



Medical Space For Lease

Blaine Medical Center | 11855 Ulysses Street Northeast, Blaine, MN 55449



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BUILDING TENANTS



- Class "A" medical office building
- Excellent visibility from Highway 65/Central Ave NE
- Exterior signage opportunities
- Surgery Center on-site
- Strong area demographics
- Ample parking for patients, staff & physicians

Building Size:	76,927 sq. ft.	Space Available:	1,000 - 16,621 sq. ft.
Net Rental Rate:			\$23.00/sq. ft. 1st/2nd \$15.00/sq. ft. LL
Operating Expenses:			\$ 9.72/sq. ft.
Real Estate Taxes:			\$ 5.46/sq. ft.

Managed by:



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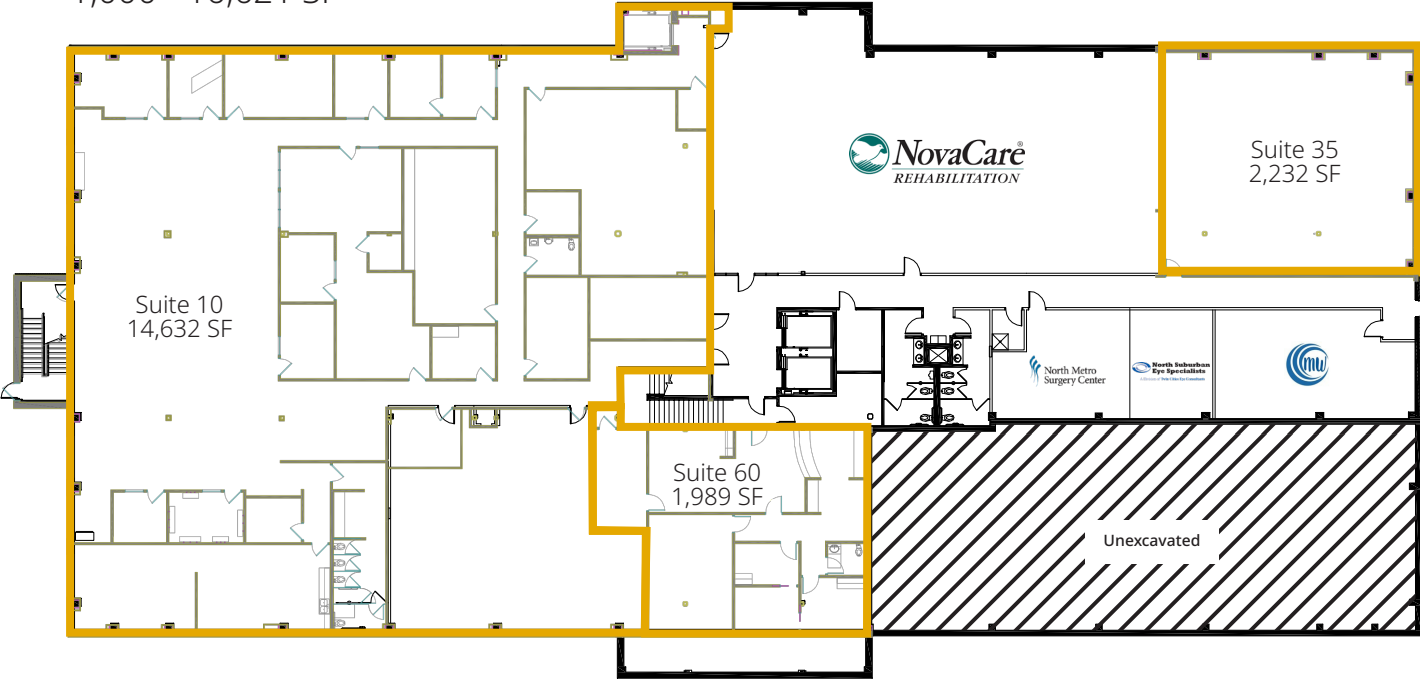


