



# Medical Space For Lease

6xxx 96th Lane N. Brooklyn Park, MN 55445



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Park Health | 6xxx 96th Lane N. Brooklyn Park, MN 55445



- Proposed 2 story Class A medical building for lease
- Phase 2 development of 610 Medical project
- Premier signage opportunities to HWY 610
- Flexible floor plates to allow for a variety of space sizes and efficient clinic layouts
- Free conference room
- 5/1000 parking ratio
- Covered patient drop-off
- Strong area demographics

<b>Building Size:</b>	<b>Space Available:</b>
30,000 sq. ft.	30,000 sq. ft.
Net Rental Rate:	Negotiable
Operating Expenses:	\$ 11.00/sq. ft.
Real Estate Taxes:	\$ 3.00/sq. ft.

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## Site Plan



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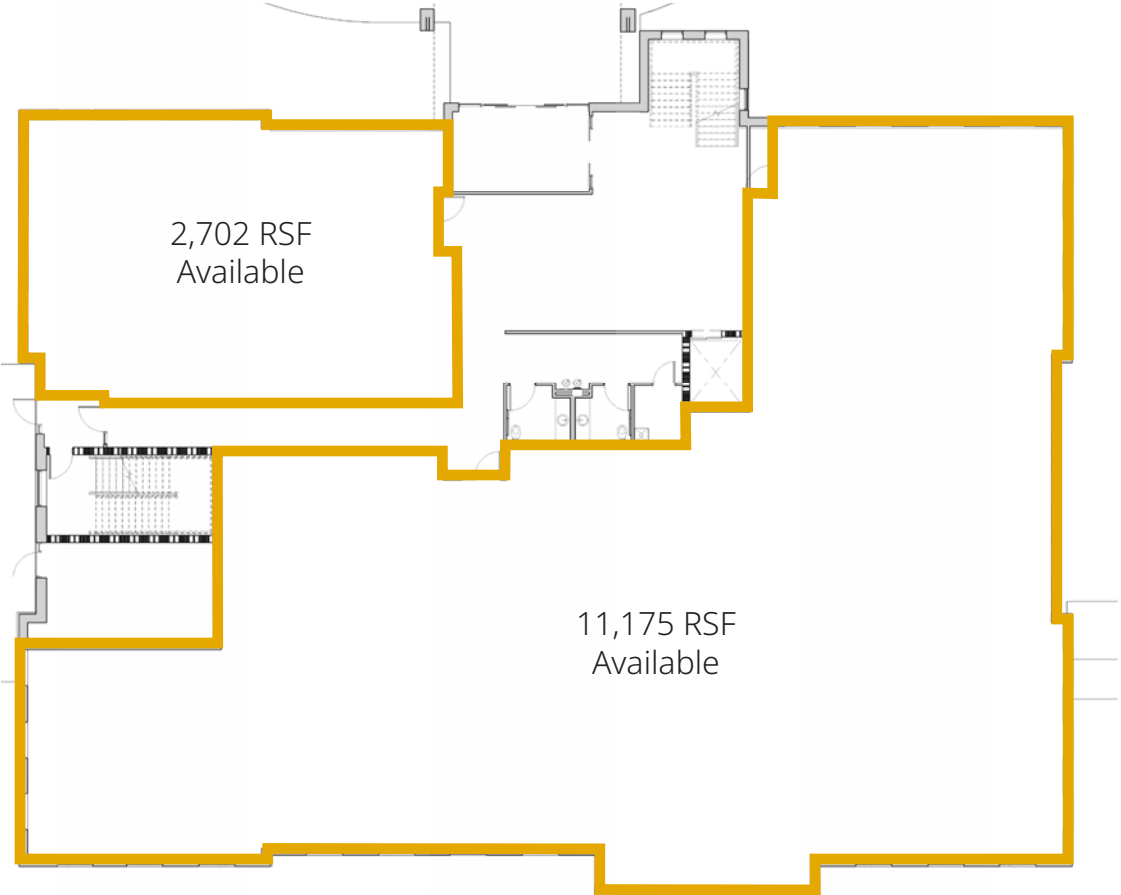


