

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue square with a red and yellow horizontal stripe at the bottom.

Accelerating success.

A blue banner with white text that reads "Medical/Office Space For Sublease".

Medical/Office Space For Sublease

# WestHealth II

2805 Campus Drive | Plymouth, MN

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2805 Campus Dr | For Sublease

# Property Profile

- Sublease available through May 18, 2028
- Well located off of I-494 and Hwy 55 with premiere access and visibility
- •Ample parking and patient drop off area
- Clinic space is fully built-out and a great opportunity in a property with historically low vacancy
- Anchored by Allina Health with pharmacy, ED and Surgery Center on-site

## Building Information

|               |                                       |
|---------------|---------------------------------------|
| Address       | 2805 Campus Drive, Plymouth, MN 55441 |
| Building Size | 77,342 SF                             |
| Year Built    | 1997                                  |
| Floors        | Four (4)                              |

## Lease Terms

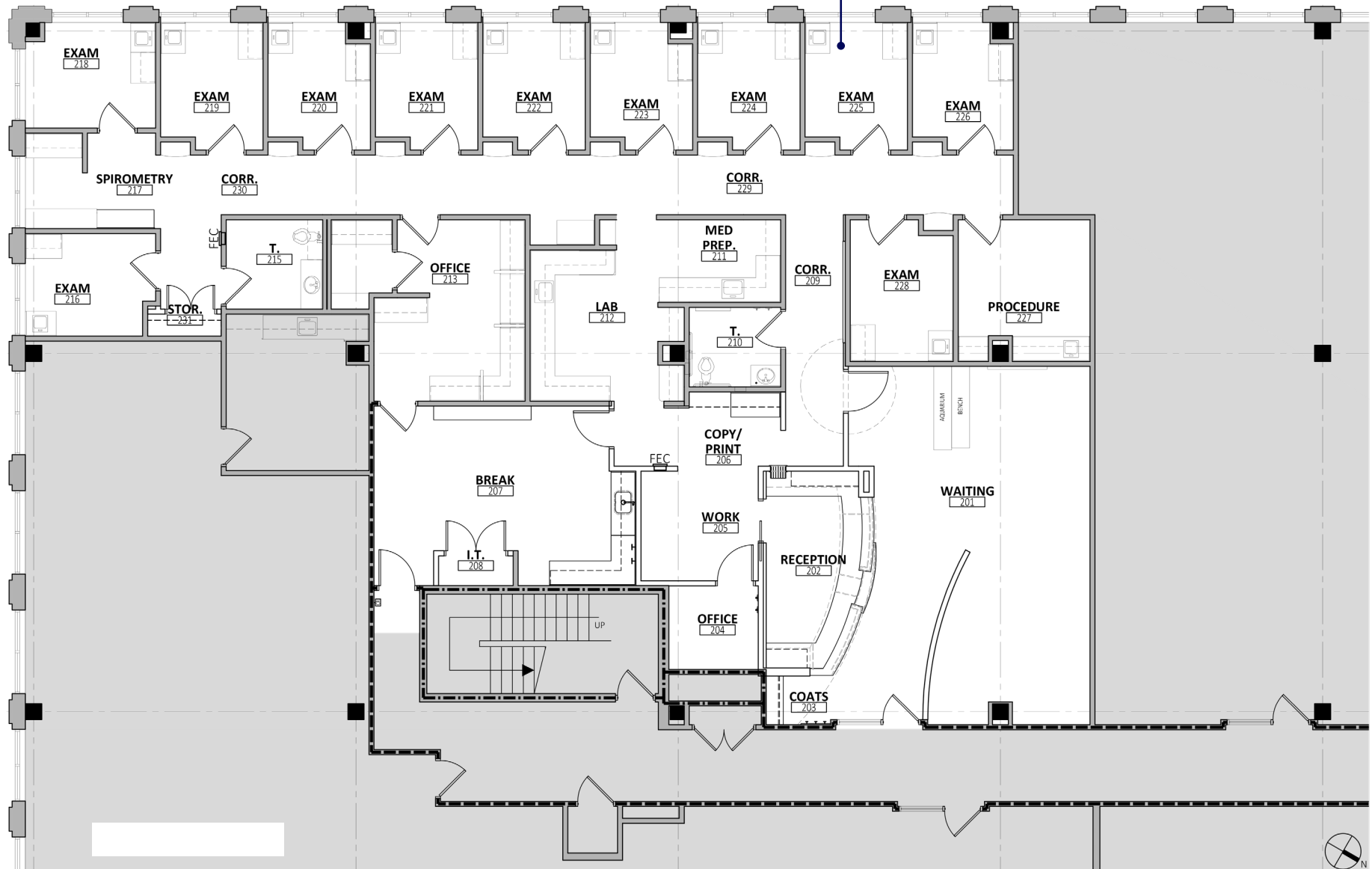
|                  |                                                                                 |
|------------------|---------------------------------------------------------------------------------|
| Space Available  | Suite 235: 4,815 SF                                                             |
| Lease Expiration | May 18, 2028                                                                    |
| Date Available   | Immediately                                                                     |
| Net Rental Rate  | Negotiable                                                                      |
| 2026 Tax & CAM   | \$19.53 PSF Operating Expenses<br><u>\$ 7.15 PSF Taxes</u><br>\$26.68 PSF Total |

