



Blaine Medical Center

11855 Ulysses Street Northeast, Blaine, MN 55449

Building Size: 76,638 sq. ft. **Space Available:** 2,173 – 3,100 sq. ft.

- Class "A" medical office building
- Excellent visibility from Highway 65/Central Ave NE
- Primary Care, Imaging, Pharmacy, and Surgery Center on-site
- Covered front drop off
- Ample patient parking
- Local building management

	2nd floor	Lower Level
Net Rental Rate	\$23.00/sf	\$15.00/sf
Operating Exp./RE Tax	\$14.87/sf	\$7.65/sf

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BUILDING TENANTS:

- North Memorial
- North Suburban Eye Specialists
- NovaCare Physical Therapy
- Suburban Imaging
- North Metro Surgery Center
- Oakdale OBGYN



AVERAGE DAILY TRAFFIC VOLUME:

- 45,000 vehicles on Highway 65
- 7,900 vehicles on Ulysses Street NE



2020 ESTIMATED POPULATION:

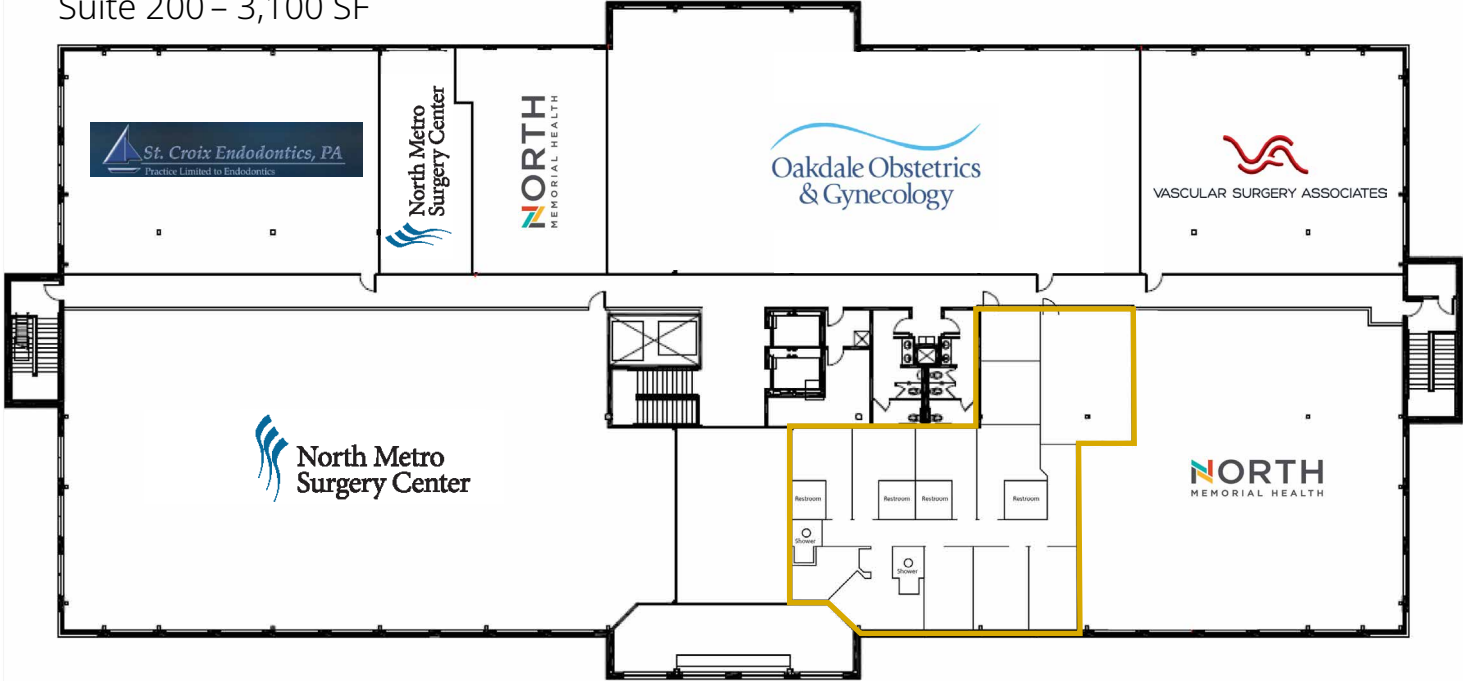
- 1 mile: 11,328
- 3 miles: 67,977
- 5 miles: 147,677



