

Davis

Medical Space For Lease

910 Medical | 910 E 26th St, Minneapolis, MN 55404



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- Common area renovations completed in 2020
- Class "A" medical building
- Beautiful multi-level atrium lobby
- Conveniently located on the Abbott Northwestern and Children's Hospital Campus
- Easy access to both hospitals by tunnels and skyway

Building Size:

61,609 sq. ft.

Space Available:

2,549 sq. ft.

Net Rental Rate:

\$22.00/sq. ft.

Operating Expenses:

\$10.08/sq. ft.

Real Estate Taxes:

\$ 6.33/sq. ft.

T

BUILDING TENANTS:



WINKLEY
orthotics & prosthetics



HOSPITAL

Abbott Northwestern is the largest private hospital in the Twin Cities, and serves 200,000+ patients each year. Children's hospital services over 130,000+ patients a year, as well as, a new Mother Baby Center.



2021 ESTIMATED POPULATION

1 mile: 43,115
3 miles: 262,371
5 miles: 509,460



2021 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$55,500
3 miles: \$91,934
5 miles: \$101,373



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Interior



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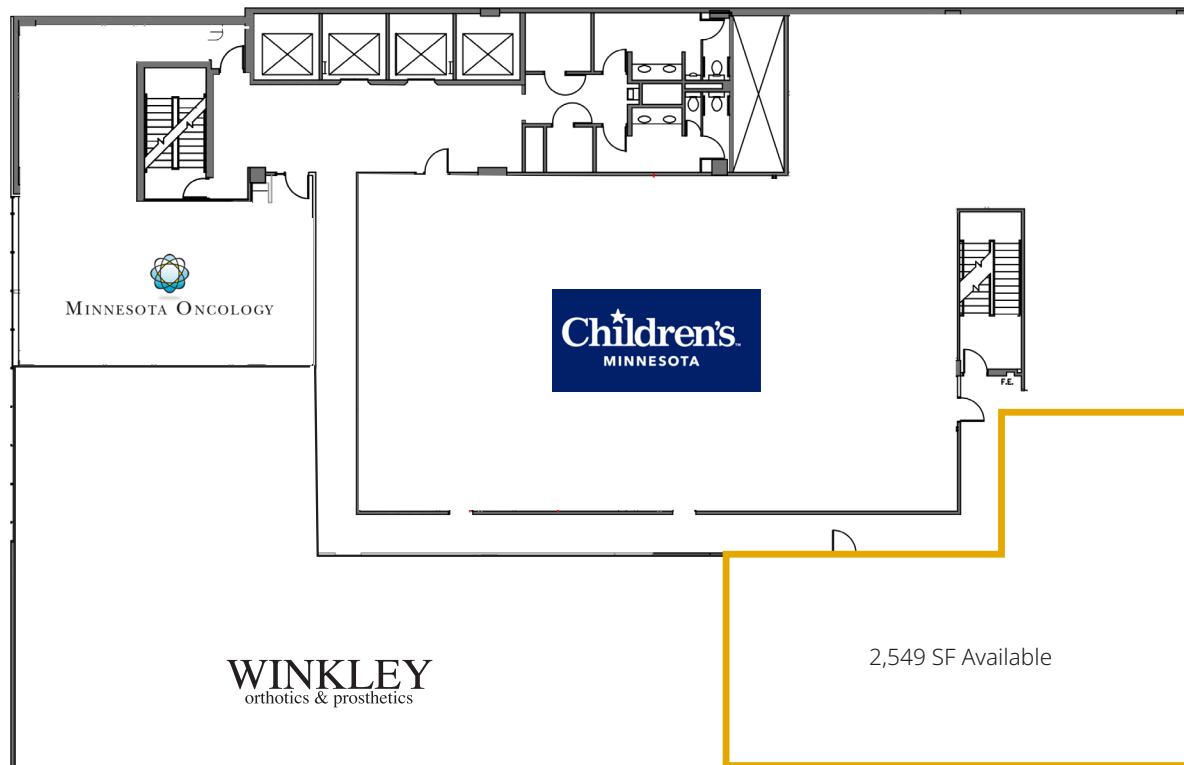


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Floor Plans

Level 03
2,549 RSF



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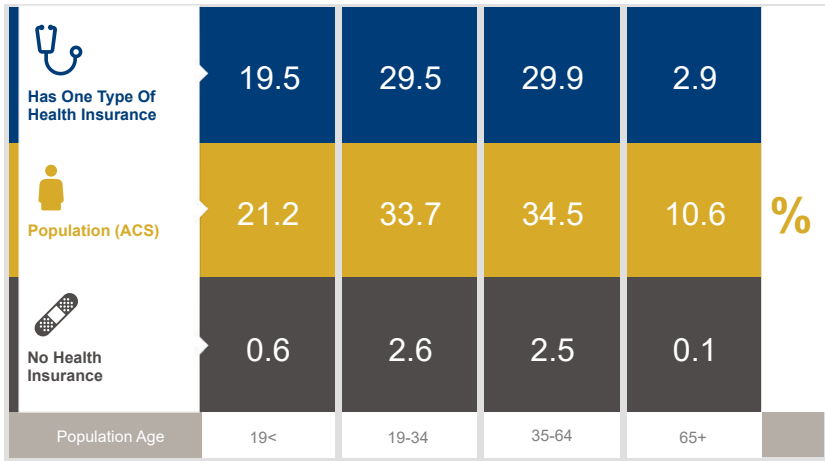
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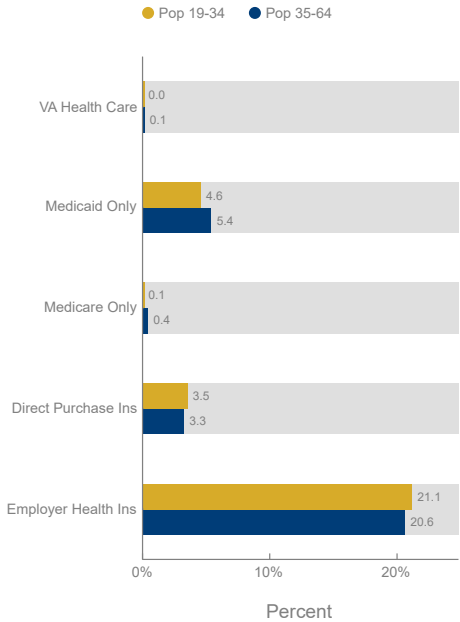
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



