



Medical Space For Lease

Fort Road Medical Center | 360 Sherman Street, St. Paul, MN 55102



Anne E. Madyun cciM
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Building owned and managed by
HEALTHCARE REALTY



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- Medical office space available for lease
- Located on United Hospital – Children’s Campus
- Build to suite or existing clinic space available
- Easy access to both hospitals by tunnel
- Adjacent ramp and surface parking
- Easy access to I-35 and I-94

Building Size:	Space Available:
50,148 sq. ft.	530 - 12,185 sq. ft.
Net Rental Rate:	\$20.00/sq. ft.
Operating Expenses:	\$13.82/sq. ft.
Real Estate Taxes:	\$ 6.61/sq. ft.

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BUILDING TENANTS:



TRAFFIC COUNT

71,000 vehicles on 35-E A.A.D.T.
(average annual daily traffic)
17,000 vehicles on W 7th St



2023 ESTIMATED POPULATION

1 mile: 23,007
3 miles: 168,734
5 miles: 369,586



2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$98,145
3 miles: \$96,594
5 miles: \$99,926

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Floor Plans

Lower Level Floor
998 - 3,083 RSF



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Floor Plans

First Floor
2,820 RSF



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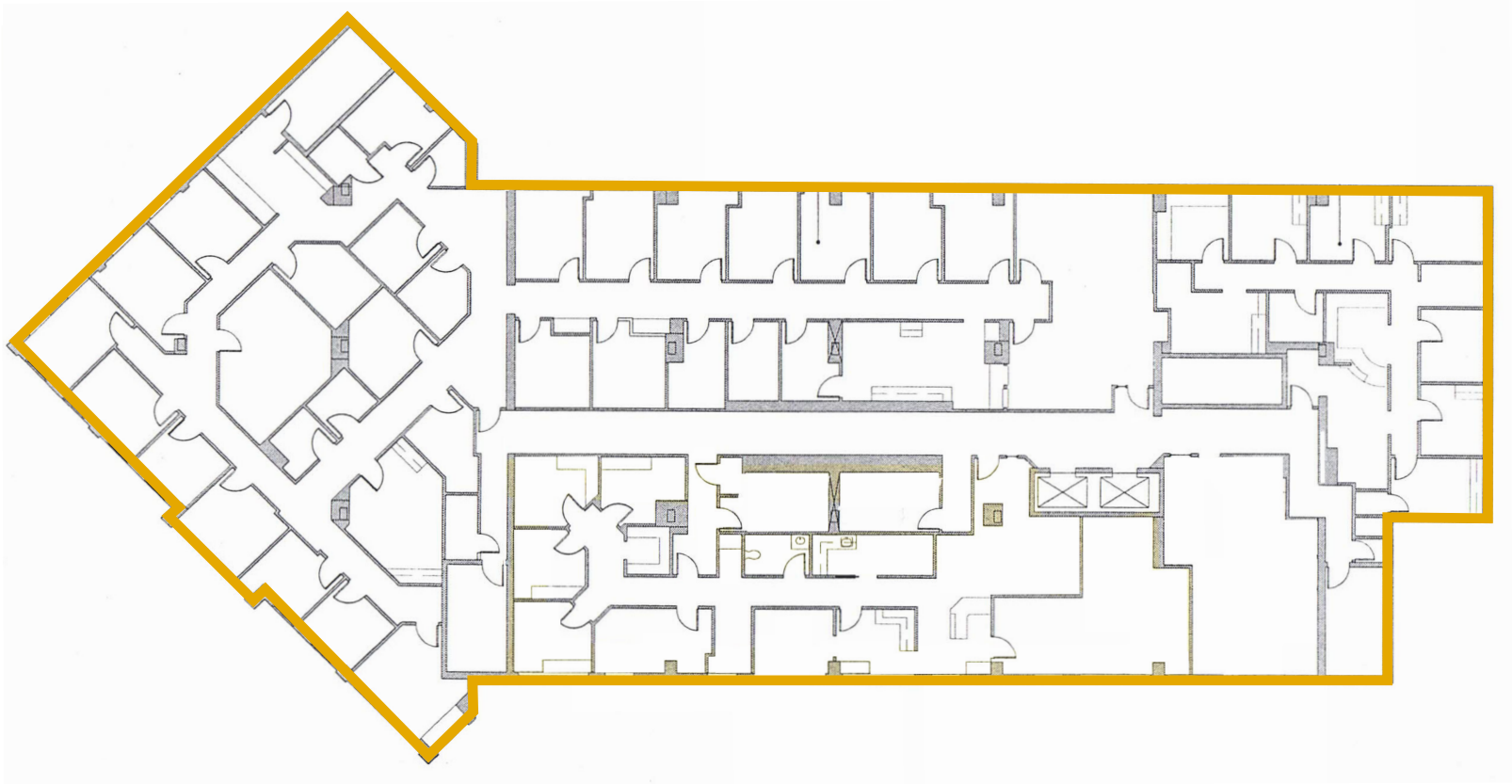


