



### Dell Professional Building

7770 Dell Road, Chanhassen, MN 55317

**Building Size:** 20,357 sq. ft.  
**Space Available:** 1,583–5,287 sq. ft.

- Built out clinic space available
- Class "A" state of the art medical building
- Beautiful upgraded interior and exterior finishes
- Great location with easy access to Highway 5 and Dell Road
- Attractive net rates and improvement allowances
- Building and monument signage available
- 5/1000 parking ratio, ample for patients, staff, and physicians
- Superior building visibility

Net Rental Rate: \$20.00/sq. ft.  
 Operating Expenses: \$9.59/sq. ft.  
 Real Estate Taxes: \$8.14/sq. ft.

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#### BUILDING TENANTS

Oral & Maxillofacial Surgical Consultants  
 Brad Dodds, DDS  
 City West Prosthodontics  
 Minnesota Gastroenterology  
 Clinical and Developmental Services



#### TRAFFIC COUNT

39,000 vehicles on Highway 5 A.A.D.T.  
 (average annual daily traffic)  
 9,600 vehicles on Dell Road



#### 2020 ESTIMATED POPULATION

1 mile: 7,688  
 3 miles: 55,435  
 5 miles: 124,576



#### 2020 ESTIMATED AVERAGE HOUSEHOLD INCOME

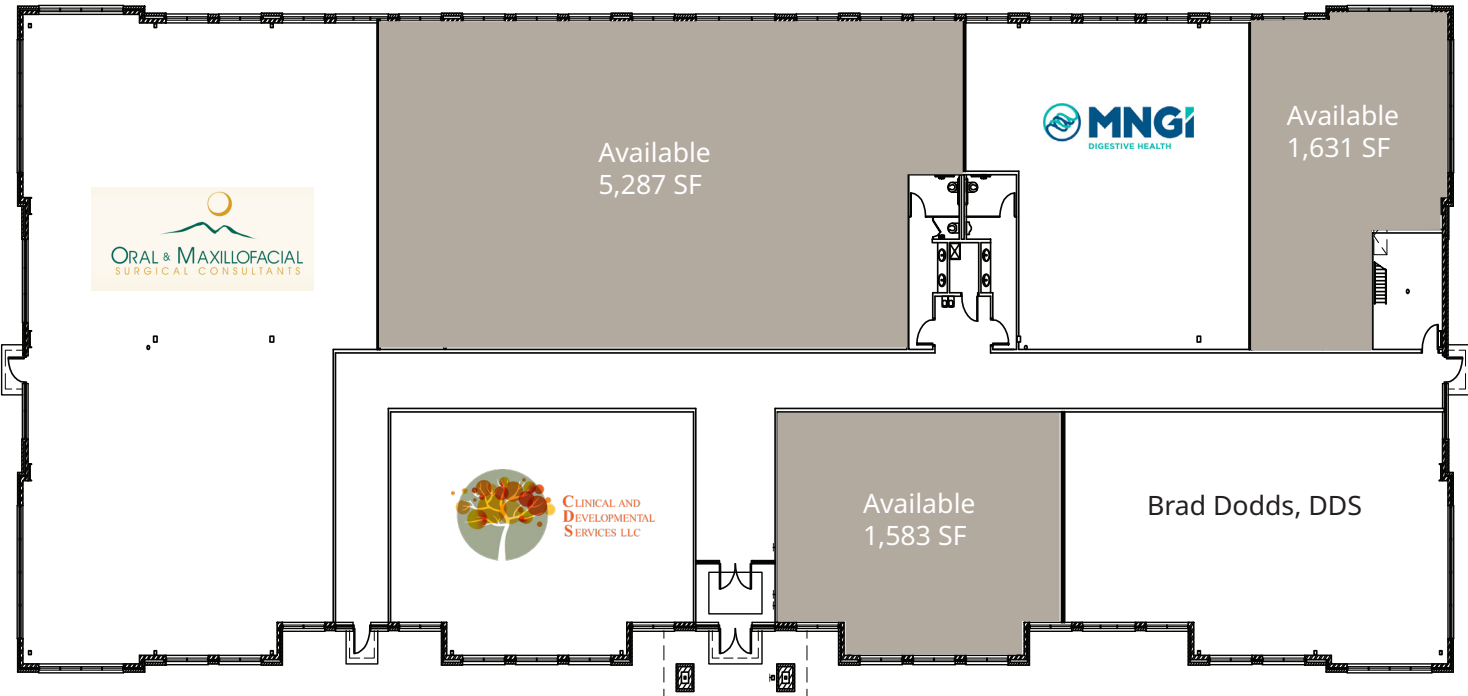
1 mile: \$158,283  
 3 miles: \$162,311  
 5 miles: \$150,629





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