



Accelerating success.

Sublease Opportunity – 1,828 SF Medical

Oak Ridge Professional Building

625 Nicollet Boulevard East | Burnsville, MN

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Property Profile



- Move-in ready, second generation dental suite
- Opportunity to purchase existing dental equipment, providing a cost-effective path to occupancy
- Building features a shared compressor and vacuum system, with operating costs allocated among dental tenants in the building.
- Nitrous plumbing/equipment infrastructure in place throughout all operatories
- Functional floor plan design specifically for dental operations
- Located in well-established Burnsville healthcare corridor
- Rare turnkey dental opportunity in the South Metro market

Building Information

Address	625 Nicollet Boulevard East, Burnsville, MN 55337
Building Size	31,716 SF
Year Built	1999
Floors	Two (2)
Parking	175 Stalls

Sublease Terms

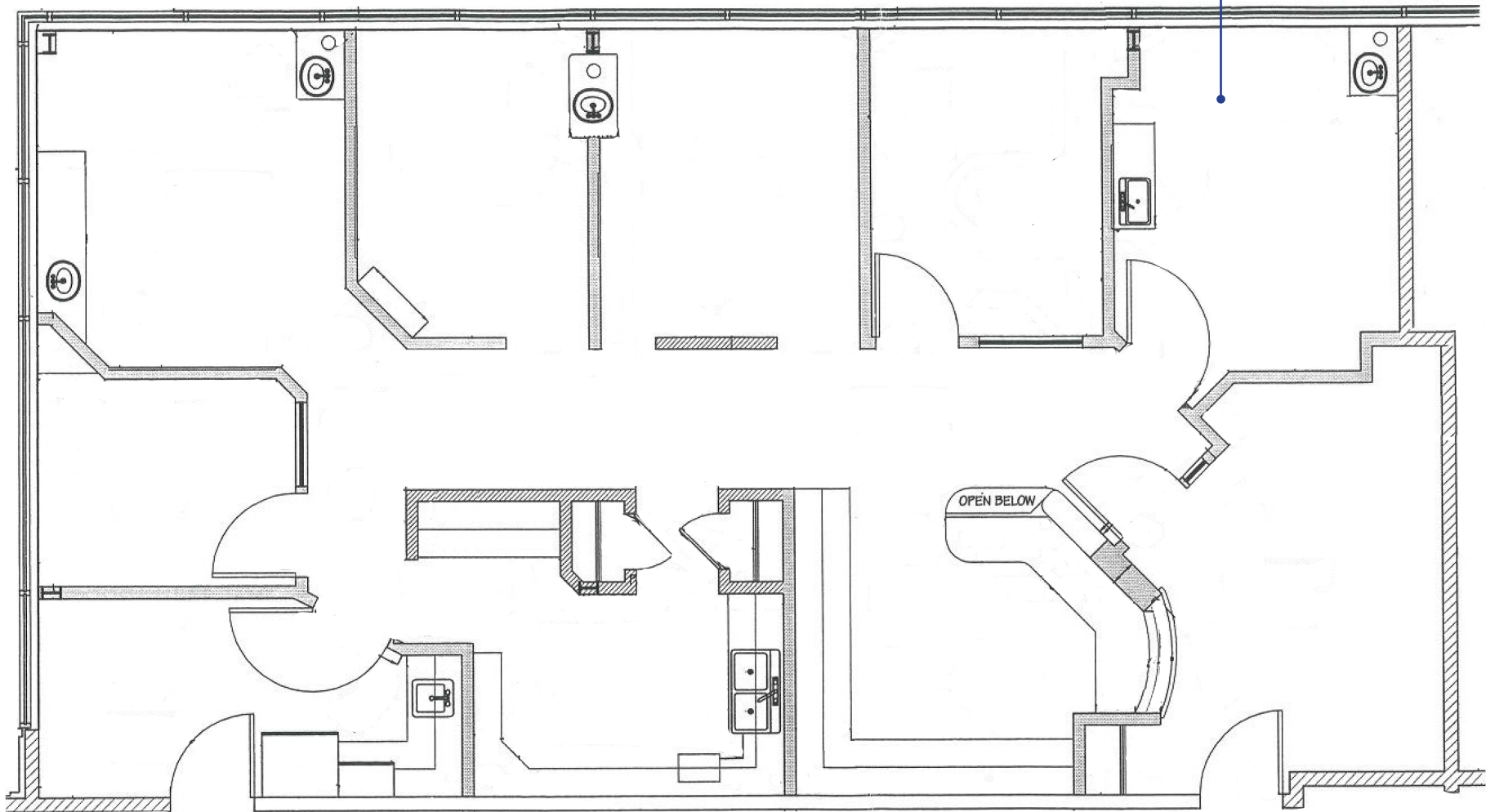
Space Available	Suite 330: 1,828 SF
Lease Expiration	June 30, 2034
Date Available	April 1, 2027
Starting Rental Rate	\$23.34 PSF
2026 Tax & CAM	\$16.00 PSF