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Floor Plans

2nd Floor
12,000 RSF



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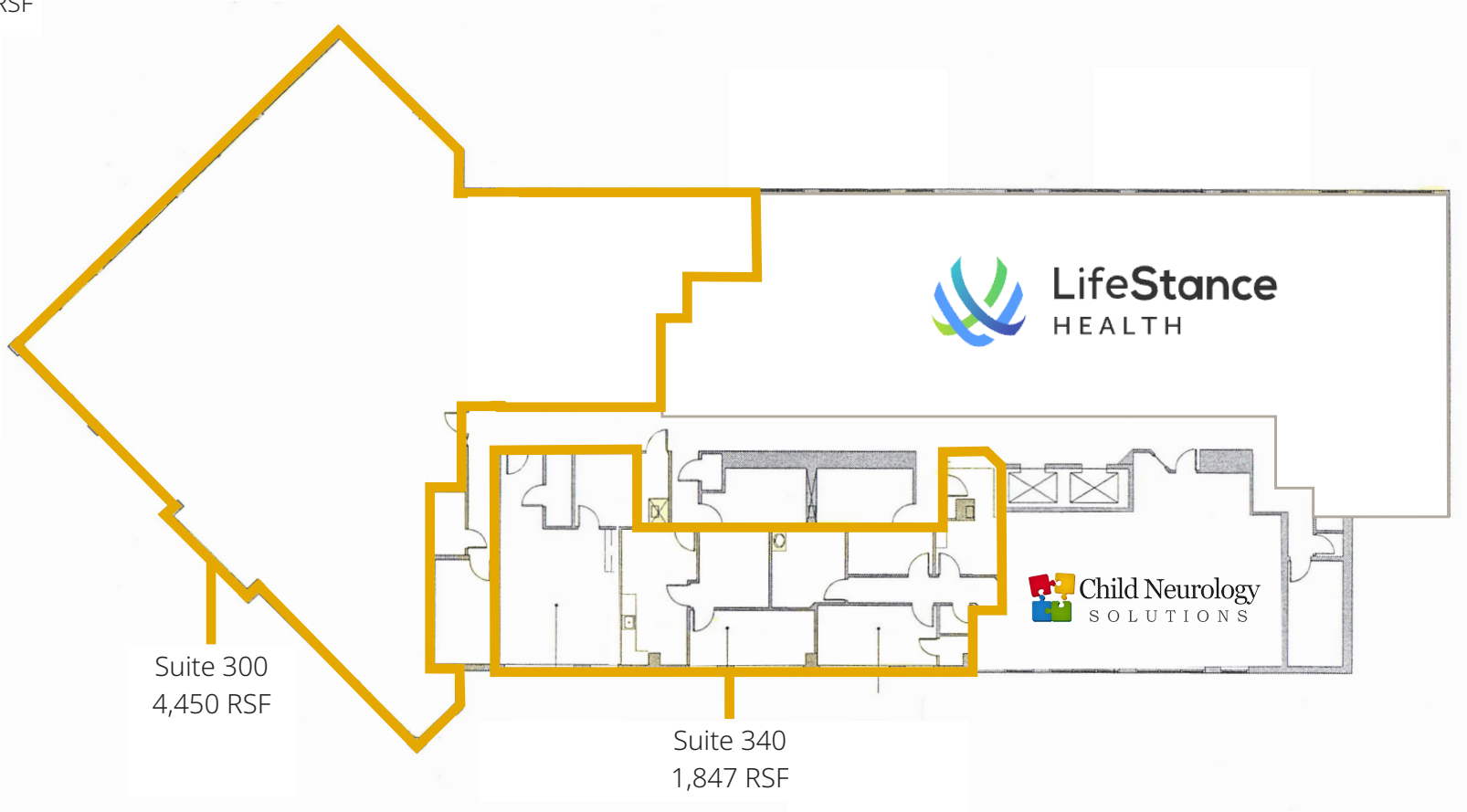


