



# Medical Space For Lease

610 Medical | Brooklyn Park, MN 55445



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6001 96<sup>th</sup> Lane N. Brooklyn Park, MN 55445



- Class A medical building — Now open!
- Prime first floor space available
- Great visibility and access to Highway 610
- Superior building signage available
- Exterior design includes brick, glass, stone, and stucco
- Free surface parking for patients, staff, and physicians
- Covered patient drop-off

Building Size	Space Available
40,000 sq. ft.	Divisible - 8,733 sq. ft.
Net Rental Rate:	\$26.00/sq. ft.
Operating Expenses:	\$ 8.70/sq. ft.
Real Estate Taxes:	\$ 5.72/sq. ft.



### BUILDING TENANTS



MINNESOTA UROLOGY



### TRAFFIC COUNT

77,335 vehicles on Hwy 610 A.A.D.T.  
(average annual daily traffic)  
23,400 on Zane Avenue



### 2023 ESTIMATED POPULATION

1 mile: 8,828  
3 miles: 85,434  
5 miles: 223,654



### 2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$146,775  
3 miles: \$120,482  
5 miles: \$106,623

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## Interior



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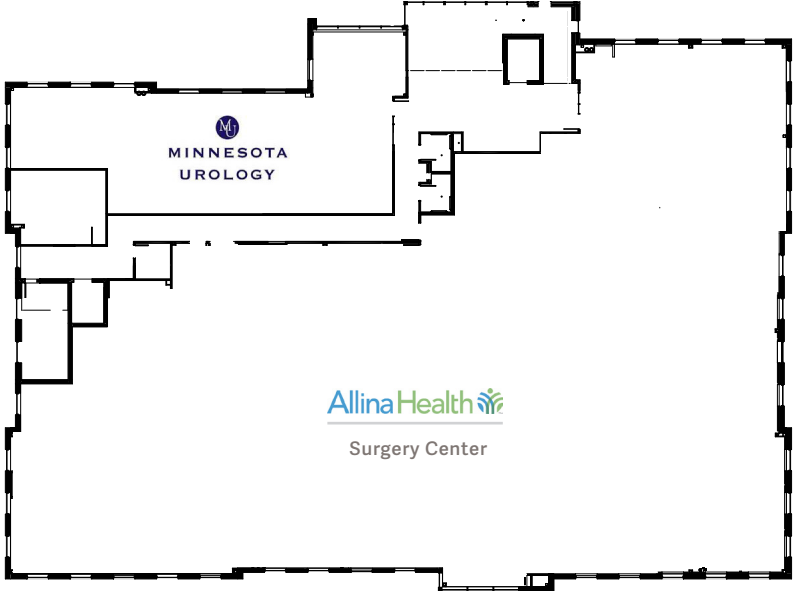
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## Floor Plans

1st Floor



2nd Floor



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## Site Plan



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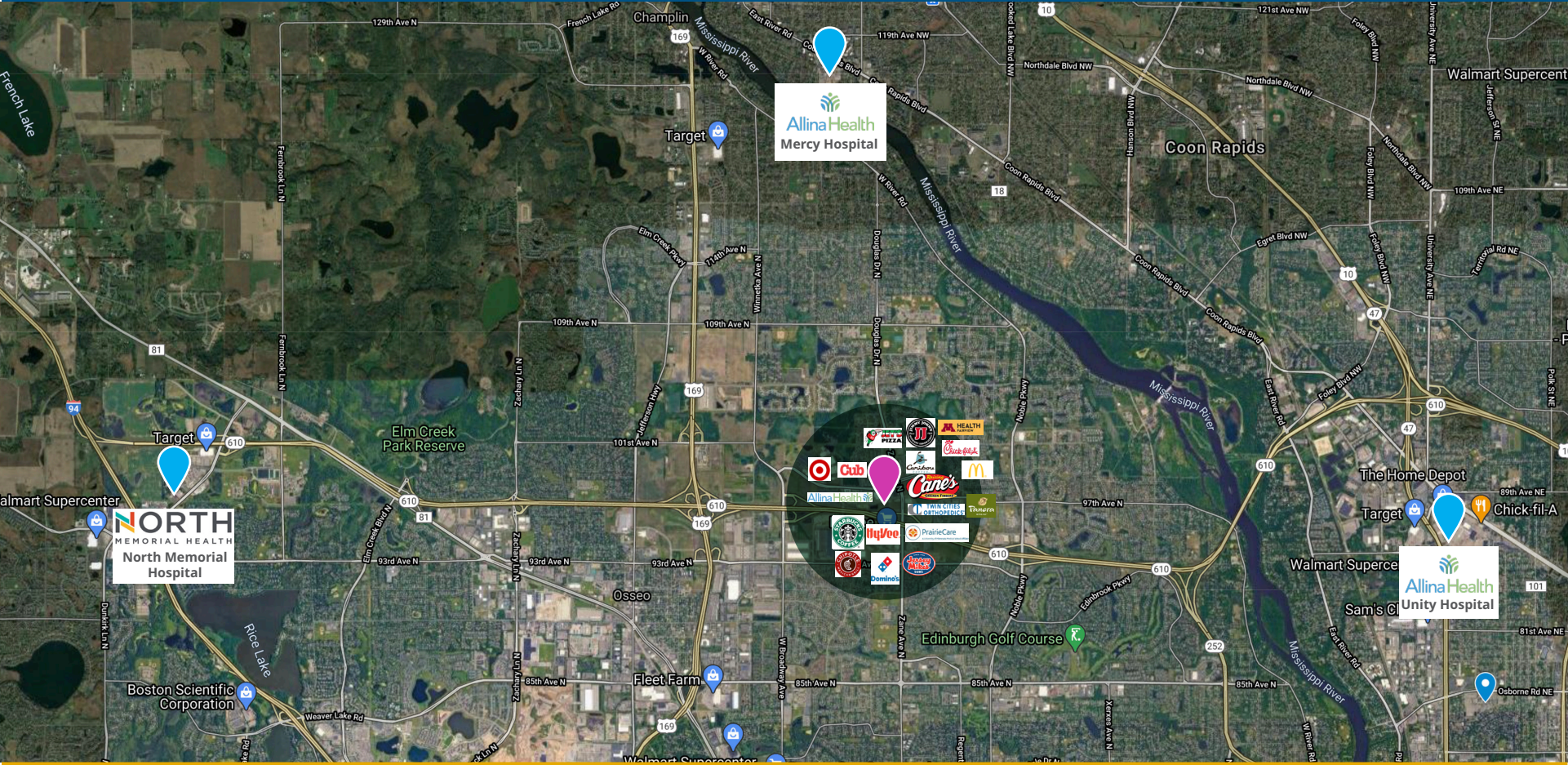
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## Area Map



