



2,200 SF For Sublease

WOODLAKE HEALTH AND OFFICE CENTRE

6625 Lyndale Avenue South, Richfield, MN



Available:
2,200 RSF

Suite:
440

Rate:
Negotiable

2026 Tax/Ops:
\$15.46/SF

Sublease Term:
6/30/2031



Richfield's Premier Healthcare Destination.

Position your practice for success in one of Richfield's premier medical office destinations. This exceptional leasing opportunity offers a professional healthcare environment with outstanding accessibility, ample parking, and convenient access for patients and providers alike.

Everything Your Practice Needs.

From welcoming patient areas to functional staff amenities and collaborative workspaces, this thoughtfully designed suite provides everything healthcare providers need to deliver exceptional patient care.



WELCOMING PATIENT EXPERIENCE

A warm, inviting entrance designed to create a positive patient experience.



CONVENIENT STAFF BREAK ROOM

A fully equipped kitchenette offering space to recharge throughout the day.



PRIVATE COLLABORATION ROOM

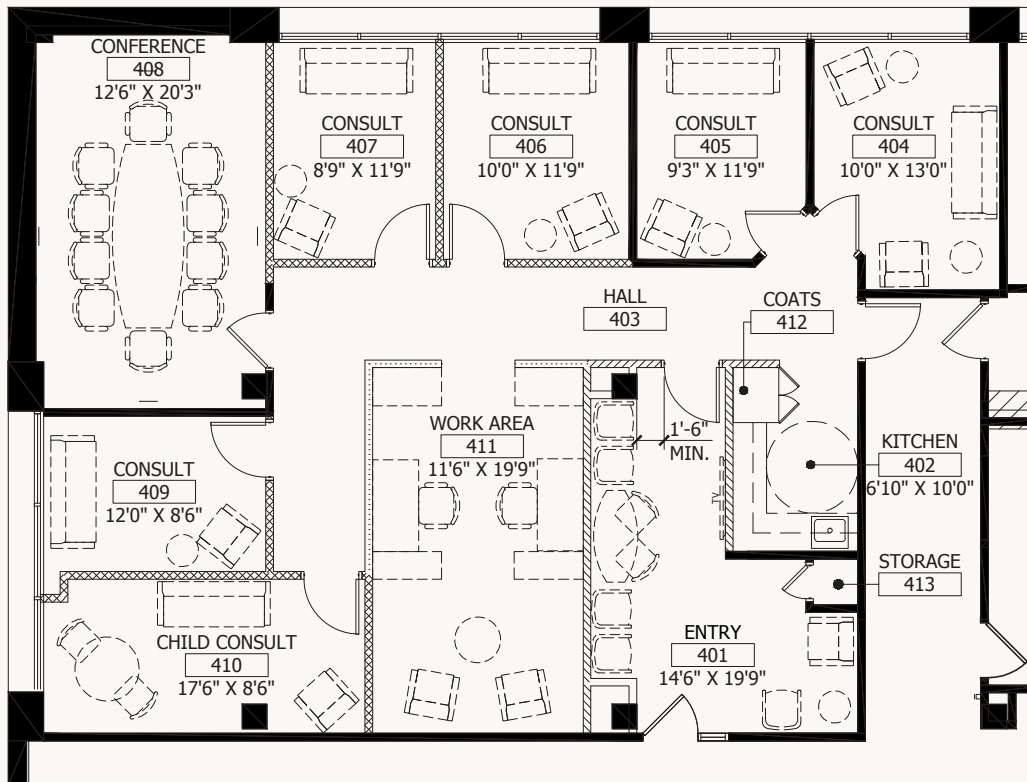
A professional meeting space for collaboration, training, and consultations.

Join a Trusted Healthcare Community



BUILDING FEATURES/AMENITIES

- Conveniently located at the corner of 66th Street and Lyndale Avenue with easy access to Crosstown Highway 62 and I-35W
- Three-story atrium with skylights creates interior park-like setting
- 7-level free parking ramp
- Professionally managed by Ryan Companies
- Home to Metro Dentalcare, Allina Health Systems, Courage Kenny and Gillette Children's
- On-site amenities include multimedia conference center and BMO Harris Bank