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Floor Plans

3rd Floor
1,847 - 4,450 RSF



Suite 300
4,450 RSF

Suite 340
1,847 RSF

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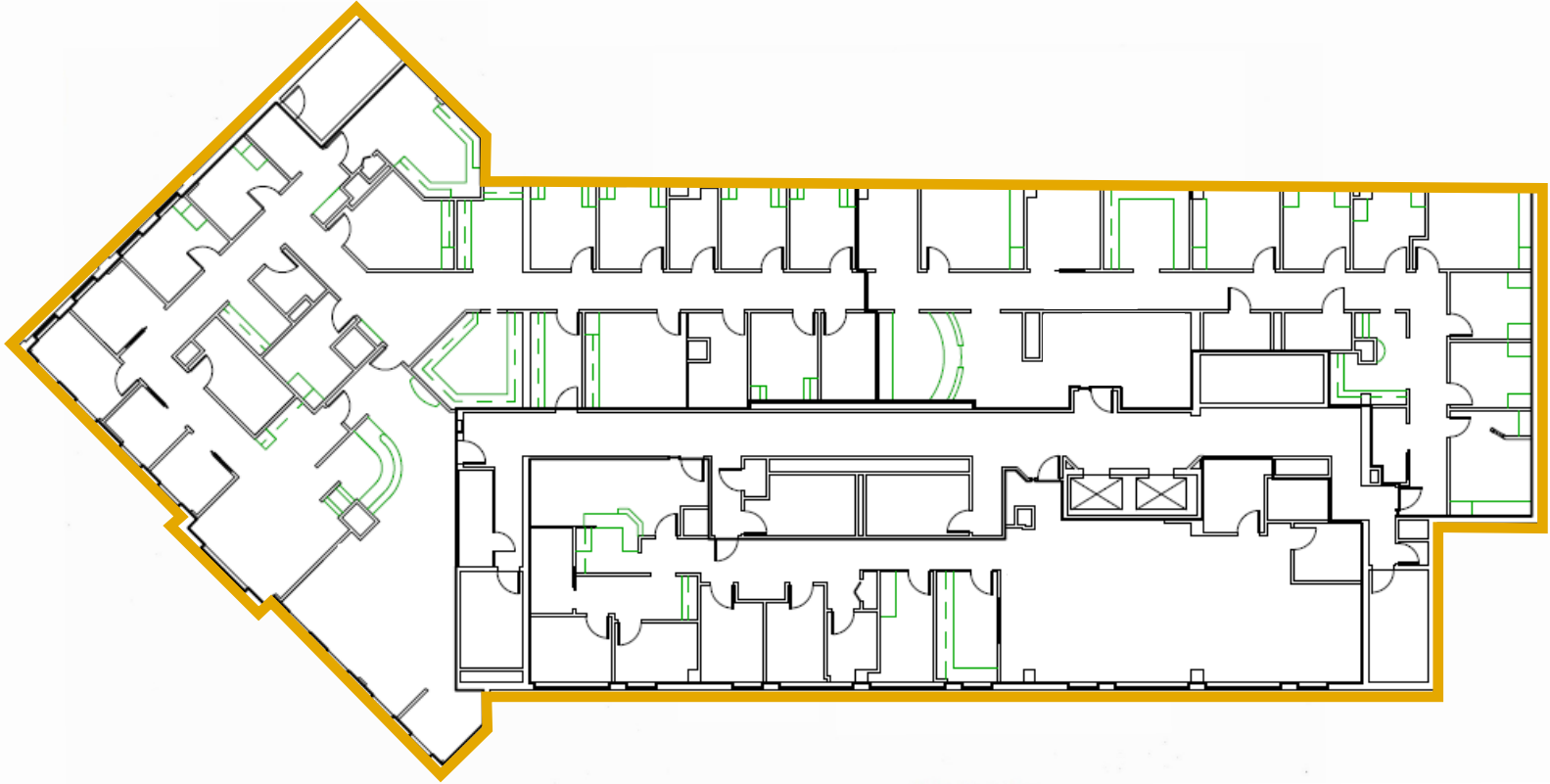


