

The Colliers logo, featuring the word "Colliers" in a white serif font on a blue rectangular background with a yellow and red horizontal stripe below it.

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SAVAGE MEDICAL BUILDING

6350

Sublease Opportunity – 4,048 SF Medical

Savage Medical Building

6350 143rd Street | Savage, MN

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Property Profile



- 4,048 SF medical office sublease available through July 2028 within established medical office building
- Functional plug-and-play medical office layout ideal for clinic, specialty care, therapy, wellness, or professional office users
- Shared entry vestibule with adjacent tenant, including access to a common waiting room and reception/check-in area
- Located within a premier outpatient medical building alongside complimentary healthcare providers
- Ample parking with 150 surface stalls and convenient access to Dakota Avenue, Egan Drive, Highway 13, and the surrounding south metro

Building Information

Address	6350 143rd Street, Savage, MN 55378
Building Size	33,778 SF
Year Built	2011
Floors	Two (2)
Parking	150 Stalls

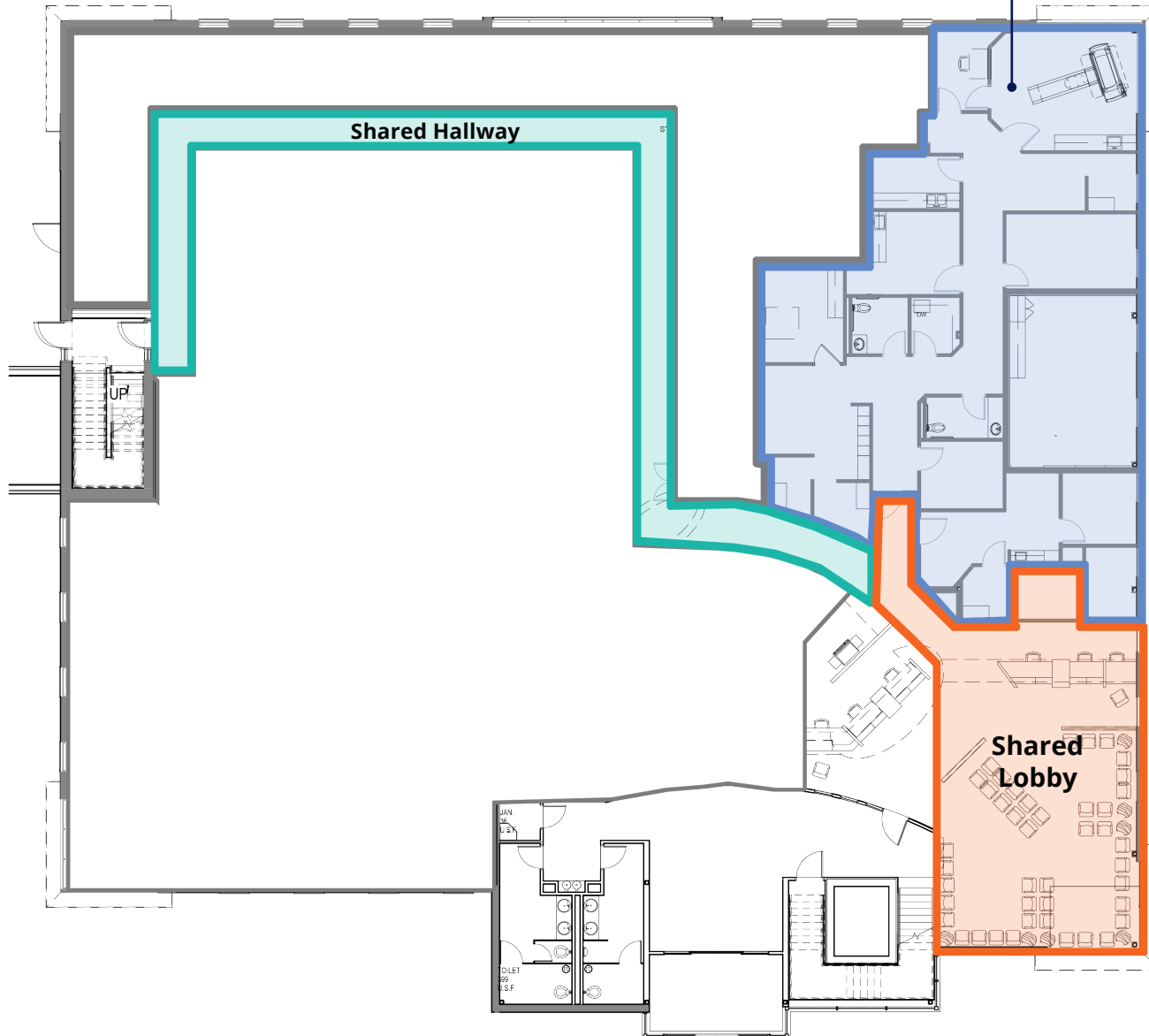
Sublease Terms

Space Available	Suite 100: 4,048 SF
Lease Expiration	July 31, 2028