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Floor Plans

Lower Level
1,000 - 16,621 SF



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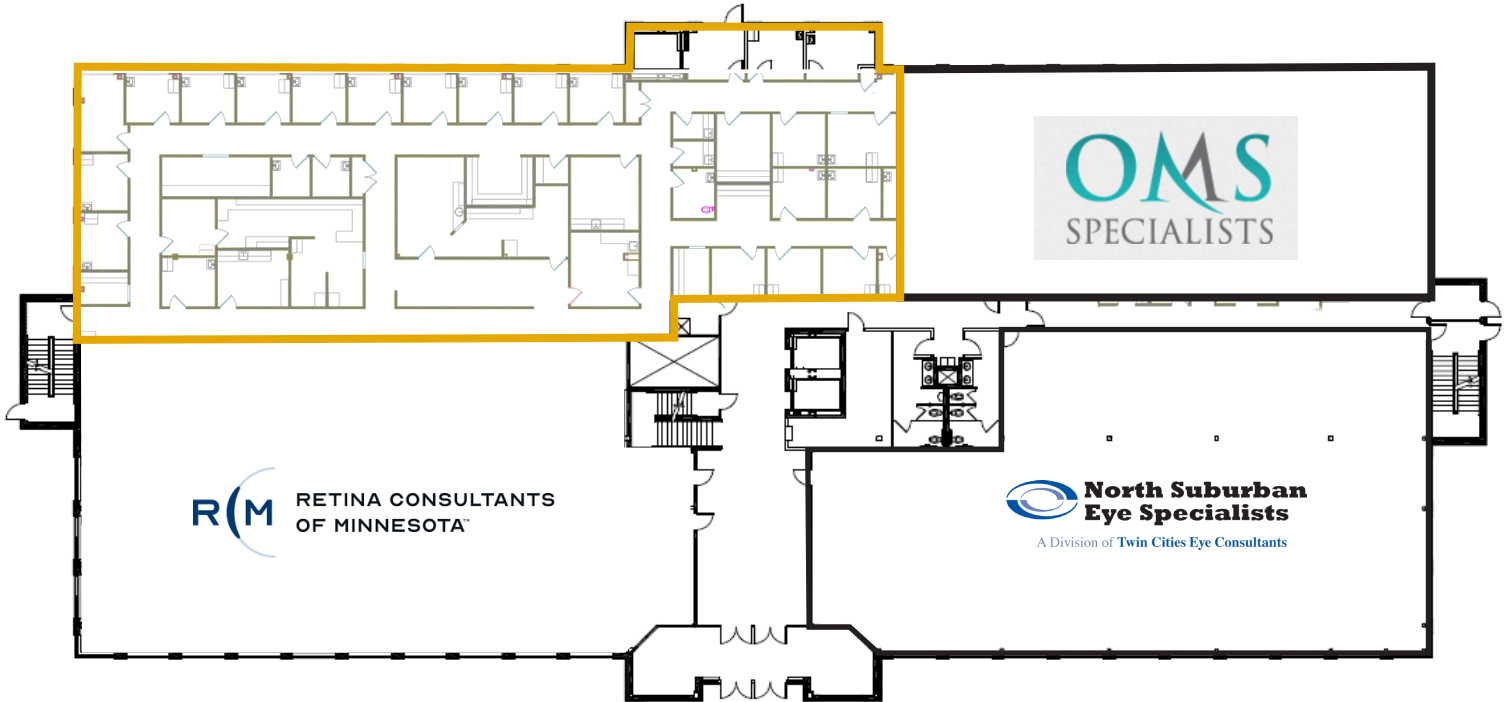


