

A photograph of the Parklawn Medical Building, a modern multi-story structure with a prominent portico supported by white columns. The address "3955" is visible above the entrance. The building is surrounded by lush greenery, including trees and ornamental plants, under a clear blue sky.

# Parklawn Medical Building

3955 Parklawn Avenue, Edina, MN

**Second Generation Medical Office Space Available**

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Parklawn Medical | For Lease

# Highlights



**NEIGHBORING  
HEALTHCARE**



**MPLS CBD  
10 MINUTES**



**FRANCE AVE  
CORRIDOR**



**WALKABLE  
AMENITIES**

**7,848 VPD**

**25,209 VPD**

**PARKLAWN AVE**

**FRANCE AVE**



**2ND GENERATION  
MEDICAL  
INFRASTRUCTURE**



**BELOW-GRADE  
EXECUTIVE  
PARKING**



**PLANNED 2026  
COMMON AREA  
RENOVATIONS**



**AMPLE PATIENT  
& VISITOR  
PARKING**



**ON-SITE  
STORAGE  
AVAILABILITY**



**HANDS-ON LOCAL  
OWNERSHIP &  
MANAGEMENT**

Parklawn Medical | For Lease

# Property Profile



## Building Information

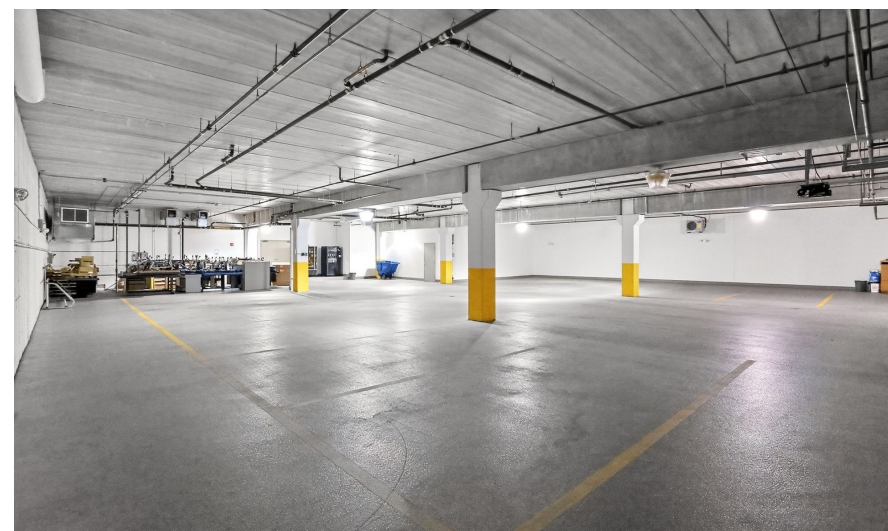
|               |                                       |
|---------------|---------------------------------------|
| Address       | 3955 Parklawn Avenue, Edina, MN 55435 |
| Building Size | 30,500 SF                             |
| Year Built    | 1999                                  |
| Floors        | Two (2)                               |
| Signage       | Monument                              |
| Parking       | Surface & 12 Executive Stalls         |

## Lease Terms

|                 |                                                                                                                                                |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Space Available | Suite 100: 4,366 SF<br>Suite 110: 4,953 SF (available 2/29/2028)<br>Second Floor: Up to 2,279 SF to 13,000 SF<br>Lower Level Storage: 4,545 SF |
| Net Rental Rate | Negotiable                                                                                                                                     |
| 2026 Tax & CAM  | \$23.94 PSF Total                                                                                                                              |



