Clinic

45 Lady Luck Drive | Hinckley, Minnesota 55037

[Click here for more information & to download the full Offering Memorandum](#)



Subject Property

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single-tenant medical office facility leased to Pine Medical Center, a subsidiary of Essentia Health, located in Hinckley, Minnesota.



\$5,164,310

Offering Price



7.15%

Cap Rate

The property sits on 4.87 acres and includes a 14,186-square-foot, single-story building constructed in 2015 that has operated as the Essentia Health – Hinckley Clinic since February 2024, offering family medicine, primary care, specialty services, urgent care, and future expansion capability. The asset is positioned along Lady Luck Drive with direct access to Interstate 35 (23,600 vehicles per day) and is approximately 1.5 miles from Grand Casino Hinckley; the lease is structured NN with 2% annual escalations through September 30, 2033, and one five-year renewal option.