Date Available	Immediately
Net Rental Rate	Negotiable
2026 Tax & CAM	\$24.81 PSF Total



Floor Plan

Suite 100
4,048 SF
Available
Immediately



Population, Income & Housing Trend

Population Trend



99,745

2000 Total
Population

115,126

2010 Total
Population

134,606

Current Total
Population

136,736

5 Yr Projected
Total Population

Median Household Income



\$103,151

Current Median HH
Income

\$112,152

5 Yr Projected
Median HH Income

Average Household Income



134,117

Current Average
HH Income

144,992

5 Yr Projected Avg
HH Income

Per Capita Income



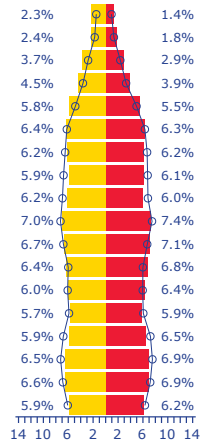
\$51,431

Current Per Capita
Income

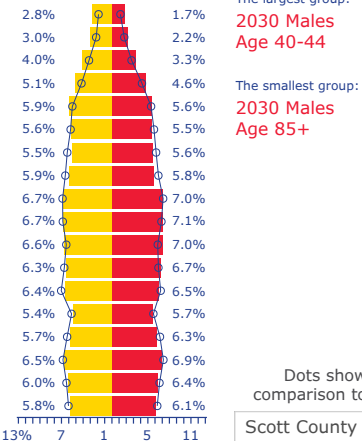
\$56,170

5 Year Projected Per
Capita Income

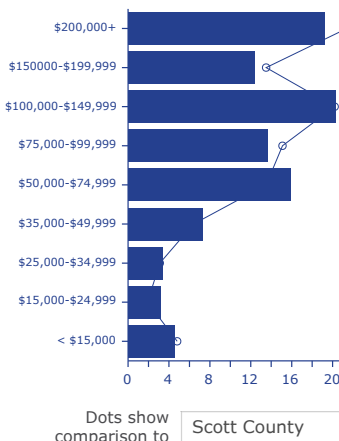
Current Age Pyramid



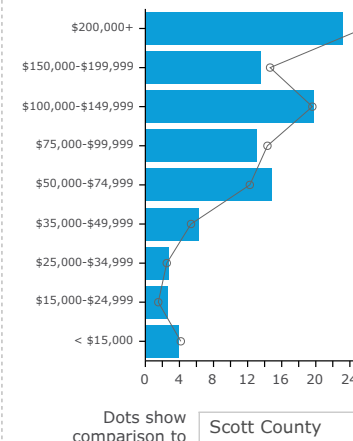
5 Yr Projected Age Pyramid



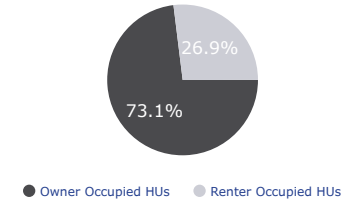
Current HH By Income



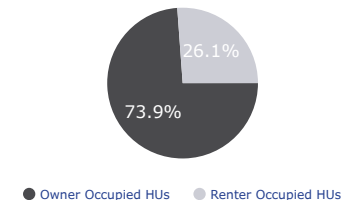
5 Yr Projected HH By Income



Current Housing By Ownership



5 Yr Projected Housing By Ownership



2025 Race and ethnicity (Esri)

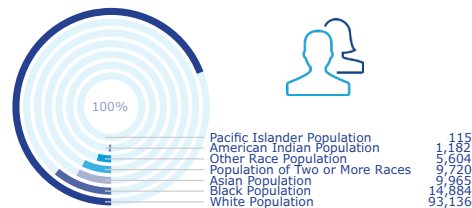
The largest group: White Alone (69.19)

The smallest group: Pacific Islander Alone (0.09)

