



Colliers

Accelerating Success.

Medical/Office Space For Lease

Inver Grove Heights Medical Building

5565 Blaine Avenue | Inver Grove Heights, MN

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Property Profile



- **Turnkey Primary Care Clinic** – Designed for seamless transition for a new user and a fast operational start
- **High-Visibility First-Floor Location** – Ideal for patient access and brand exposure
- **Building Signage Available** – Enhance your visibility and establish your presence
- **Exceptional Parking** – Includes abundant surface parking and secure underground garage parking
- **Prime Location** – Convenient access to Hwy 52 and I-494 for patients and staff

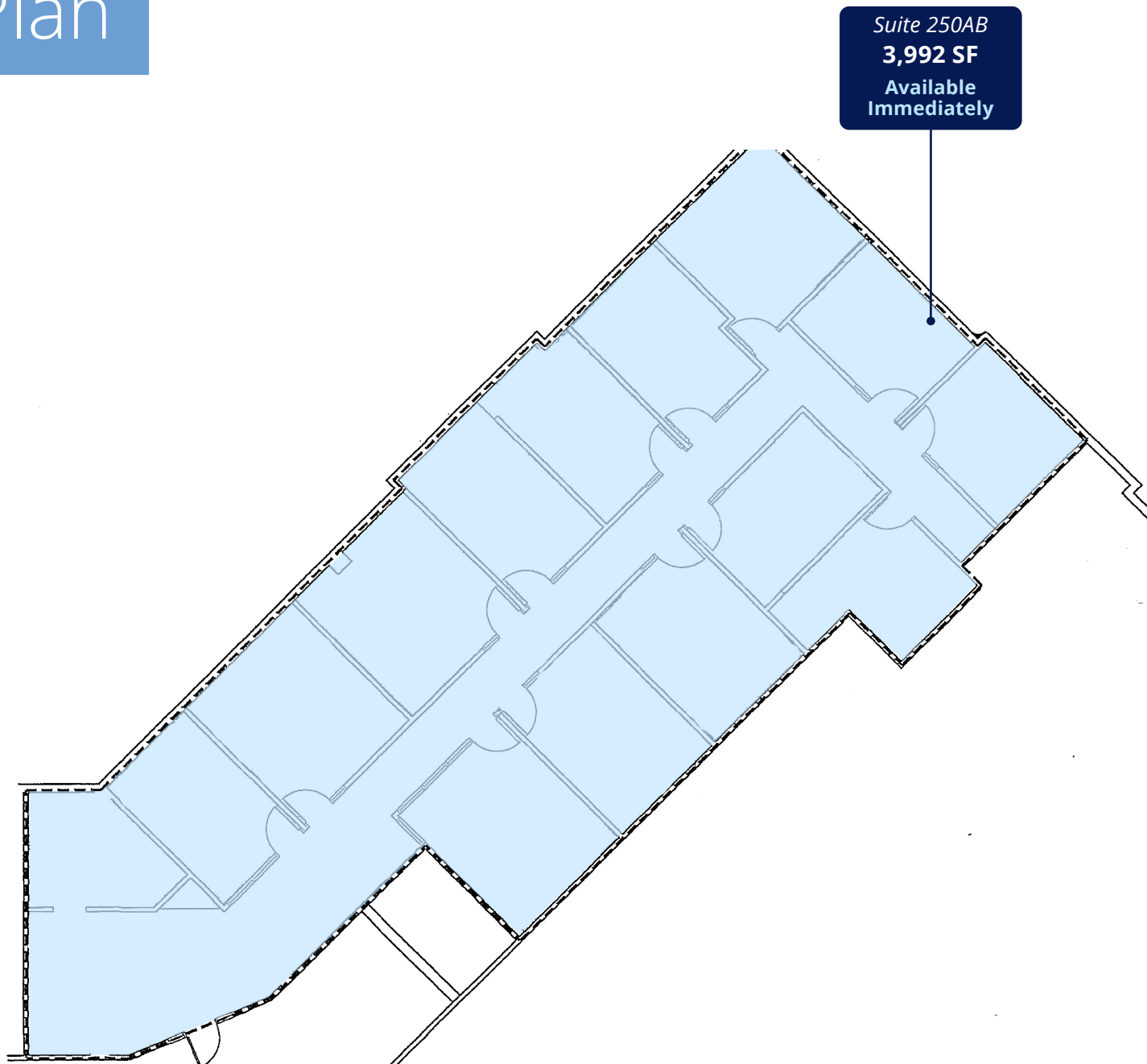
Building Information

Address	5565 Blaine Avenue E, Inver Grove Heights, MN 55076		
Building Size	44,490 SF		
Year Built	2006		
Floors	Two (2) plus parking garage		
Parking	6.00 / 1,000		
Space Available	Suite 50:	924 SF	
	Suite 75:	695 SF	
	Suite 100:	18,262 SF	plus 420 SF storage
	Suite 250 A/B:	3,992 SF	
Net Rental Rate	Negotiable		
2026 Tax & CAM	\$12.30 PSF Operating Expenses		
	<u>\$ 4.52 PSF Taxes</u>		
	\$16.82 PSF Total		