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Floor Plans

1st Level
2,000 - 7,510 SF



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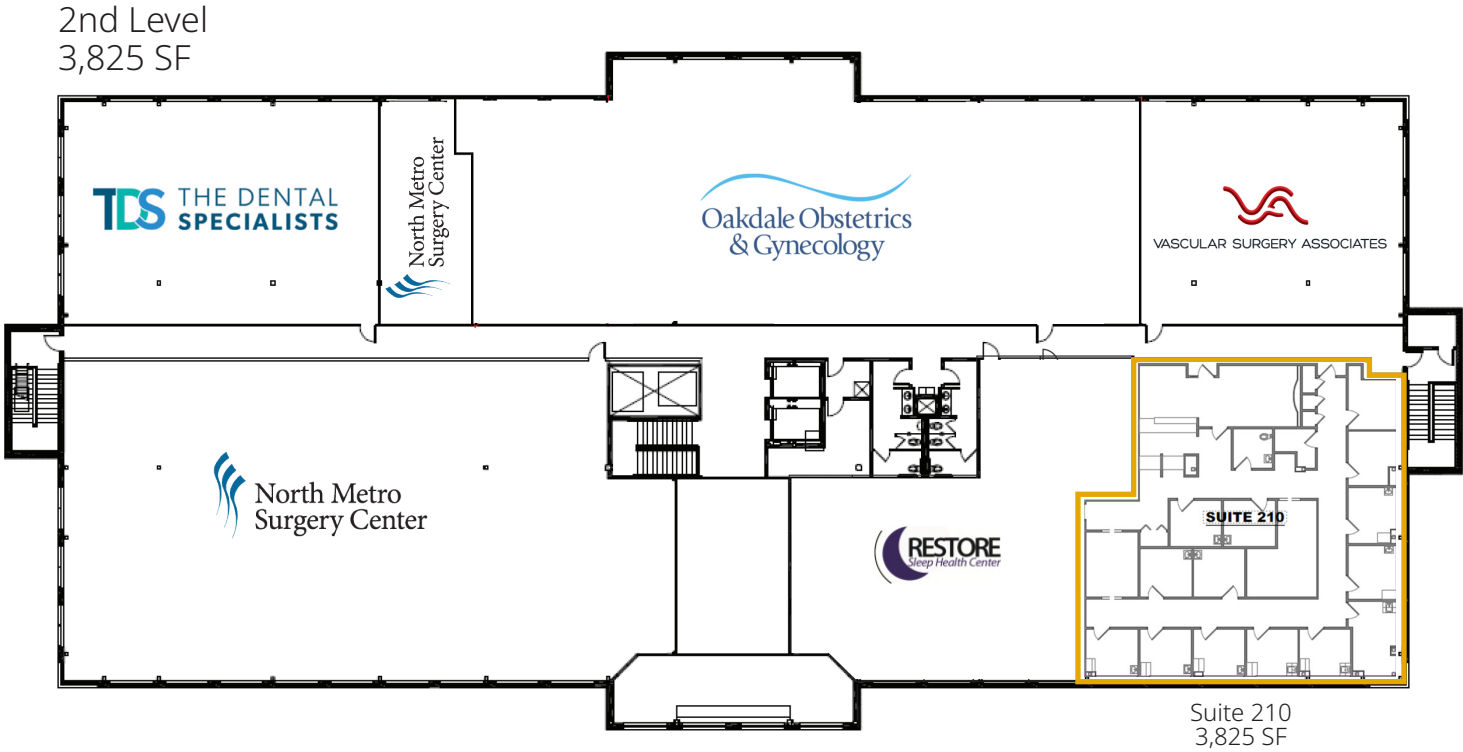
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Common Area Updates Coming Soon!

[Virtual Tour of common area updates!](#)