**Your Next  
Space**  
*is a click away*







France Ave  
25,209 vpd

Parklawn Ave

# Floor Plan

Suite 110  
4,366 SF  
Available  
8/01/2026

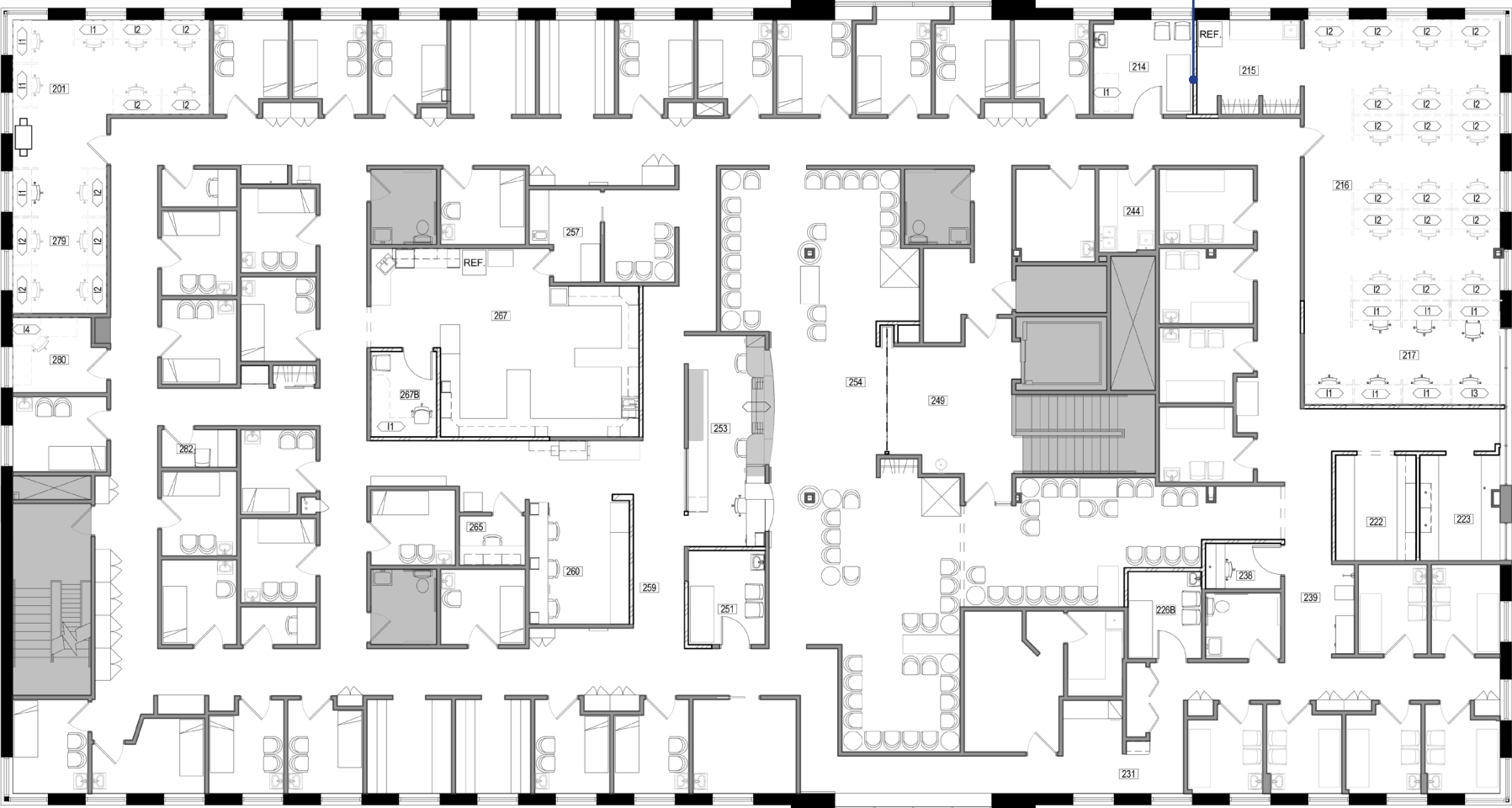
VEIL & WILD ORTHODONTICS

AllinaHealth

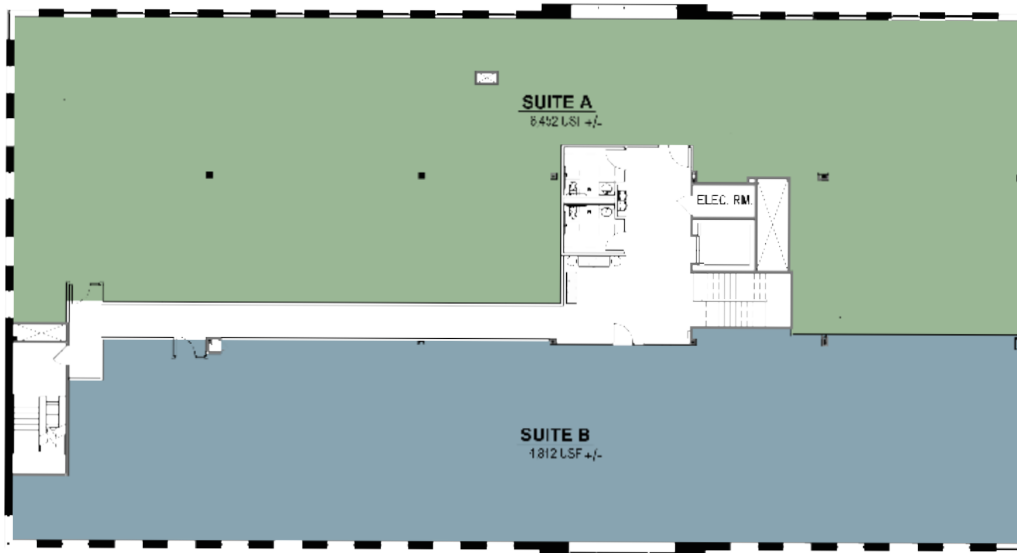


# Floor Plan

Second Floor  
**13,000 SF**  
Available  
8/01/2026



# 2nd Floor Plan Options



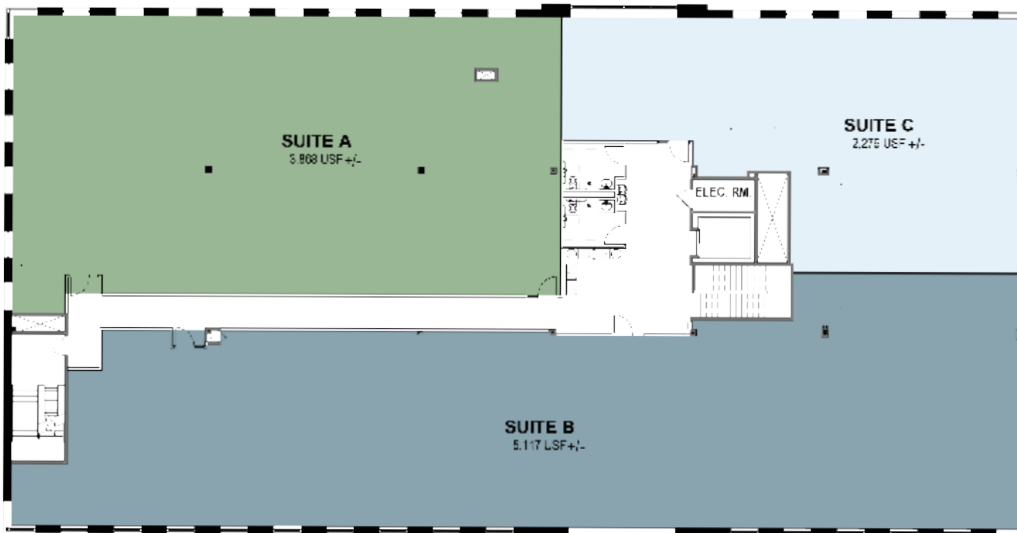
## 2 SUITES OPTION

### Suite A

6,452 USF +/-

### Suite B

4,812 USF +/-



## 3 SUITES OPTION

### Suite A

3,868 USF +/-

### Suite B

5,117 USF +/-

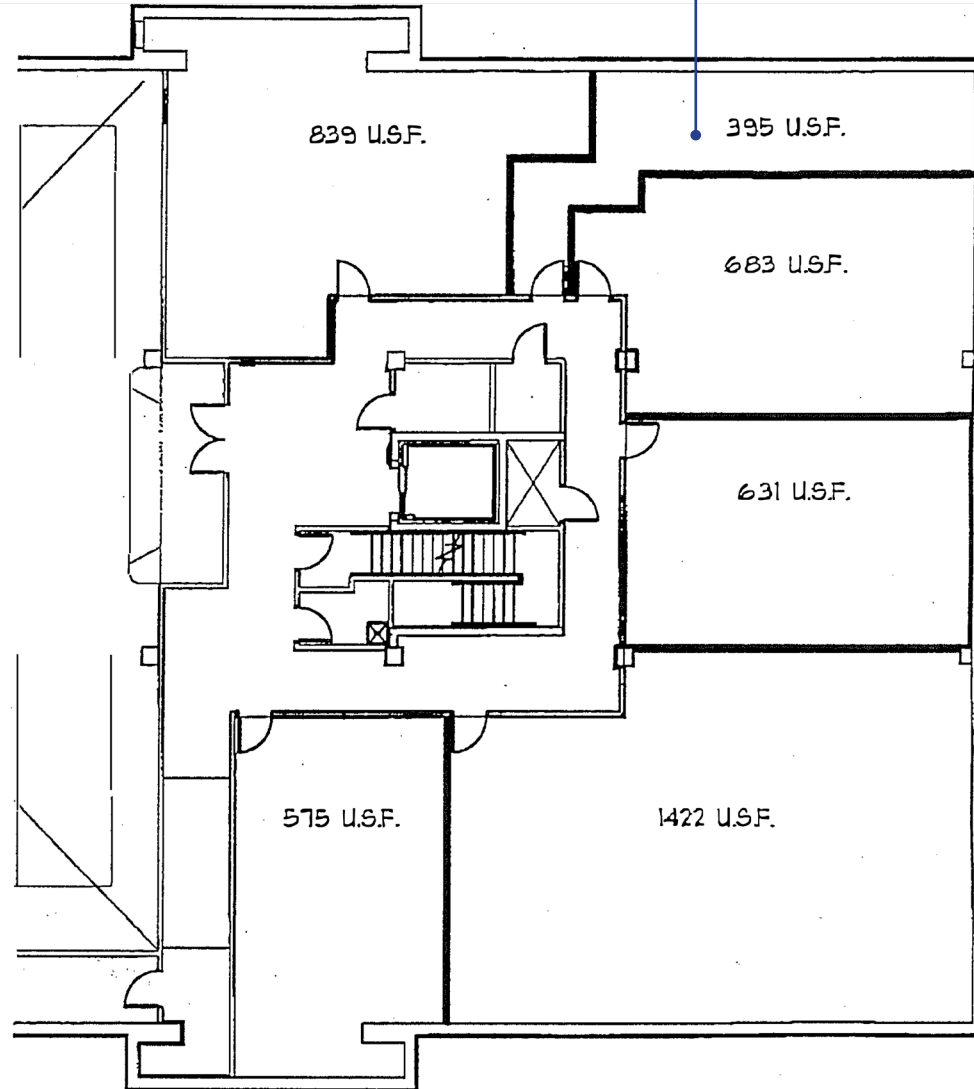
### Suite C

2,279 USF +/-