Floor Plan



Suite 330
1,828 SF
Available
4/1/2027



Population, Income & Housing Trend

Population Trend



170,627

2000 Total
Population

177,590

2010 Total
Population

195,910

Current Total
Population

197,282

5 Yr Projected
Total Population

Median Household Income



\$104,795

Current Median HH
Income

\$113,918

5 Yr Projected
Median HH Income

Average Household Income



133,748

Current Average
HH Income

148,186

5 Yr Projected Avg
HH Income

Per Capita Income



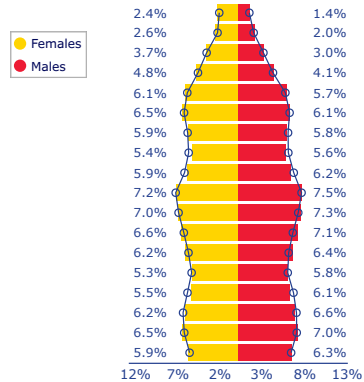
\$51,765

Current Per Capita
Income

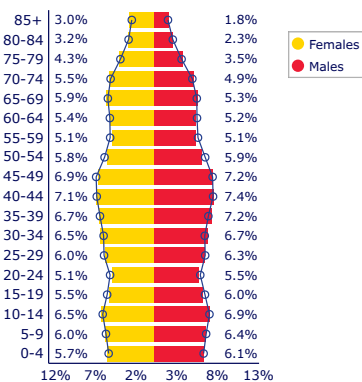
\$58,047

5 Year Projected Per
Capita Income

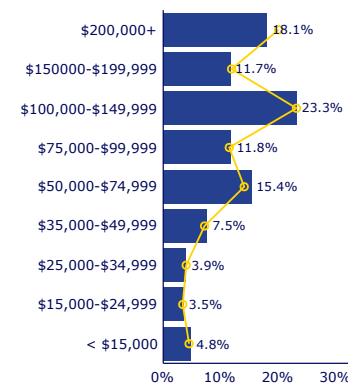
Current Age Pyramid

Dots show
comparison to Dakota County

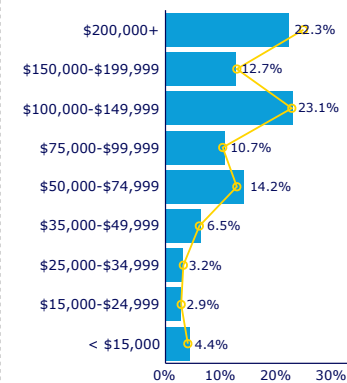
5 Yr Projected Age Pyramid

Dots show
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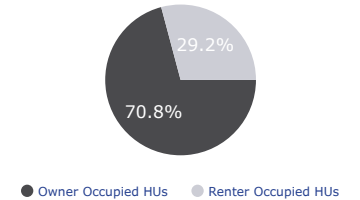
Current HH By Income

Dots show
comparison to Dakota County

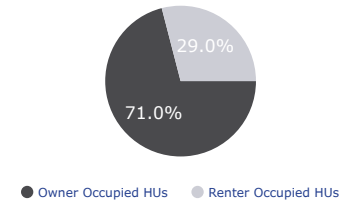
5 Yr Projected HH By Income

Dots show
comparison to Dakota County

Current Housing By Ownership



5 Yr Projected Housing By Ownership



2026 Race and ethnicity (Esri)

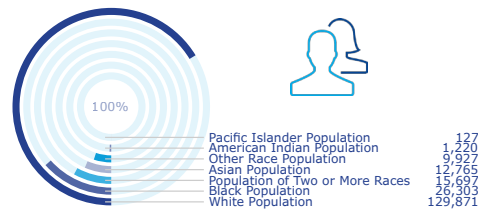
The largest group: White Alone (66.29)

The smallest group: Pacific Islander Alone (0.06)