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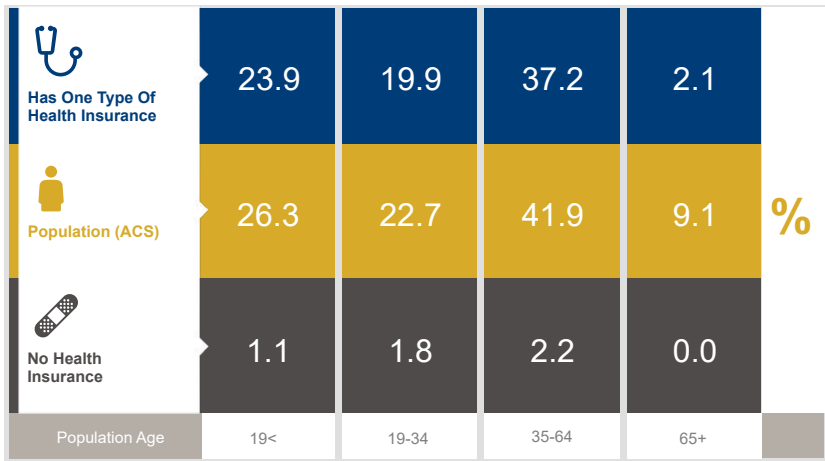
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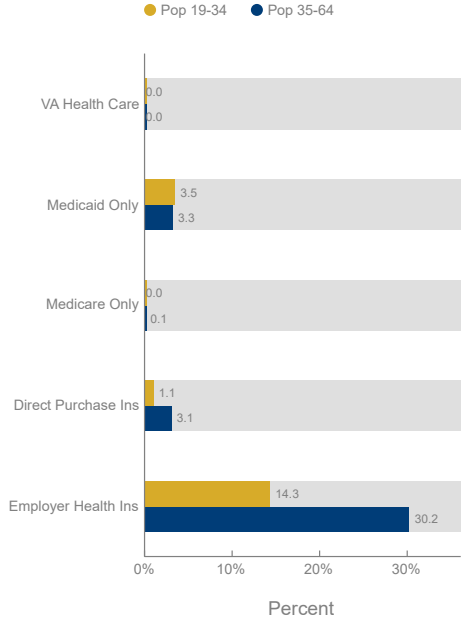
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Healthcare and Insurance Statistics



Health Insurance Coverage (ACS)



Healthcare Consumer Spending	Annual Expenditure
Medicare Payments	\$861.1
Physician Services	\$348.7
Dental Services	\$528.2
Eyecare Services	\$92.0
Lab Tests/X-rays	\$93.0
Hospital Room & Hospital Service	\$291.6
Convalescent/Nursing Home Care	\$37.3