# Floor Plan

## Lower Floor

Lower Level  
Storage  
**4,545 SF**  
Available  
Immediately



# Population, Income & Housing Trend

## Population Trend

  
**243,526**  
2000 Total  
Population

  
**246,041**  
2010 Total  
Population

  
**263,826**  
Current Total  
Population

  
**265,056**  
5 Yr Projected  
Total Population

## Median Household Income

  
**\$106,788**  
Current Median HH  
Income

  
**\$120,480**  
5 Yr Projected  
Median HH Income

## Average Household Income

  
**154,243**  
Current Average  
HH Income

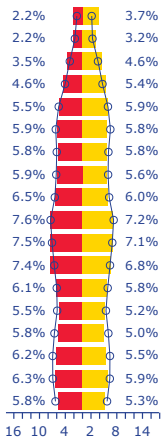
  
**168,522**  
5 Yr Projected Avg  
HH Income

## Per Capita Income

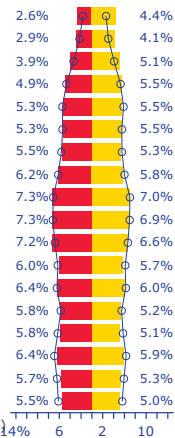
  
**\$66,339**  
Current Per Capita  
Income

  
**\$73,024**  
5 Year Projected Per  
Capita Income

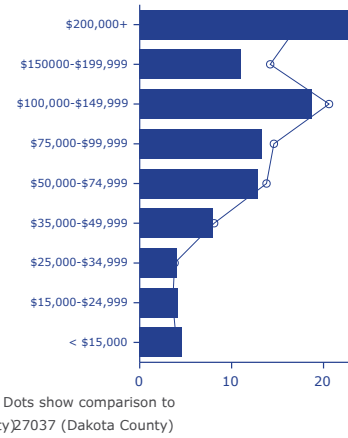
### Current Age Pyramid



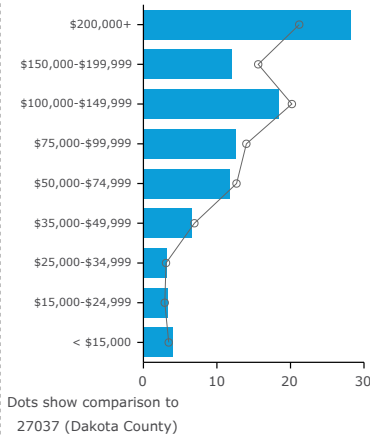
### 5 Yr Projected Age Pyramid



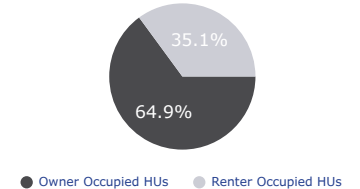
### Current HH By Income



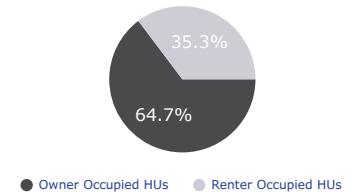
### 5 Yr Projected HH By Income



### Current Housing By Ownership



### 5 Yr Projected Housing By Ownership



### Race and ethnicity

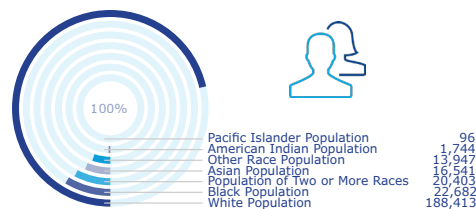
The largest group: White Alone (71.42)

The smallest group: Pacific Islander Alone (0.04)

| Indicator                           | Value | Difference |
|-------------------------------------|-------|------------|
| White Alone                         | 71.42 | -0.88      |
| Black Alone                         | 8.60  | -0.24      |
| American Indian/Alaska Native Alone | 0.66  | +0.07      |
| Asian Alone                         | 6.27  | +0.36      |
| Pacific Islander Alone              | 0.04  | -0.01      |
| Other Race                          | 5.29  | +0.84      |
| Two or More Races                   | 7.73  | -0.13      |
| Hispanic Origin (Any Race)          | 8.98  | -0.02      |

Bars show deviation from  
27037 (Dakota County)