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Floor Plans

4th Floor
12,000 RSF



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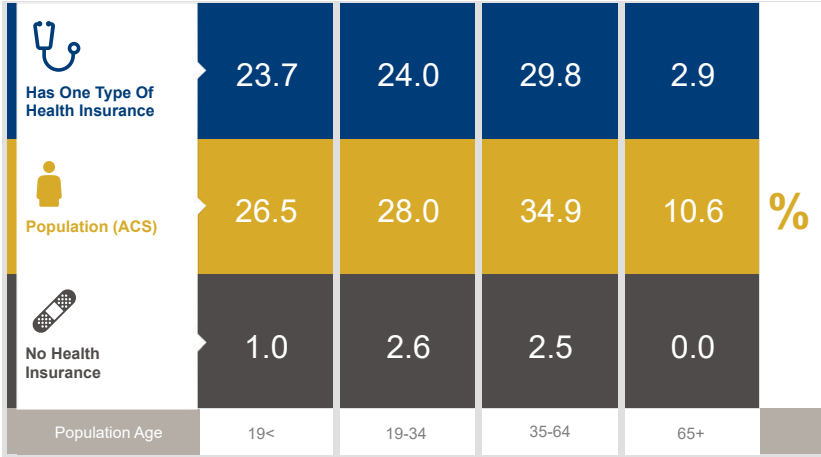
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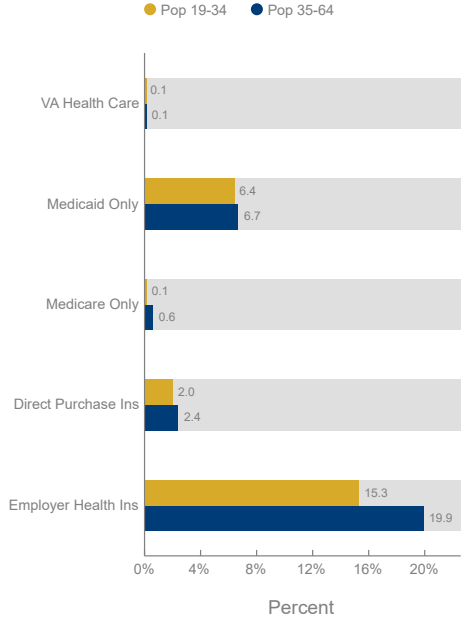
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