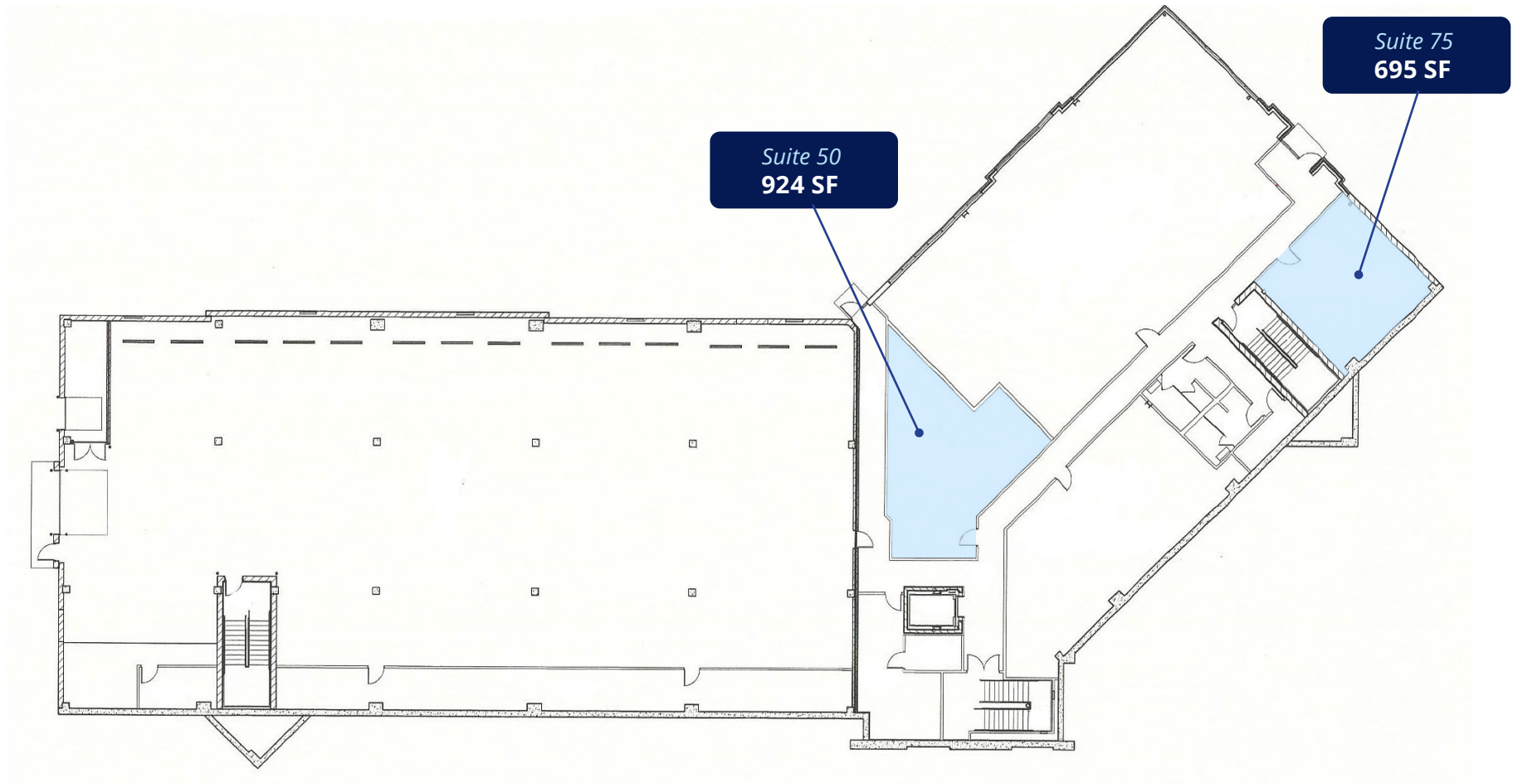
Floor Plan



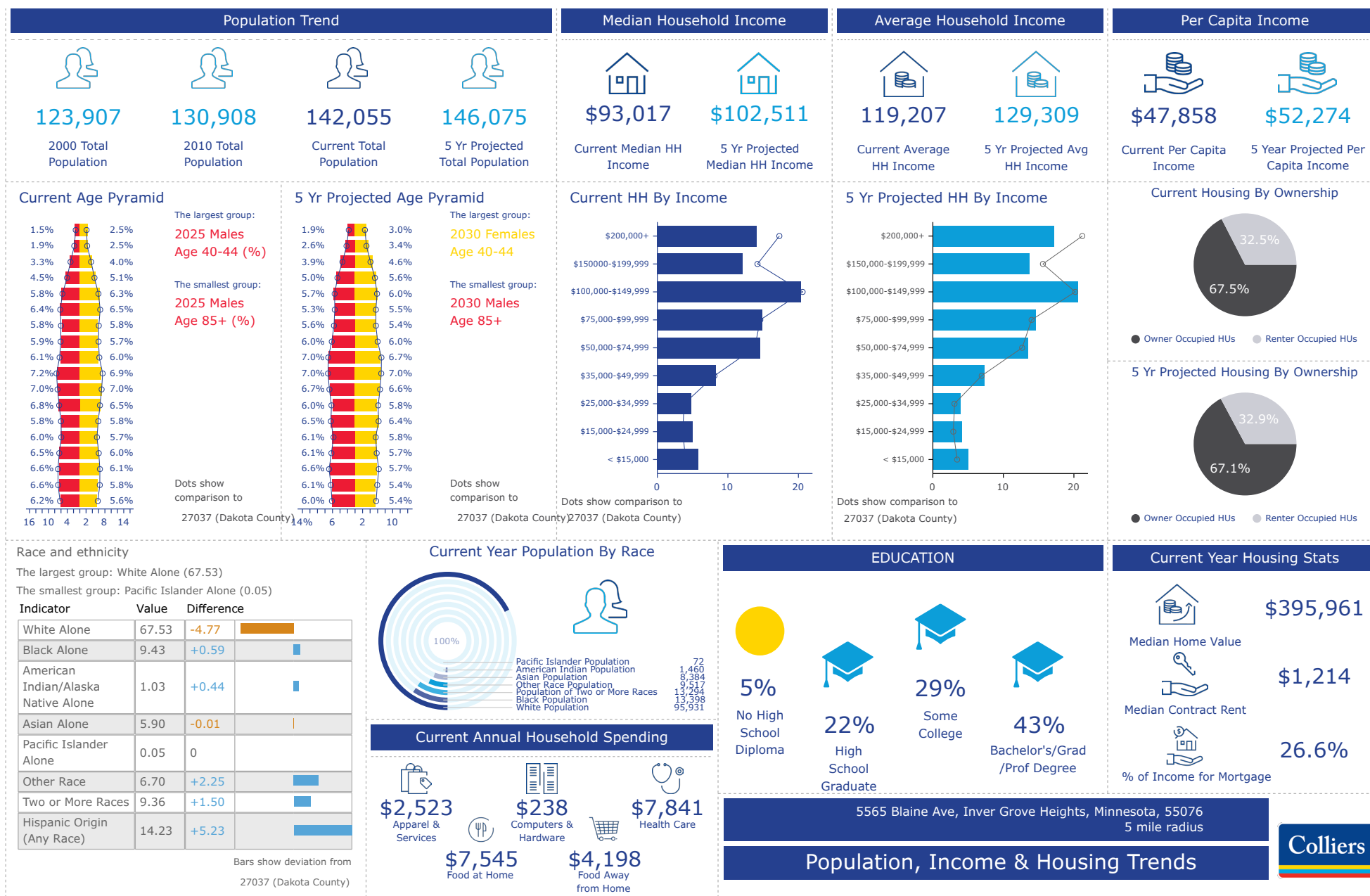
Floor Plan



Floor Plan - Garage Level



Population, Income & Housing Trend

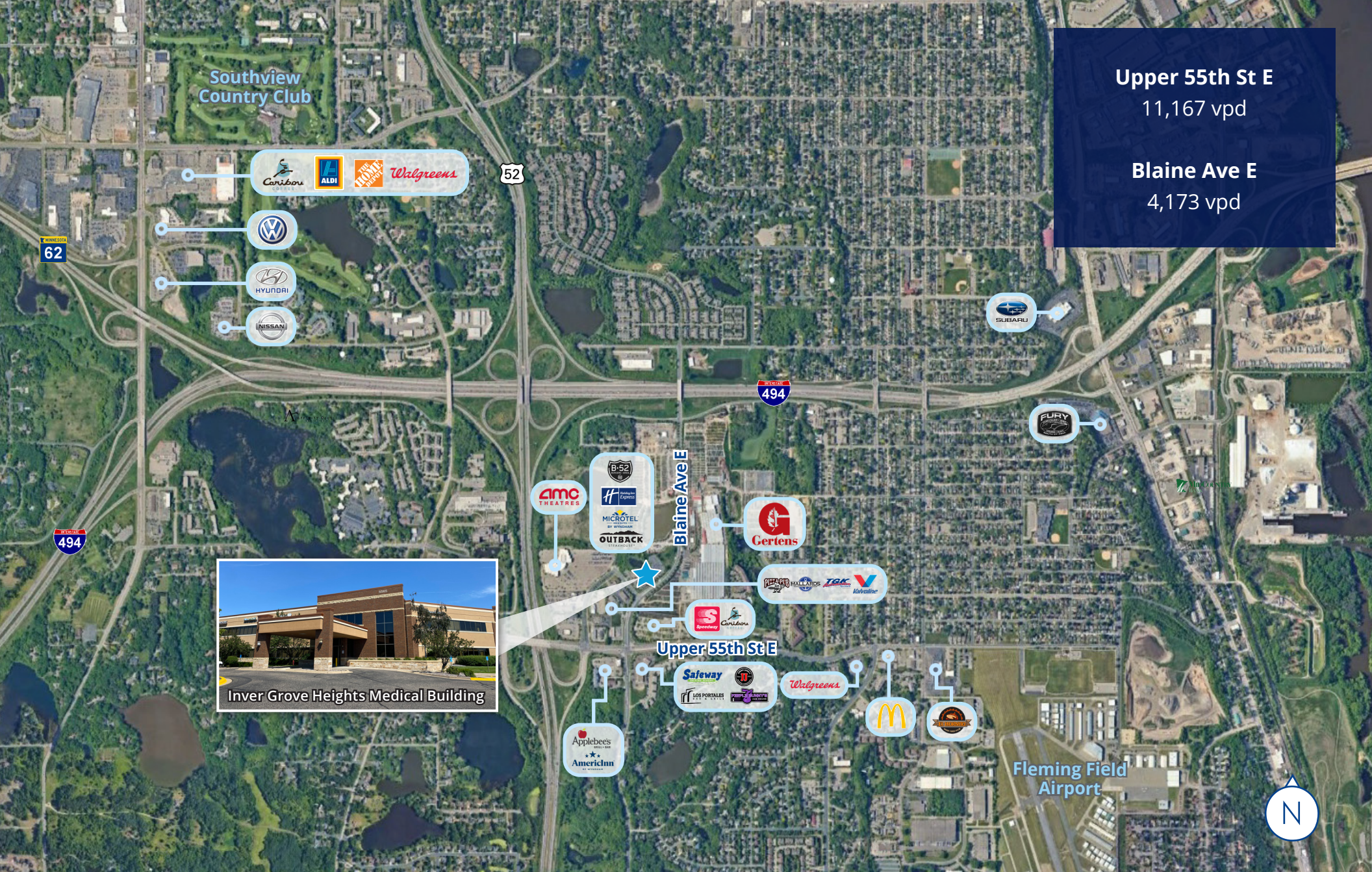


Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2024 Volume	2029 Volume	2034 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate	2028 Volume Estimate
Endocrinology	3,588	4,553	5,121	26.9%	42.7%	4.88%	3,763	3,946	4,139	4,341
Psychiatry	235,849	279,753	300,369	18.6%	27.4%	3.47%	244,040	252,516	261,287	270,362
Physical Therapy/Rehabilitation	430,520	502,382	573,870	16.7%	33.3%	3.14%	444,018	457,940	472,299	487,108
Spine	3,207	3,650	3,945	13.8%	23.0%	2.62%	3,291	3,377	3,465	3,556
