



Crystal Medical Center

5700 Bottineau Blvd, Crystal, MN 55429

Building Size: 44,865 sq. ft.
Space Available: 852–12,364 sq. ft.

- New state of the art medical building
- Two story brick building with class "A" finish level
- Dense area demographics
- Superior access and visibility
- Strong signage opportunities on County Road 81
- On-site imaging center
- 5/1000 parking ratio
- **Lease incentives available**

Net Rental Rate: Negotiable
Operating Expenses: \$8.78/sq. ft.
Real Estate Taxes: \$7.44/sq. ft.

Jill K. Rasmussen CCIM, SIOR
612.341.3247
jrasmussen@davishre.com

Anne E. Madyun
612.454.4172
amadyun@davishre.com

davishre.com



BUILDING TENANTS

Northwest Family Physicians
NovaCare
Crystal Imaging Center
Comfortable Dental



TRAFFIC COUNT

19,700 vehicles on County Road 81 A.A.D.T.
(average annual daily traffic)
16,400 vehicles on Bass Lake Road



2019 ESTIMATED POPULATION

1 mile: 11,549
3 miles: 111,190
5 miles: 278,317

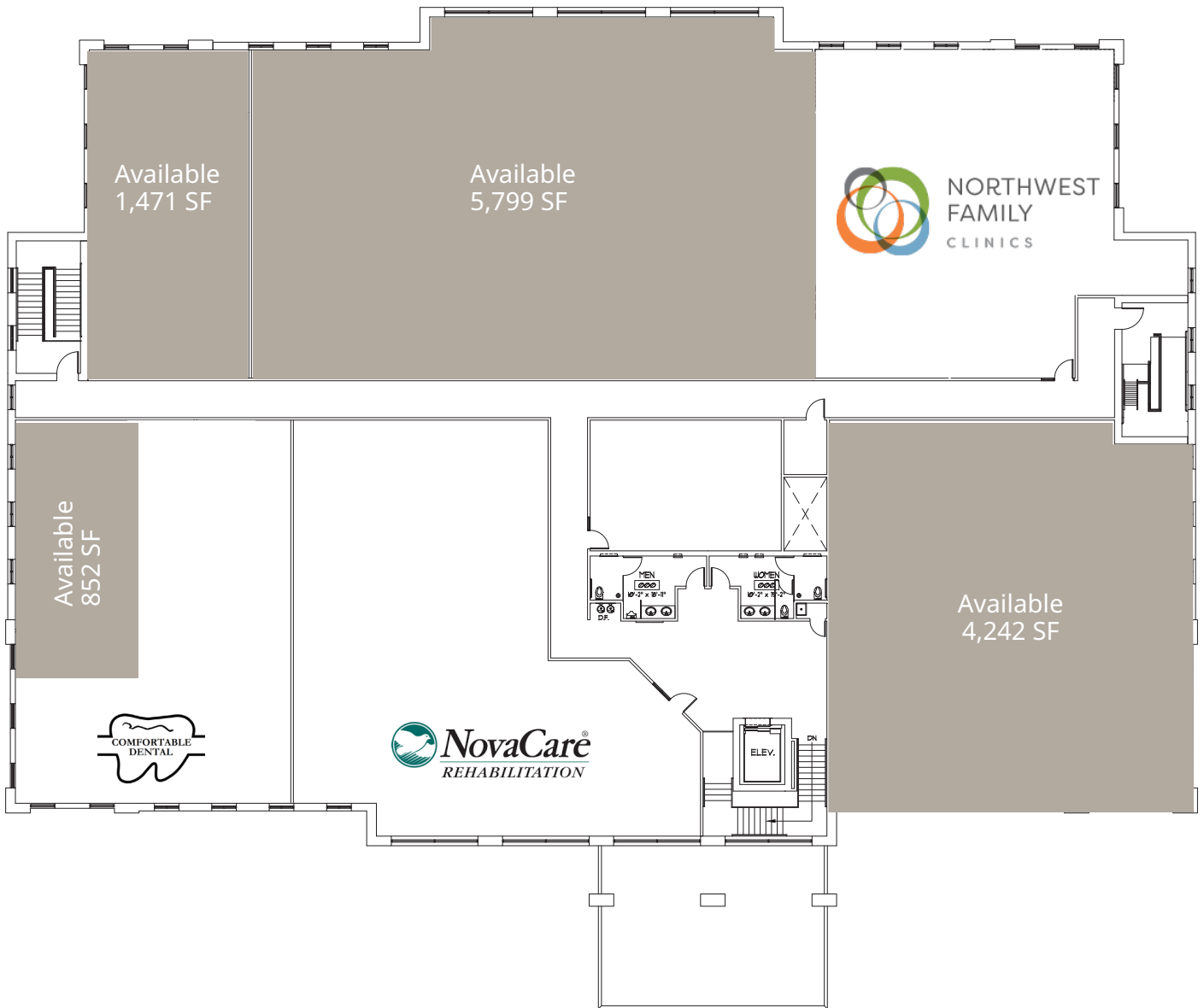


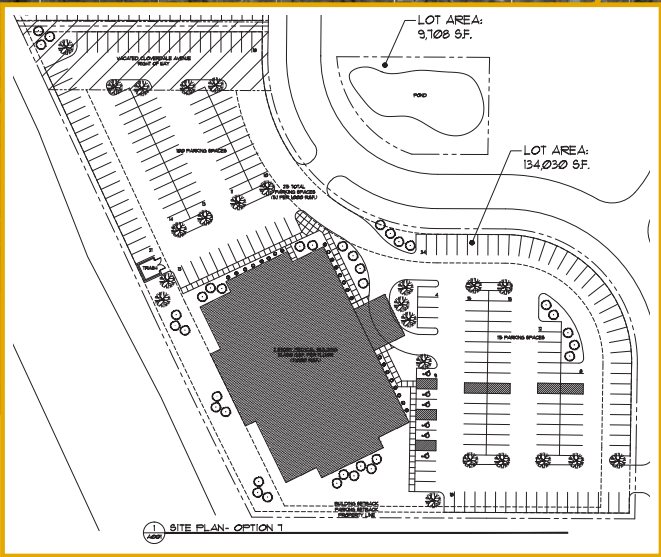
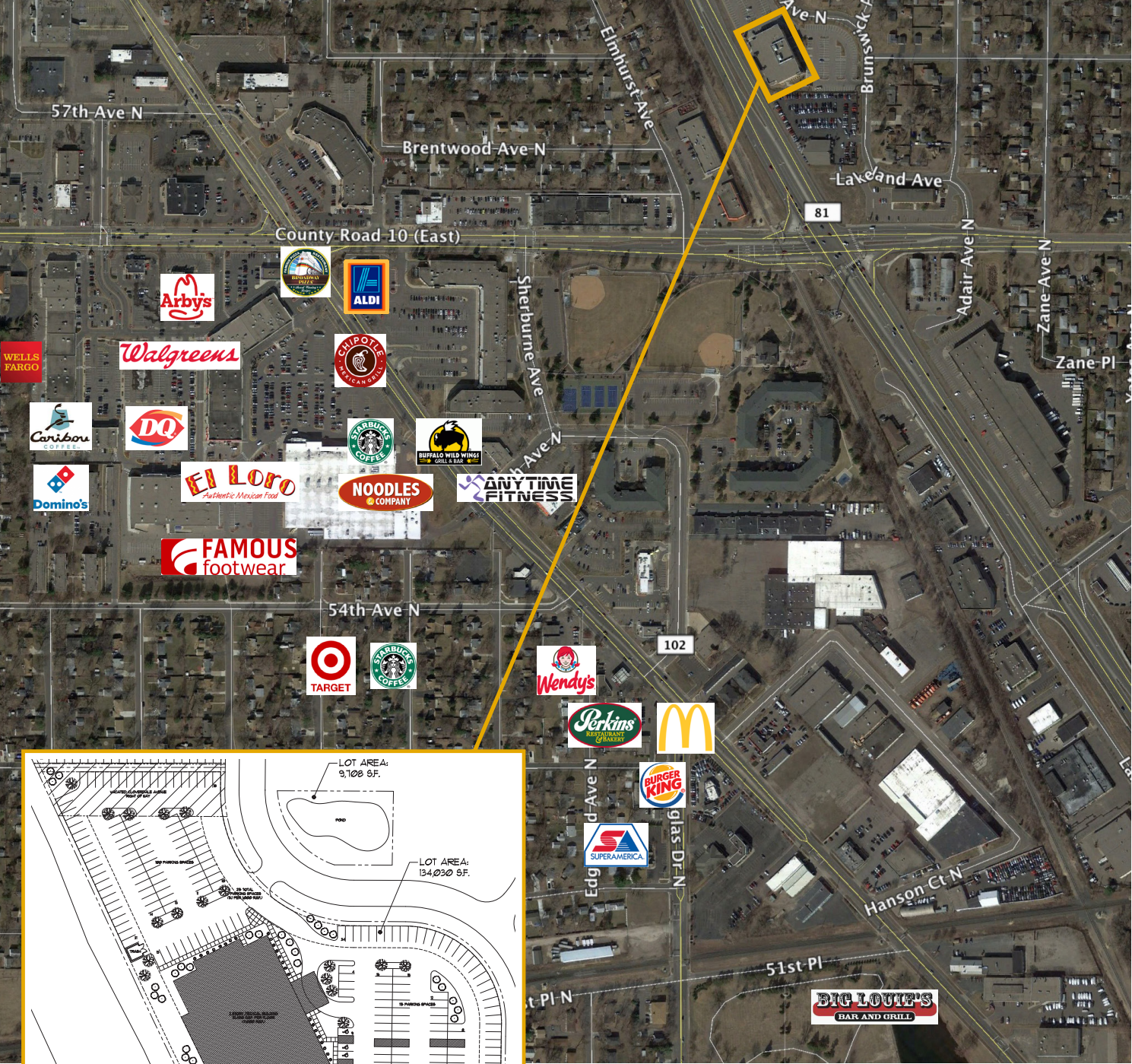
2019 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$73,765
3 miles: \$76,620
5 miles: \$85,556



FLOOR PLAN
(2ND FLOOR)







Crystal Medical Center

5700 Bottineau Blvd, Crystal, MN 55429