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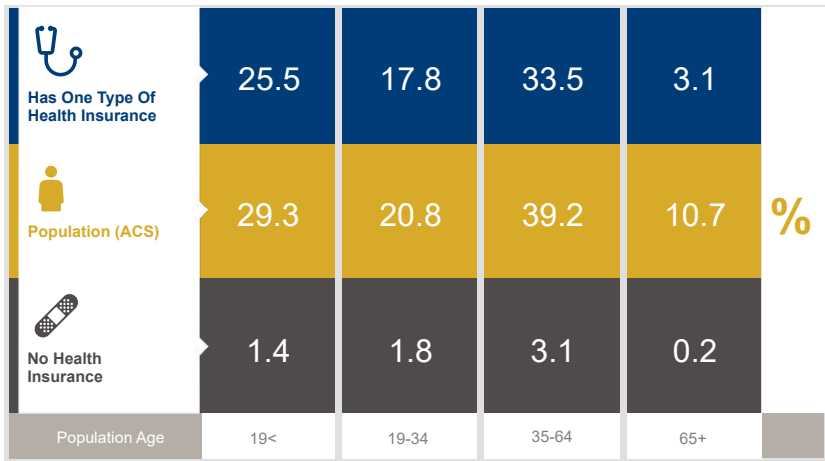
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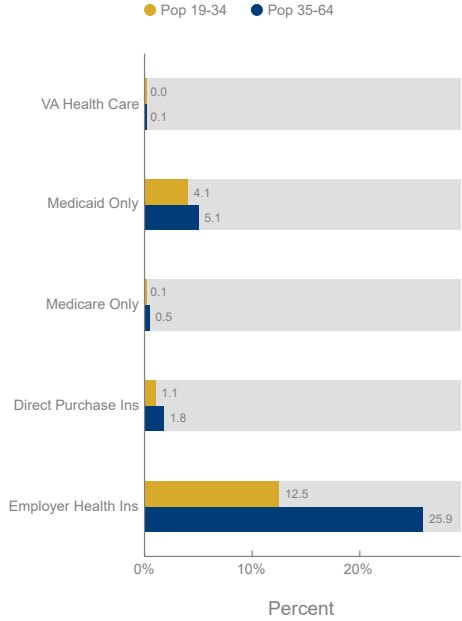
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## Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$716.5
Physician Services	\$262.5
Dental Services	\$408.7
Eyecare Services	\$69.9
Lab Tests/X-rays	\$69.0
Hospital Room & Hospital Service	\$211.6
Convalescent/Nursing Home Care	\$32.9

\*ACS: American Community Survey



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## Employment in Brooklyn Park

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

### EMPLOYMENT BY INDUSTRY

- Retail Trade – **11%**
- Manufacturing – **15%**
- Accommodation and Food Services – **6%**
- Educational Services – **11%**
- Healthcare and Social Assistance – **16%**
- Wholesale Trade – **8%**

### Coming Soon!

“Tessman Ridge” a new 4-story 75-unit multifamily mixed income housing development has been approved by the Brooklyn Park City Council. It is located north of 85th Avenue N and between College Parkway and Tessman Parkway. Construction is proposed to start in early 2024.

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