INDIVIDUAL SPACES

- 6 Consult Rooms
- 1 Work Area

SHARED SPACES

- 1 Conference Room
- 1 Entry w/ (8) seats

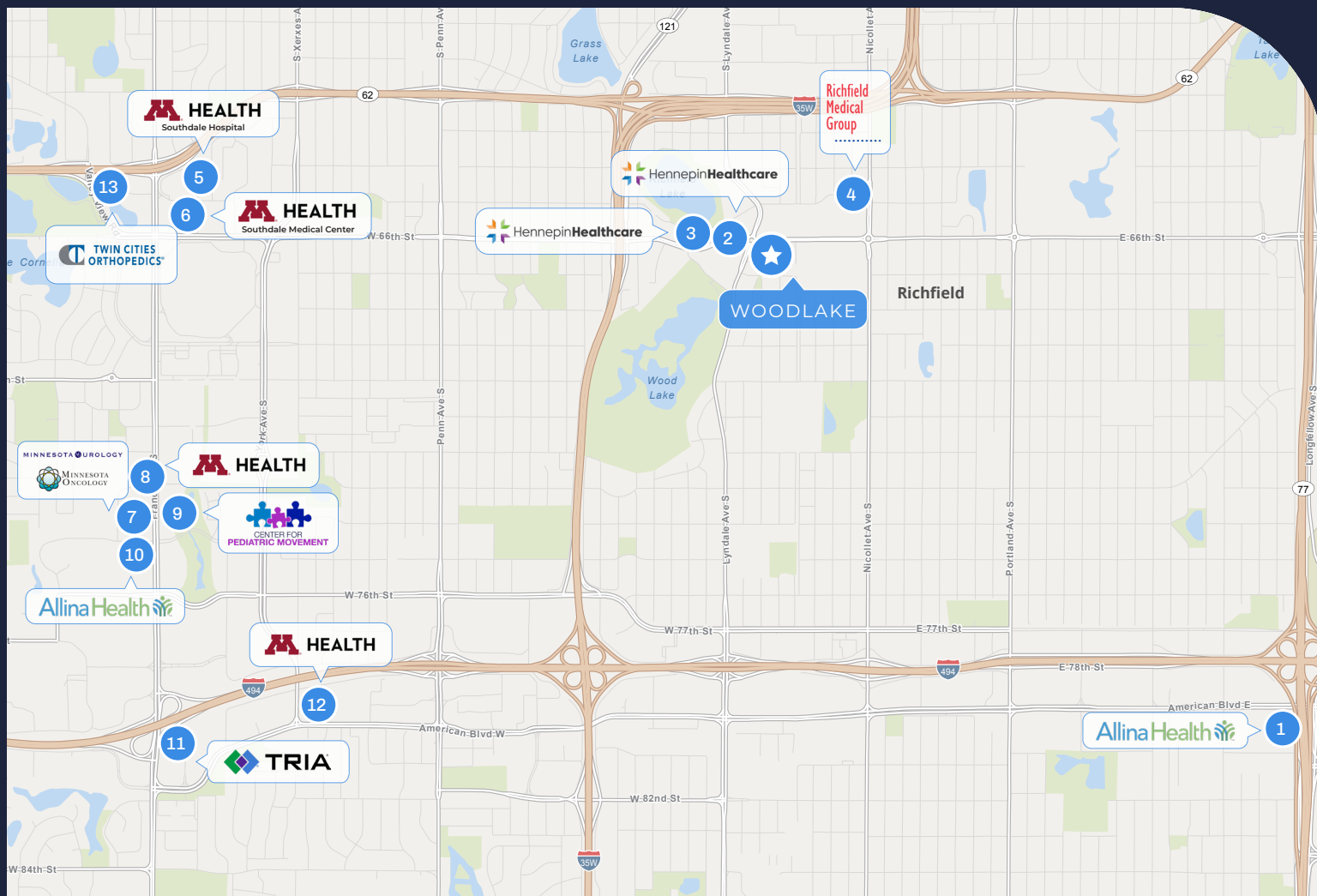
SUPPORT

- 1 Coat Area
- 1 Lobby Coat Closet
- 1 Kitchenette

Suite 440 Floor Plan

Designed for efficiency, this well-planned layout features private consultation rooms, collaborative work areas, a conference room, and dedicated staff amenities, creating a seamless environment for both patients and providers.

• 2,200 RSF



Local Hospitals & Medical Centers

★ Woodlake Health & Office Centre

1. Allina Health Bloomington Clinic
2. Hennepin Healthcare Richfield Clinic & Pharmacy
3. Hennepin County Medical Center
4. Richfield Medical Group
5. M Health Fairview Southdale Hospital
6. Southdale Medical Center

7. Minnesota Urology + Minnesota Oncology

8. Edina Medical Group
9. Center for Pediatric Movement
10. Parklawn Medical Building
11. Tria Orthopedic Center
12. M Health Fairview Clinic - Xerxes
13. Twin Cities Orthopedics

LET'S CONNECT



Trinette Wacker

(612) 372-1230

trinette.wacker@transwestern.com

Max Stewart

(612) 268-5314

max.stewart@transwestern.com

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