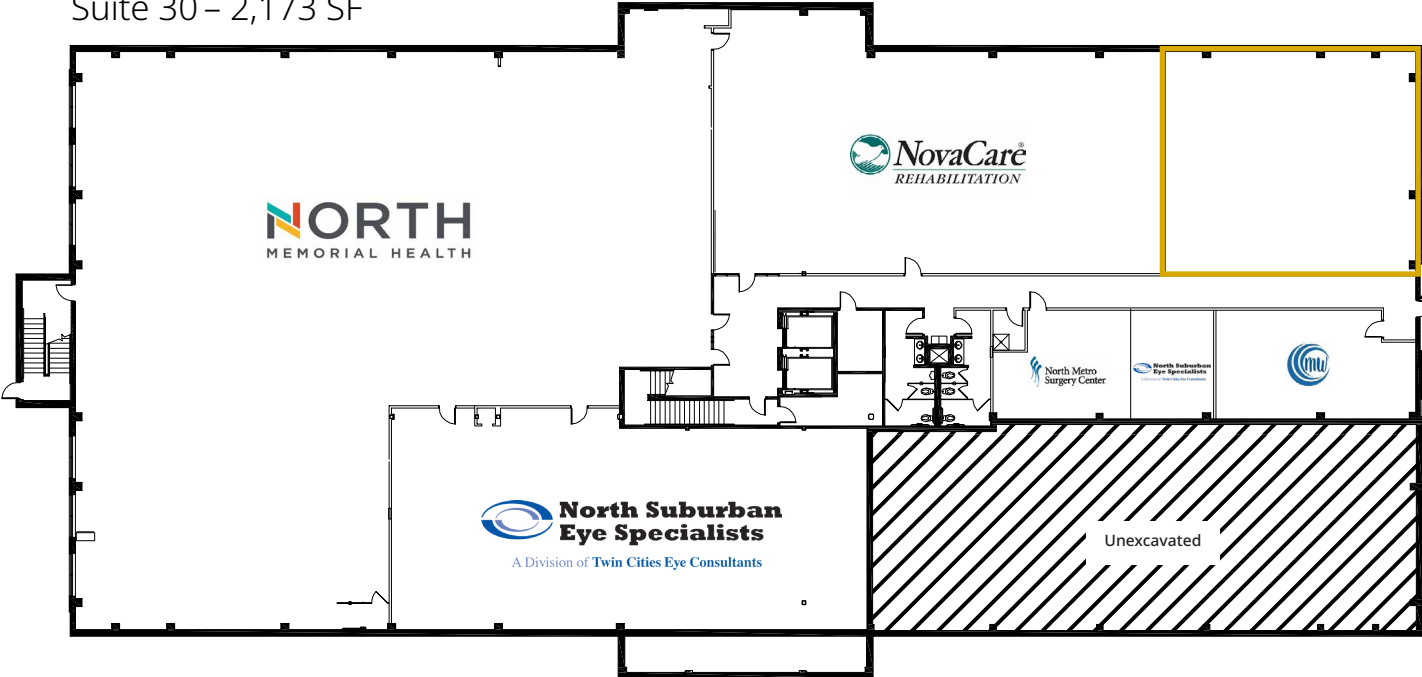
2020 ESTIMATED AVERAGE HOUSEHOLD INCOME:

- 1 mile: \$119,331
- 3 miles: \$116,694
- 5 miles: \$110,248

2nd Level
Suite 200 – 3,100 SF



Lower Level
Suite 30 – 2,173 SF





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