Cardiology	151,718	168,274	186,807	10.9%	23.1%	2.09%	154,893	158,135	161,445	164,824
Vascular	25,751	28,480	31,359	10.6%	21.8%	2.04%	26,274	26,809	27,355	27,911
Pain Management	17,945	19,577	21,079	9.1%	17.5%	1.76%	18,260	18,580	18,907	19,238
Miscellaneous Services	338,634	369,232	399,290	9.0%	17.9%	1.75%	344,543	350,556	356,674	362,899
Lab	713,811	777,929	842,356	9.0%	18.0%	1.74%	726,197	738,798	751,618	764,660
Ophthalmology	137,958	150,317	162,173	9.0%	17.6%	1.73%	140,346	142,775	145,245	147,759
Podiatry	24,108	26,125	28,565	8.4%	18.5%	1.62%	24,498	24,895	25,298	25,708
Orthopedics	48,360	52,327	57,775	8.2%	19.5%	1.59%	49,128	49,909	50,702	51,508
ENT	55,626	60,037	64,301	7.9%	15.6%	1.54%	56,481	57,350	58,232	59,127
Oncology	23,611	25,290	27,227	7.1%	15.3%	1.38%	23,937	24,268	24,604	24,944
Cosmetic Procedures	13,061	13,951	14,131	6.8%	8.2%	1.33%	13,234	13,410	13,588	13,768
Nephrology	8,345	8,851	9,323	6.1%	11.7%	1.18%	8,443	8,543	8,644	8,747
Evaluation and Management	1,780,126	1,882,295	1,933,768	5.7%	8.6%	1.12%	1,800,106	1,820,310	1,840,741	1,861,402
Radiology	472,041	495,575	522,841	5.0%	10.8%	0.98%	476,656	481,317	486,023	490,776
Neurosurgery	1,510	1,585	1,741	4.9%	15.3%	0.97%	1,524	1,539	1,554	1,569
Trauma	11,968	12,551	13,187	4.9%	10.2%	0.96%	12,082	12,198	12,314	12,432
Neurology	28,602	29,877	31,178	4.5%	9.0%	0.88%	28,852	29,105	29,360	29,617
Dermatology	70,828	73,962	77,273	4.4%	9.1%	0.87%	71,444	72,065	72,692	73,324
General Surgery	9,476	9,799	10,196	3.4%	7.6%	0.67%	9,539	9,604	9,668	9,733
Thoracic Surgery	1,059	1,095	1,140	3.4%	7.7%	0.67%	1,065	1,072	1,080	1,087
Gastroenterology	37,730	38,697	39,566	2.6%	4.9%	0.51%	37,921	38,114	38,307	38,501
Urology	15,204	15,275	15,851	0.5%	4.3%	0.09%	15,217	15,232	15,246	15,261
Obstetrics	6,958	6,814	6,945	-2.1%	-0.2%	-0.42%	6,929	6,900	6,871	6,842
Gynecology	15,877	15,506	15,556	-2.3%	-2.0%	-0.47%	15,802	15,727	15,653	15,579
Pulmonology	22,597	21,348	19,802	-5.5%	-12.4%	-1.13%	22,341	22,088	21,839	21,592

10 mile radius.

Source: The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit www.advisory.com.



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