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## Floor Plans

1st Floor



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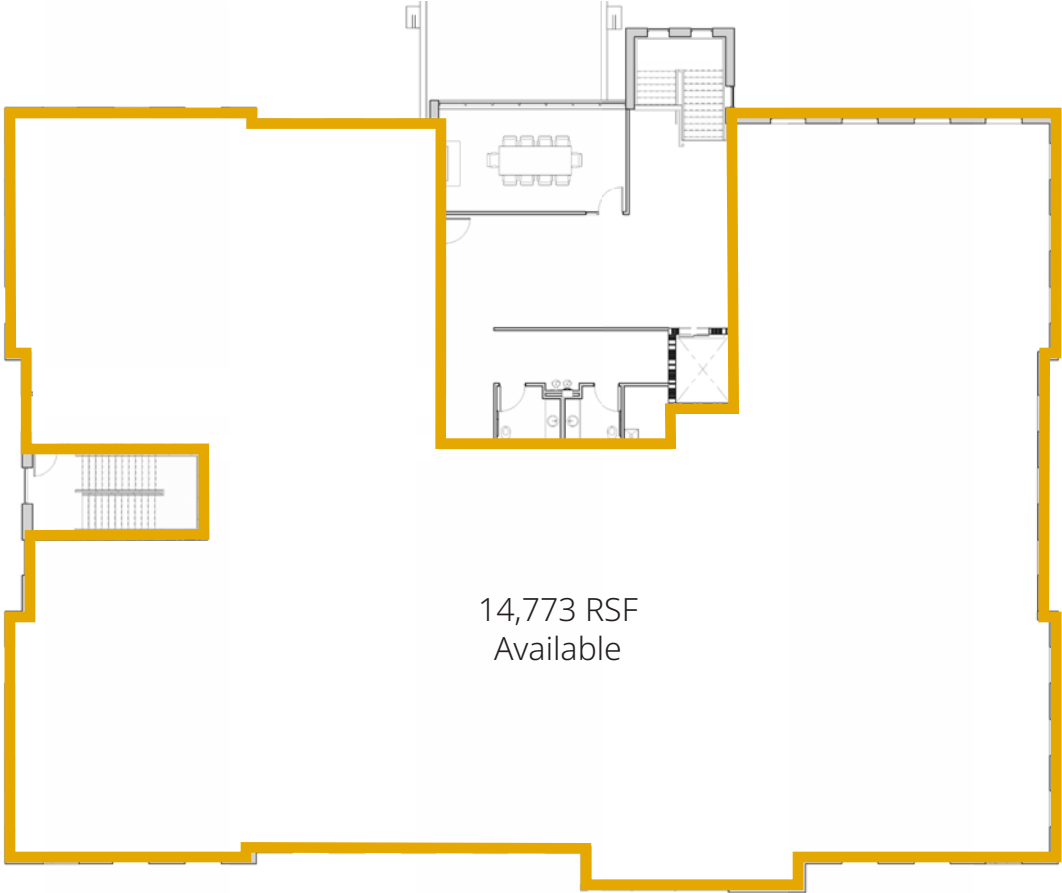


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## Floor Plans

2nd Floor



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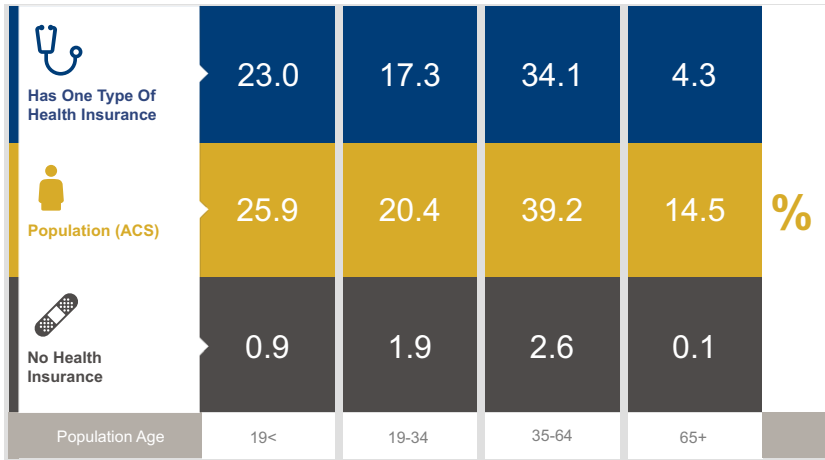
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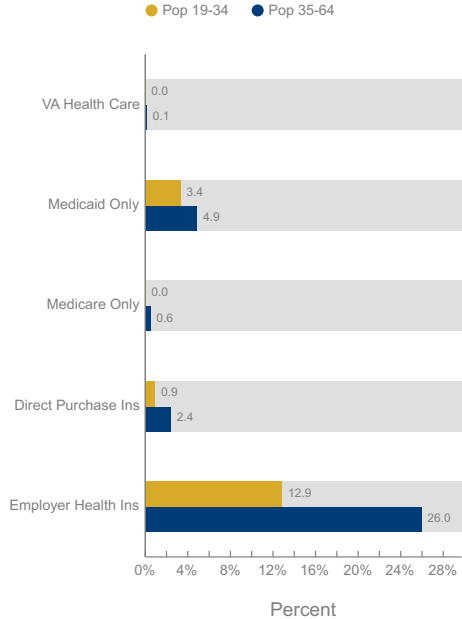
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Health Care (Consumer Spending)	Annual Expenditure
Medicare Payments	\$1,074.1
Physician Services	\$319.4
Dental Services	\$513.9
Eyecare Services	\$95.5
Lab Tests/X-rays	\$89.5
Hospital Room & Hospital Service	\$277.9