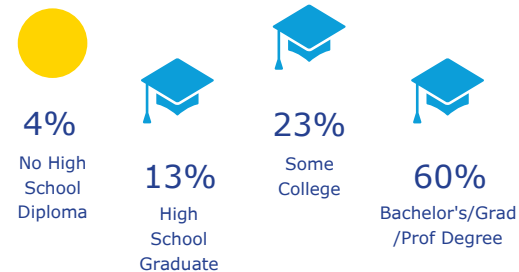
### Current Year Population By Race



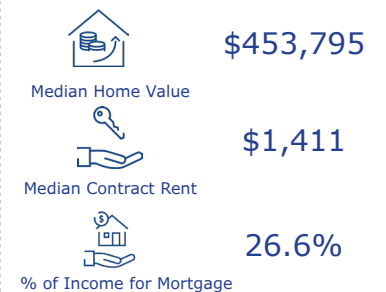
### Current Annual Household Spending



### EDUCATION



### Current Year Housing Stats



3955 Parklawn Ave, Minneapolis, Minnesota, 55435  
5 mile radius

## Population, Income & Housing Trends



# 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                                             | 6,562       | 8,195       | 9,036       | 24.9%       | 37.7%        | 4.54%                                      | 6,860                | 7,172                | 7,498                | 7,838                |
| Psychiatry                                                | 420,770     | 489,518     | 515,300     | 16.3%       | 22.5%        | 3.07%                                      | 433,699              | 447,027              | 460,764              | 474,923              |
| Physical Therapy/Rehabilitation                           | 787,628     | 902,821     | 1,010,981   | 14.6%       | 28.4%        | 2.77%                                      | 809,425              | 831,827              | 854,849              | 878,507              |
| Spine                                                     | 6,047       | 6,807       | 7,233       | 12.6%       | 19.6%        | 2.40%                                      | 6,191                | 6,340                | 6,492                | 6,647                |
| Cardiology                                                | 291,647     | 320,273     | 350,547     | 9.8%        | 20.2%        | 1.89%                                      | 297,160              | 302,777              | 308,500              | 314,331              |
| Vascular                                                  | 49,596      | 54,259      | 58,826      | 9.4%        | 18.6%        | 1.81%                                      | 50,495               | 51,410               | 52,343               | 53,292               |
| Ophthalmology                                             | 263,893     | 285,293     | 303,957     | 8.1%        | 15.2%        | 1.57%                                      | 268,040              | 272,253              | 276,532              | 280,878              |
| Miscellaneous Services                                    | 623,304     | 673,714     | 719,591     | 8.1%        | 15.4%        | 1.57%                                      | 633,074              | 642,998              | 653,078              | 663,315              |
| Pain Management                                           | 33,914      | 36,550      | 38,695      | 7.8%        | 14.1%        | 1.51%                                      | 34,425               | 34,944               | 35,471               | 36,006               |
| ENT                                                       | 97,737      | 104,986     | 111,415     | 7.4%        | 14.0%        | 1.44%                                      | 99,145               | 100,574              | 102,023              | 103,494              |
| Orthopedics                                               | 89,616      | 96,083      | 104,835     | 7.2%        | 17.0%        | 1.40%                                      | 90,873               | 92,148               | 93,441               | 94,752               |
| Lab                                                       | 1,342,741   | 1,439,472   | 1,530,590   | 7.2%        | 14.0%        | 1.40%                                      | 1,361,552            | 1,380,627            | 1,399,969            | 1,419,583            |
| Oncology                                                  | 43,885      | 46,774      | 49,926      | 6.6%        | 13.8%        | 1.28%                                      | 44,447               | 45,018               | 45,596               | 46,181               |
| Podiatry                                                  | 48,922      | 52,050      | 55,740      | 6.4%        | 13.9%        | 1.25%                                      | 49,532               | 50,150               | 50,775               | 51,408               |
| Nephrology                                                | 15,586      | 16,394      | 17,081      | 5.2%        | 9.6%         | 1.02%                                      | 15,743               | 15,903               | 16,065               | 16,228               |
| Cosmetic Procedures                                       | 23,423      | 24,581      | 24,502      | 4.9%        | 4.6%         | 0.97%                                      | 23,650               | 23,879               | 24,111               | 24,344               |
| Evaluation and Management                                 | 3,244,764   | 3,388,696   | 3,429,088   | 4.4%        | 5.7%         | 0.87%                                      | 3,273,052            | 3,301,588            | 3,330,372            | 3,359,407            |
| Trauma                                                    | 22,428      | 23,344      | 24,287      | 4.1%        | 8.3%         | 0.80%                                      | 22,608               | 22,790               | 22,973               | 23,157               |
| Neurology                                                 | 50,958      | 53,026      | 54,881      | 4.1%        | 7.7%         | 0.80%                                      | 51,364               | 51,775               | 52,188               | 52,605               |
| Radiology                                                 | 882,363     | 912,776     | 946,595     | 3.4%        | 7.3%         | 0.68%                                      | 888,363              | 894,404              | 900,487              | 906,610              |
| Dermatology                                               | 130,787     | 134,984     | 139,275     | 3.2%        | 6.5%         | 0.63%                                      | 131,615              | 132,449              | 133,289              | 134,134              |
| Neurosurgery                                              | 2,771       | 2,856       | 3,079       | 3.1%        | 11.1%        | 0.61%                                      | 2,787                | 2,804                | 2,821                | 2,838                |
| Thoracic Surgery                                          | 1,964       | 2,019       | 2,080       | 2.8%        | 5.9%         | 0.55%                                      | 1,974                | 1,985                | 1,996                | 2,007                |
| General Surgery                                           | 17,636      | 17,985      | 18,401      | 2.0%        | 4.3%         | 0.39%                                      | 17,704               | 17,774               | 17,844               | 17,914               |
| Gastroenterology                                          | 70,464      | 71,568      | 72,222      | 1.6%        | 2.5%         | 0.31%                                      | 70,683               | 70,903               | 71,124               | 71,346               |
| Urology                                                   | 29,215      | 29,105      | 29,783      | -0.4%       | 1.9%         | -0.08%                                     | 29,192               | 29,170               | 29,148               | 29,126               |
| Gynecology                                                | 29,378      | 27,744      | 26,794      | -5.6%       | -8.8%        | -1.14%                                     | 29,043               | 28,713               | 28,386               | 28,063               |
| Pulmonology                                               | 40,759      | 38,165      | 35,005      | -6.4%       | -14.1%       | -1.31%                                     | 40,226               | 39,700               | 39,181               | 38,669               |
| Obstetrics                                                | 13,565      | 12,533      | 11,873      | -7.6%       | -12.5%       | -1.57%                                     | 13,351               | 13,142               | 12,935               | 12,732               |

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](http://www.advisory.com).