*ACS: American Community Survey

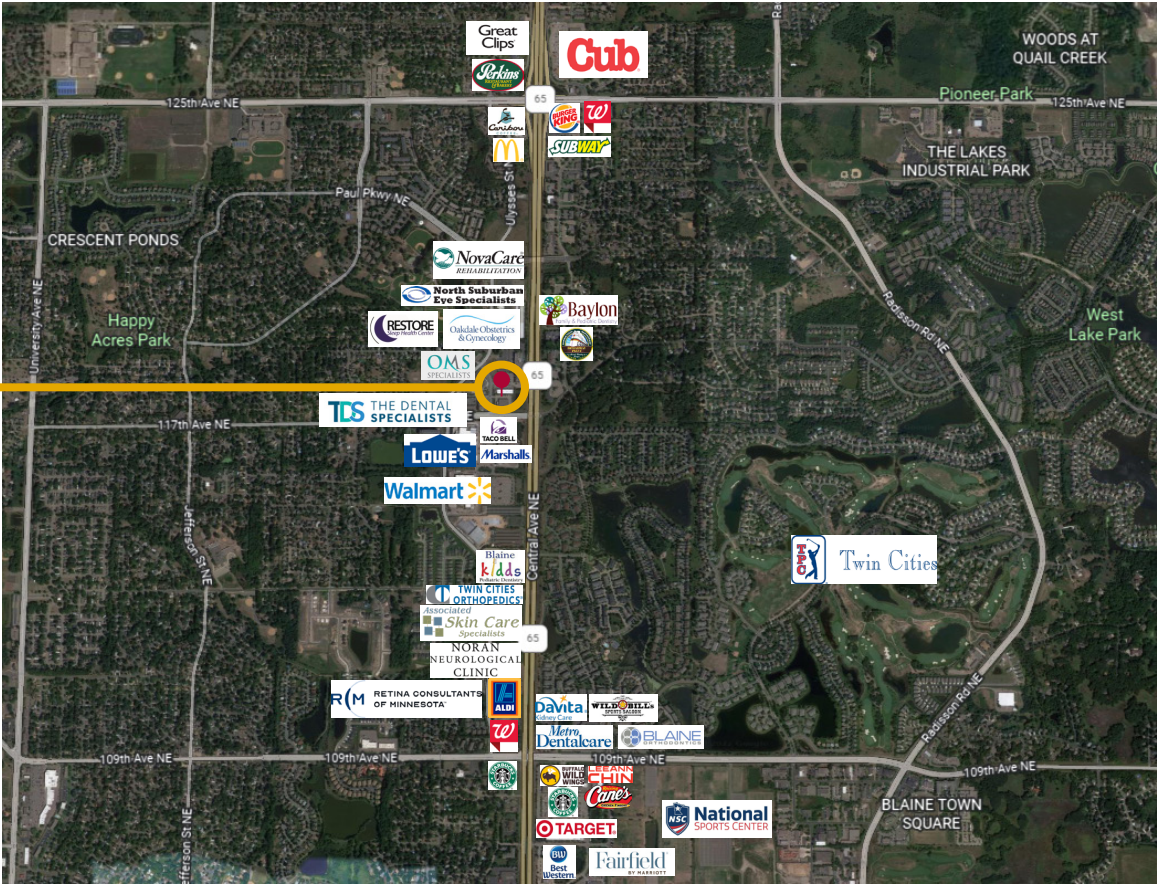


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Aerial View

Blaine Medical Center
11855 Ulysses Street Northeast
Blaine, MN 55434



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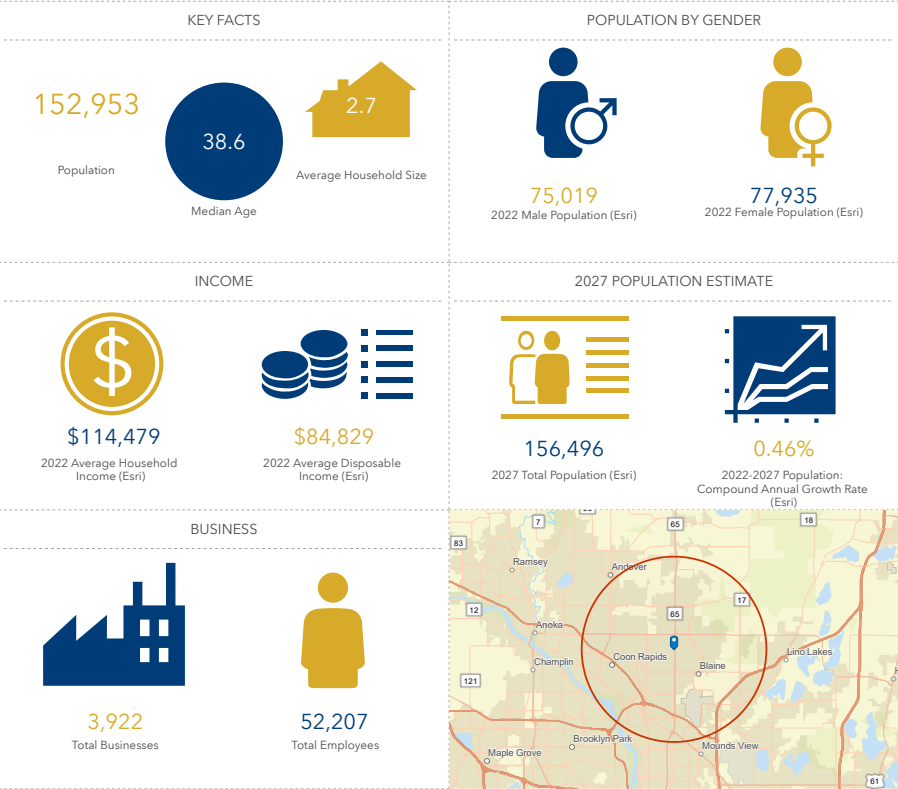
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The Blaine Market

Top Employers	# of Employees	Type
Aveda	730	Retail Trade
Infinite Campus	500	Educational Services
Cub Foods	433	Retail Trade
Carley Foundry	420	Manufacturing
Walmart	312	Retail Trade
National Sports Center	297	Entertainment
Target	270	Retail Trade
Home Depot	237	Retail Trade
Bermo, Inc.	236	Manufacturing
City of Blaine	214	Government/Public
Lowe's	142	Retail Trade

Key Facts

11855 Ulysses St NE, Minneapolis, Minnesota, 55434
5-Mile radius



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