\*ACS: American Community Survey



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## Aerial View



Park Health  
6xxx 96th Lane North  
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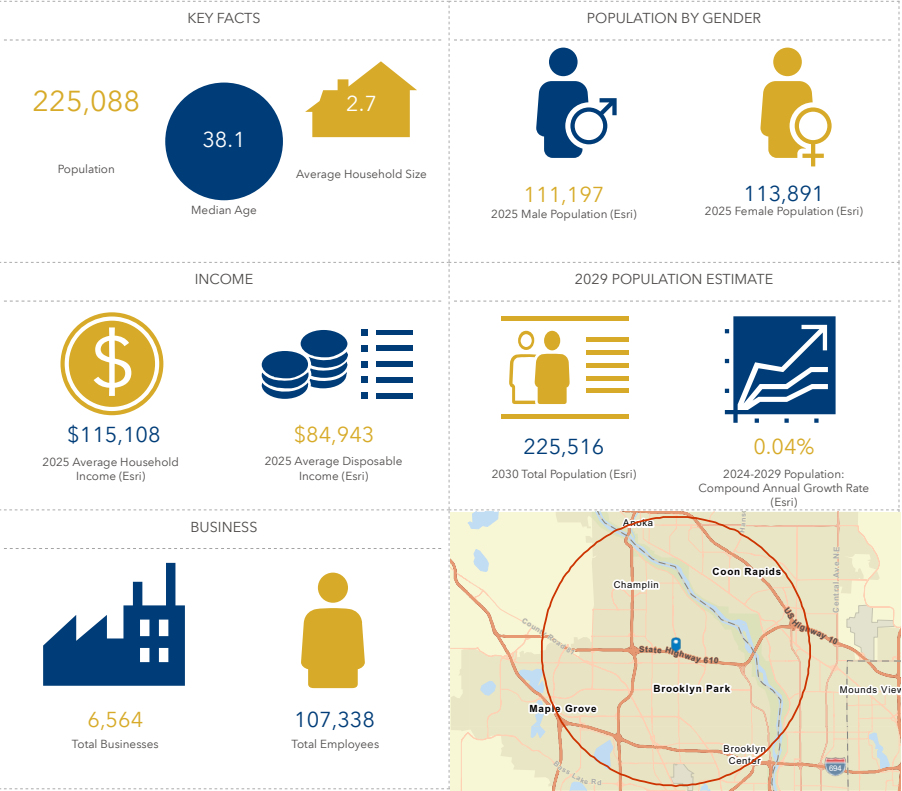
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## The Brooklyn Park Market

Top Employers	# of Employees	Type
Target Corporation	4,000	Retail Trade
Cat Paving	700	Manufacturing
NHCC	433	Educational Services
HyVee	500	Retail Trade
Medtronic	420	Manufacturing
Accellent	395	Manufacturing
Olympus	385	Manufacturing
GLS	375	Manufacturing
Cirtec Medical	350	Manufacturing
City of Brooklyn Park	335	Government/Public

### Key Facts



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