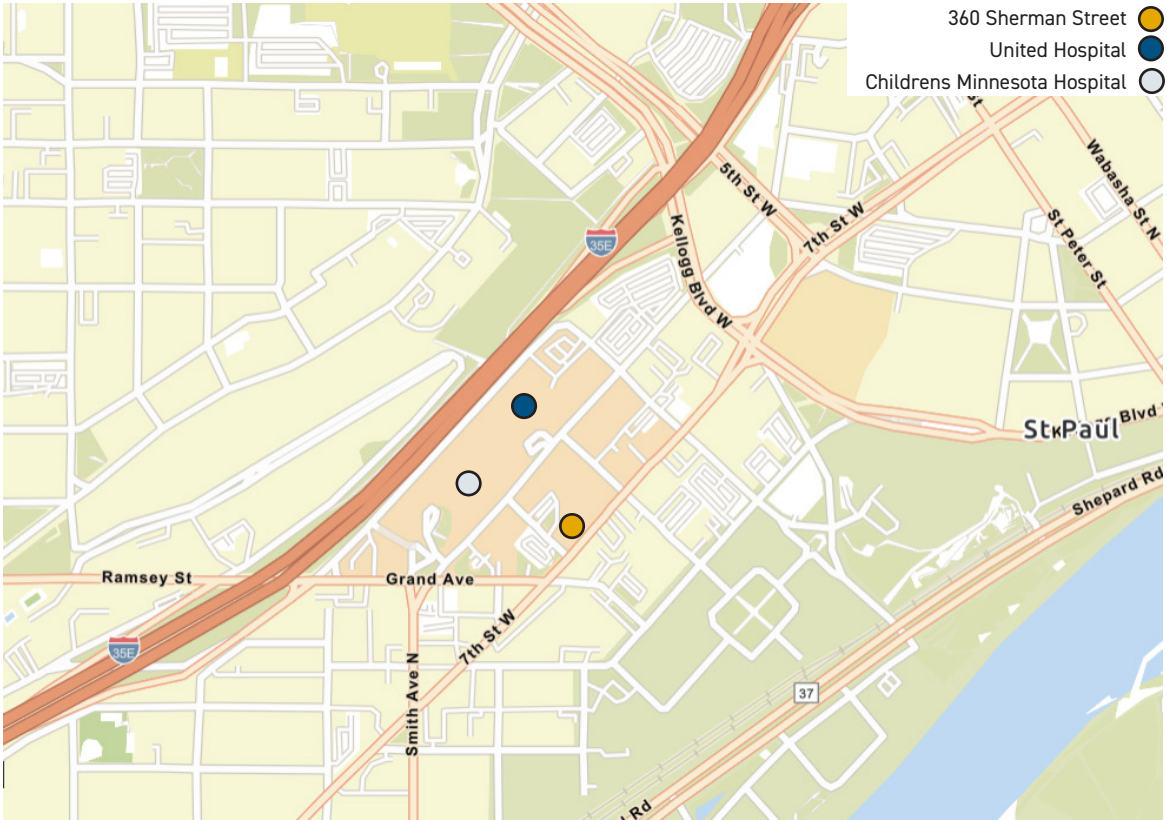
Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$791.6
Physician Services	\$246.8
Dental Services	\$392.6
Eyecare Services	\$67.3
Lab Tests/X-rays	\$66.1
Hospital Room & Hospital Service	\$193.8
Convalescent/Nursing Home Care	\$36.7



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Map



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Local Retail View



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Employment in St. Paul

Top Employers	# of Employees	Type
University of Minnesota	18,000	Education
3M Company	16,500	Manufacturing
State of Minnesota	14,122	Government
MHealth Fairview	7,500	Healthcare
St. Paul Public Schools	5,961	Education
Regions Hospital	5,593	Healthcare
Ramsey county	4,471	Government
United Hospital	3,600	Healthcare
U.S. Bancorp	3,346	Finance
City of St. Paul (Clinics)	3,026	Government/Healthcare
Securian Financial Group	2,750	Finance
Ecolab	1,500	Manufacturing

EMPLOYMENT BY INDUSTRY

Retail Trade – **6%**
 Manufacturing – **4%**
 Accommodation and Food Services – **6%**
 Educational Services – **9%**
 Healthcare and Social Assistance – **17%**
 Wholesale Trade – **2%**

Coming soon!

“Kenton House on Grand” a new 80-unit luxurious multi-family complex built around legacy and past, present, and future community. Residents will enjoy a boutique apartment experience unlike any other in St. Paul, embedded within Grand Avenue’s classic charm and authentic character.

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