



Eagle Point Medical Building

8515 Eagle Point Blvd, Lake Elmo, MN 55042

Building Size: 29,791 sq. ft.
Space Available: 3,456 sq. ft.

- One space remaining!
- Great access to Radio Drive and visibility along Inwood Ave N
- Close proximity to I-94 and I-494/694
- Class "A" beautiful interior and exterior finishes
- Prominent signage opportunities
- Strong area demographics
- Ample parking at 5/1000 for patients, staff, and physicians
- Covered drop off canopy
- Adjacent to Woodbury Retail Hub

Net Rental Rate: Negotiable
Operating Expenses: \$9.89 /sq. ft.
Real Estate Taxes: \$7.45/sq. ft.

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BUILDING TENANTS

Noran Neurological
HealthPartners Dental Specialty Center



TRAFFIC COUNT

13,100 vehicles on Inwood Ave N A.A.D.T.
(average annual daily traffic)
105,000 vehicles on I-94



2019 ESTIMATED POPULATION

1 mile: 2,561
3 miles: 53,351
5 miles: 161,163



2019 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$133,849
3 miles: \$115,335
5 miles: \$109,094

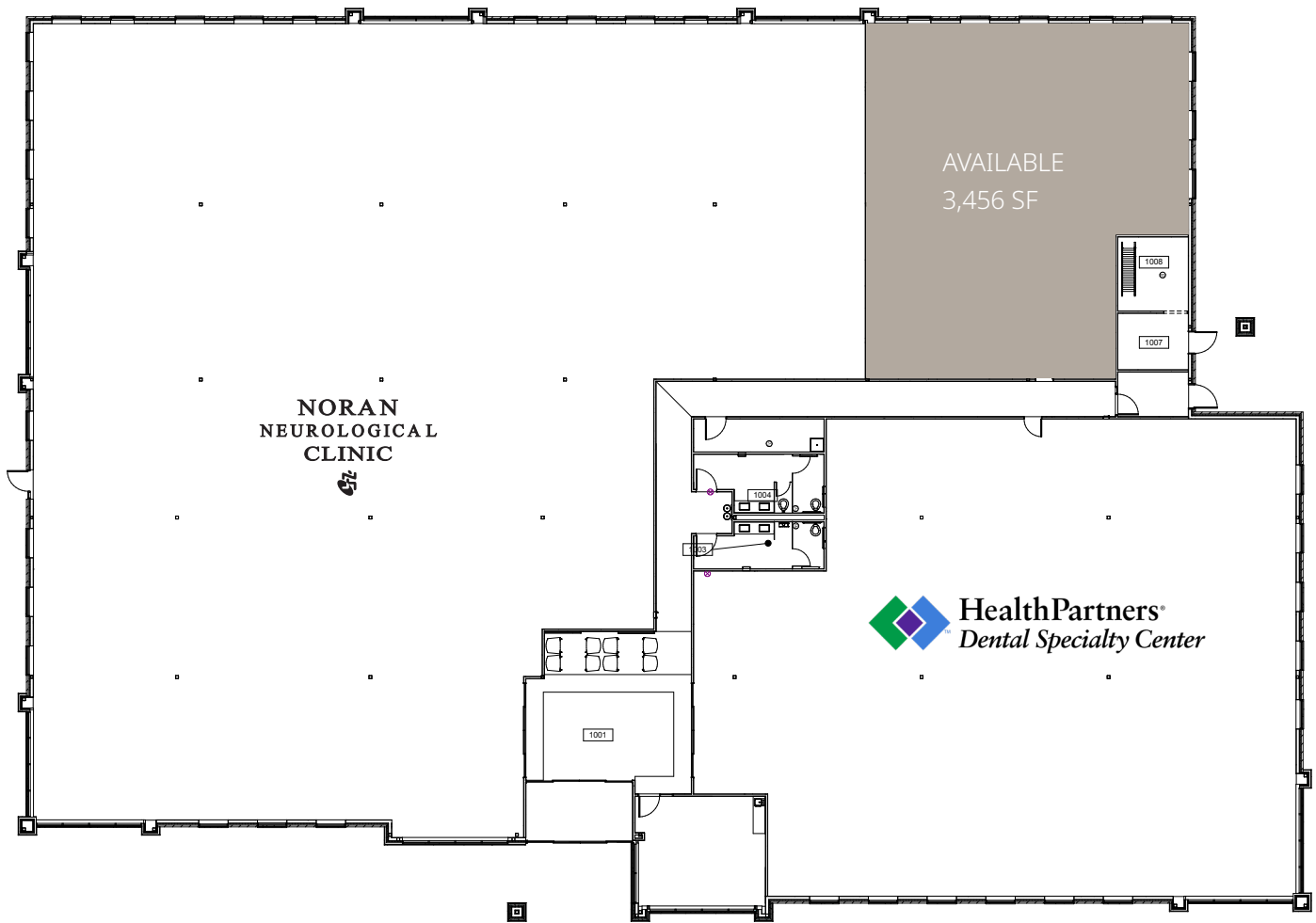


PHYSICIANS REALTY TRUST



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