Indicator	Value	Diff
White Alone	69.19	-5.67
Black Alone	11.06	+3.95
American Indian/Alaska Native Alone	0.88	-0.22
Asian Alone	7.40	+0.38
Pacific Islander Alone	0.09	+0.02
Other Race	4.16	+0.89
Two or More Races	7.22	+0.65
Hispanic Origin (Any Race)	7.85	+1.11

Bars show deviation from
Scott County

Current Year Population By Race



Current Annual Household Spending



EDUCATION



4%

No High
School
Diploma

18%

High
School
Graduate

30%

Some
College

48%

Bachelor's/Grad
/Prof Degree

Current Year Housing Stats



\$434,798

Median Home Value



\$1,398

Median Contract Rent



26.4%

% of Income for Mortgage

Savage Medical Building
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	3,493	4,420	4,943	26.5%	41.5%	4.82%	3,661	3,837	4,022	4,216
Psychiatry	220,825	259,600	276,851	17.6%	25.4%	3.29%	228,086	235,587	243,334	251,335
Physical Therapy/Rehabilitation	416,258	483,586	548,644	16.2%	31.8%	3.04%	428,928	441,984	455,438	469,301
Spine	3,229	3,691	3,989	14.3%	23.5%	2.71%	3,316	3,406	3,498	3,593
Cardiology	158,419	176,528	195,716	11.4%	23.5%	2.19%	161,885	165,428	169,048	172,747
Vascular	26,932	29,947	32,953	11.2%	22.4%	2.14%	27,509	28,099	28,702	29,318
Miscellaneous Services	335,304	369,640	402,165	10.2%	19.9%	1.97%	341,905	348,637	355,502	362,502
Ophthalmology	144,600	158,791	171,710	9.8%	18.7%	1.89%	147,332	150,117	152,954	155,845
Lab	712,508	779,329	843,570	9.4%	18.4%	1.81%	725,397	738,519	751,879	765,481
Pain Management	18,328	20,032	21,505	9.3%	17.3%	1.79%	18,656	18,991	19,331	19,678
ENT	53,433	58,367	63,159	9.2%	18.2%	1.78%	54,384	55,354	56,340	57,345
Orthopedics	48,702	52,856	58,259	8.5%	19.6%	1.65%	49,505	50,322	51,153	51,997
Podiatry	26,749	28,961	31,438	8.3%	17.5%	1.60%	27,177	27,612	28,054	28,504
Oncology	24,261	26,133	28,072	7.7%	15.7%	1.50%	24,624	24,993	25,367	25,747
Nephrology	8,508	9,055	9,496	6.4%	11.6%	1.25%	8,614	8,722	8,831	8,942
Evaluation and Management	1,733,015	1,840,779	1,891,798	6.2%	9.2%	1.21%	1,754,050	1,775,341	1,796,891	1,818,702
Cosmetic Procedures	12,466	13,206	13,254	5.9%	6.3%	1.16%	12,610	12,756	12,904	13,054
Trauma	12,155	12,833	13,494	5.6%	11.0%	1.09%	12,287	12,421	12,557	12,694
Neurology	27,614	29,153	30,575	5.6%	10.7%	1.09%	27,915	28,219	28,527	28,838
Radiology	471,971	497,117	523,823	5.3%	11.0%	1.04%	476,896	481,872	486,901	491,983
Dermatology	70,211	73,558	76,863	4.8%	9.5%	0.94%	70,867	71,530	72,200	72,876
Neurosurgery	1,460	1,527	1,668	4.6%	14.2%	0.90%	1,473	1,486	1,499	1,513
Thoracic Surgery	1,066	1,112	1,164	4.3%	9.2%	0.84%	1,075	1,084	1,093	1,102
General Surgery	9,425	9,753	10,106	3.5%	7.2%	0.69%	9,489	9,555	9,620	9,686
Gastroenterology	38,425	39,512	40,225	2.8%	4.7%	0.56%	38,640	38,856	39,073	39,292
Urology	15,735	15,937	16,580	1.3%	5.4%	0.25%	15,775	15,815	15,855	15,896
Obstetrics	6,020	5,914	6,052	-1.8%	0.5%	-0.35%	5,998	5,977	5,956	5,935
Gynecology	14,722	14,315	14,291	-2.8%	-2.9%	-0.56%	14,639	14,557	14,476	14,395
Pulmonology	22,072	20,987	19,545	-4.9%	-11.4%	-1.00%	21,850	21,631	21,414	21,199

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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