Indicator	Value	Diff
White Alone	66.29	-5.46
Black Alone	13.43	+4.06
American Indian/Alaska Native Alone	0.62	+0.01
Asian Alone	6.52	+0.72
Pacific Islander Alone	0.06	+0.01
Other Race	5.07	+0.59
Two or More Races	8.01	+0.06
Hispanic Origin (Any Race)	9.33	+0.24

Bars show deviation from Dakota County

Current Year Population By Race



Current Annual Household Spending



EDUCATION



5%

No High
School
Diploma

20%

High
School
Graduate

31%

Some
College

44%

Bachelor's/Grad
/Prof Degree

Current Year Housing Stats



\$404,340

Median Home Value



\$1,502

Median Contract Rent



22.7%

% of Income for Mortgage

625 E Nicollet Blvd, Burnsville, Minnesota, 55337
5 mile radius

Population, Income & Housing Trends

Colliers

Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2022 Volume	2027 Volume	2032 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2023 Volume Estimate	2024 Volume Estimate	2025 Volume Estimate	2026 Volume Estimate
Endocrinology	946	1,187	1,370	25.4%	44.7%	4.63%	990	1036	1084	1134
Podiatry	6,498	7,717	8,923	18.8%	37.3%	3.50%	6724	6960	7203	7456
Spine	871	1,034	1,164	18.7%	33.7%	3.50%	901	932	965	999
Psychiatry	61,363	72,375	74,888	17.9%	22.0%	3.36%	63422	65550	67751	70024
Vascular	7,042	8,303	9,591	17.9%	36.2%	3.35%	7277	7521	7773	8033
Ophthalmology	37,768	44,023	50,221	16.6%	33.0%	3.11%	38943	40155	41405	42694
Physical Therapy/Rehabilitation	116,176	135,132	154,510	16.3%	33.0%	3.07%	119741	123416	127204	131108
Cardiology	41,617	48,309	54,005	16.1%	29.8%	3.03%	42876	44174	45511	46889
Pain Management	4,958	5,732	6,354	15.6%	28.2%	2.94%	5103	5254	5408	5567
Orthopedics	13,426	15,443	17,311	15.0%	28.9%	2.84%	13806	14198	14601	15016
Lab	193,218	221,001	245,790	14.4%	27.2%	2.72%	198480	203885	209438	215141
Miscellaneous Services	94,363	105,598	118,532	11.9%	25.6%	2.28%	96510	98706	100951	103248
Nephrology	2,383	2,639	2,857	10.7%	19.9%	2.06%	2432	2482	2533	2586
ENT	15,007	16,435	17,883	9.5%	19.2%	1.84%	15282	15562	15848	16139
Thoracic Surgery	239	260	272	8.5%	13.6%	1.65%	243	247	251	255
Evaluation and Management	458,670	496,852	549,070	8.3%	19.7%	1.61%	466064	473577	481212	488969
Oncology	6,878	7,418	7,944	7.9%	15.5%	1.52%	6982	7089	7197	7306
Radiology	132,255	142,552	155,085	7.8%	17.3%	1.51%	134253	136281	138340	140430
Trauma	3,350	3,605	3,892	7.6%	16.2%	1.48%	3399	3449	3500	3552
Gastroenterology	10,887	11,685	12,284	7.3%	12.8%	1.43%	11042	11199	11359	11521
Dermatology	19,754	21,159	22,520	7.1%	14.0%	1.38%	20027	20304	20585	20869
Urology	4,304	4,600	4,863	6.9%	13.0%	1.34%	4361	4420	4479	4539
Neurosurgery	416	443	483	6.5%	16.0%	1.28%	421	426	432	437
General Surgery	2,707	2,884	3,035	6.5%	12.1%	1.27%	2741	2776	2811	2847
Neurology	7,904	8,363	8,845	5.8%	11.9%	1.13%	7994	8084	8176	8268
Cosmetic Procedures	3,635	3,801	3,864	4.6%	6.3%	0.90%	3667	3700	3733	3767
Gynecology	4,297	4,366	4,536	1.6%	5.6%	0.32%	4310	4324	4338	4352
Pulmonology	6,470	6,290	6,095	-2.8%	-5.8%	-0.57%	6433	6397	6361	6325
Obstetrics	1,823	1,639	1,550	-10.1%	-15.0%	-2.11%	1784	1746	1709	1673

Source: The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit www.advisory.com.



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