| Healthcare Consumer Spending | Annual Expenditure |
|----------------------------------|--------------------|
| Medicare Payments | \$419.5 |
| Physician Services | \$265.6 |
| Dental Services | \$389.7 |
| Eyecare Services | \$67.8 |
| Lab Tests/X-rays | \$71.7 |
| Hospital Room & Hospital Service | \$193.0 |
| Convalescent/Nursing Home Care | \$16.9 |

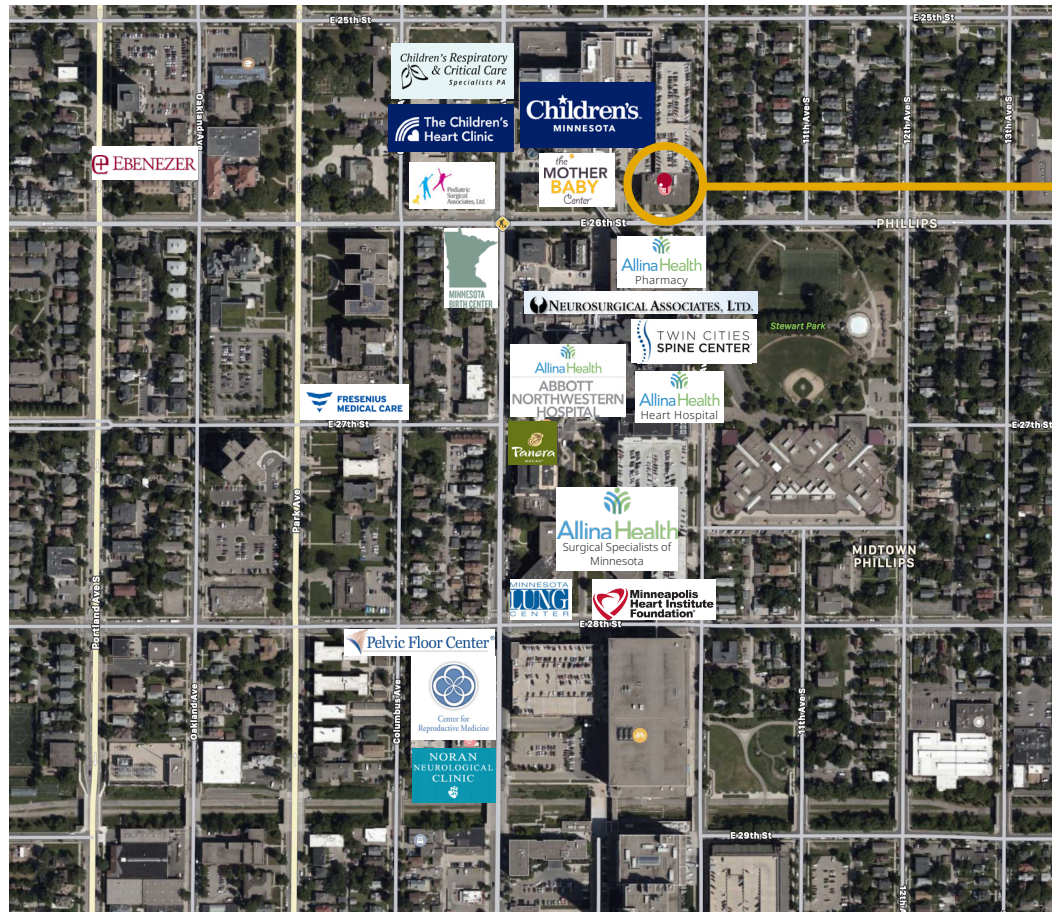
*ACS: American Community Survey

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Aerial View



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Employment in Minneapolis

| Top Employers | # of Employees | Type |
|-------------------------------------|----------------|----------------------|
| Target | 8,500 | Retail Trade |
| Hennepin Healthcare | 7,111 | Healthcare |
| Wells Fargo | 7,000 | Financial Services |
| Hennepin County | 5,995 | Government |
| U.S. Bank | 4,968 | Financial Services |
| Ameriprise | 4,842 | Financial Services |
| Abbott Northwestern Hospital | 4,573 | Healthcare |
| Children's Minnesota | 3,710 | Healthcare |
| Xcel Energy | 2,252 | Utilities |
| City of Minneapolis | 1,744 | Government |
| RBC Wealth Management | 1,575 | Financial Services |
| Strategic Education, Inc. | 1,171 | Educational Services |

EMPLOYMENT BY INDUSTRY

Retail Trade – **10%**
Manufacturing – **4%**
Accommodation and Food Services – **9%**
Educational Services – **7%**
Healthcare and Social Assistance – **15%**
Wholesale Trade – **3%**

Coming Soon!

“The Gateway” a new 37-story mixed-use tower at the historic Minneapolis corner of Washington and Hennepin Avenues. The project started construction in 2019 and will be completed sometime in 2022. It will be home to RBC Wealth Management’s world headquarters, private residences, a 5-star hotel, and street-level retail.

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