2805 Campus Dr | For Sublease

# Floor Plan



Suite 235  
4,815 SF  
Available





# Population, Income & Housing Trend

## Population Trend



149,424

2000 Total  
Population

154,043

2010 Total  
Population

170,316

Current Total  
Population

171,021

5 Yr Projected  
Total Population

## Median Household Income



\$117,044

Current Median HH  
Income

\$132,596

5 Yr Projected  
Median HH Income

## Average Household Income



161,311

Current Average  
HH Income

176,608

5 Yr Projected Avg  
HH Income

## Per Capita Income



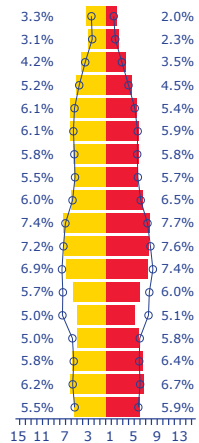
\$67,272

Current Per Capita  
Income

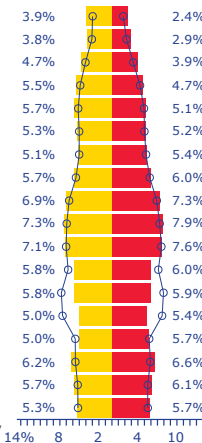
\$74,314

5 Year Projected Per  
Capita Income

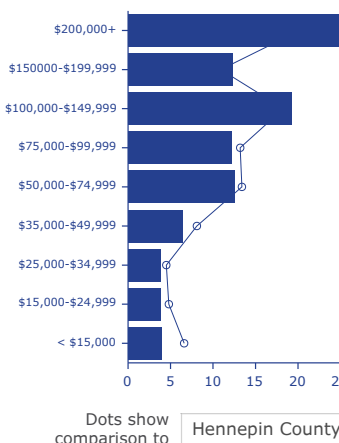
## Current Age Pyramid



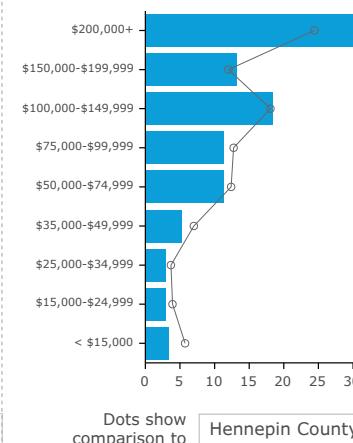
## 5 Yr Projected Age Pyramid



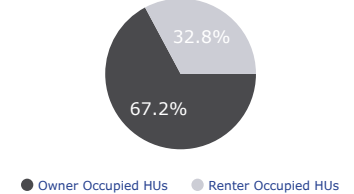
## Current HH By Income



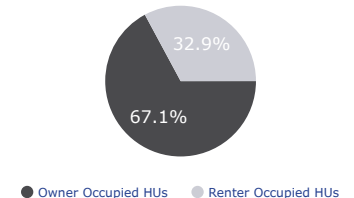
## 5 Yr Projected HH By Income



## Current Housing By Ownership



## 5 Yr Projected Housing By Ownership



## 2025 Race and ethnicity (Esri)

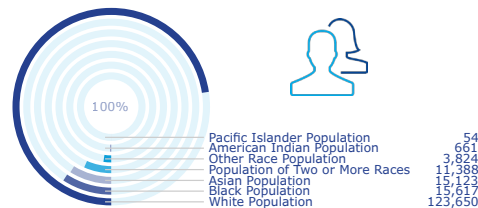
The largest group: White Alone (72.60)

The smallest group: Pacific Islander Alone (0.03)

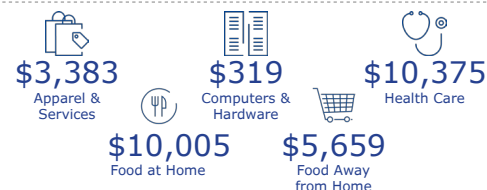
| Indicator ▲                         | Value | Diff  |
|-------------------------------------|-------|-------|
| White Alone                         | 72.60 | +7.33 |
| Black Alone                         | 9.17  | -4.84 |
| American Indian/Alaska Native Alone | 0.39  | -0.56 |
| Asian Alone                         | 8.88  | +1.05 |
| Pacific Islander Alone              | 0.03  | 0     |
| Other Race                          | 2.25  | -2.17 |
| Two or More Races                   | 6.69  | -0.79 |
| Hispanic Origin (Any Race)          | 4.87  | -3.12 |

Bars show deviation from Hennepin County

## Current Year Population By Race



## Current Annual Household Spending



## EDUCATION



2%

No High  
School  
Diploma

14%

High  
School  
Graduate

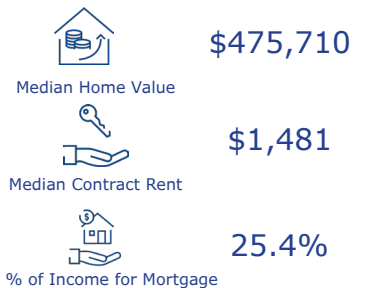
24%

Some  
College

60%

Bachelor's/Grad  
/Prof Degree

## Current Year Housing Stats

2805 Campus Dr, Minneapolis, Minnesota, 55441  
5 mile radius

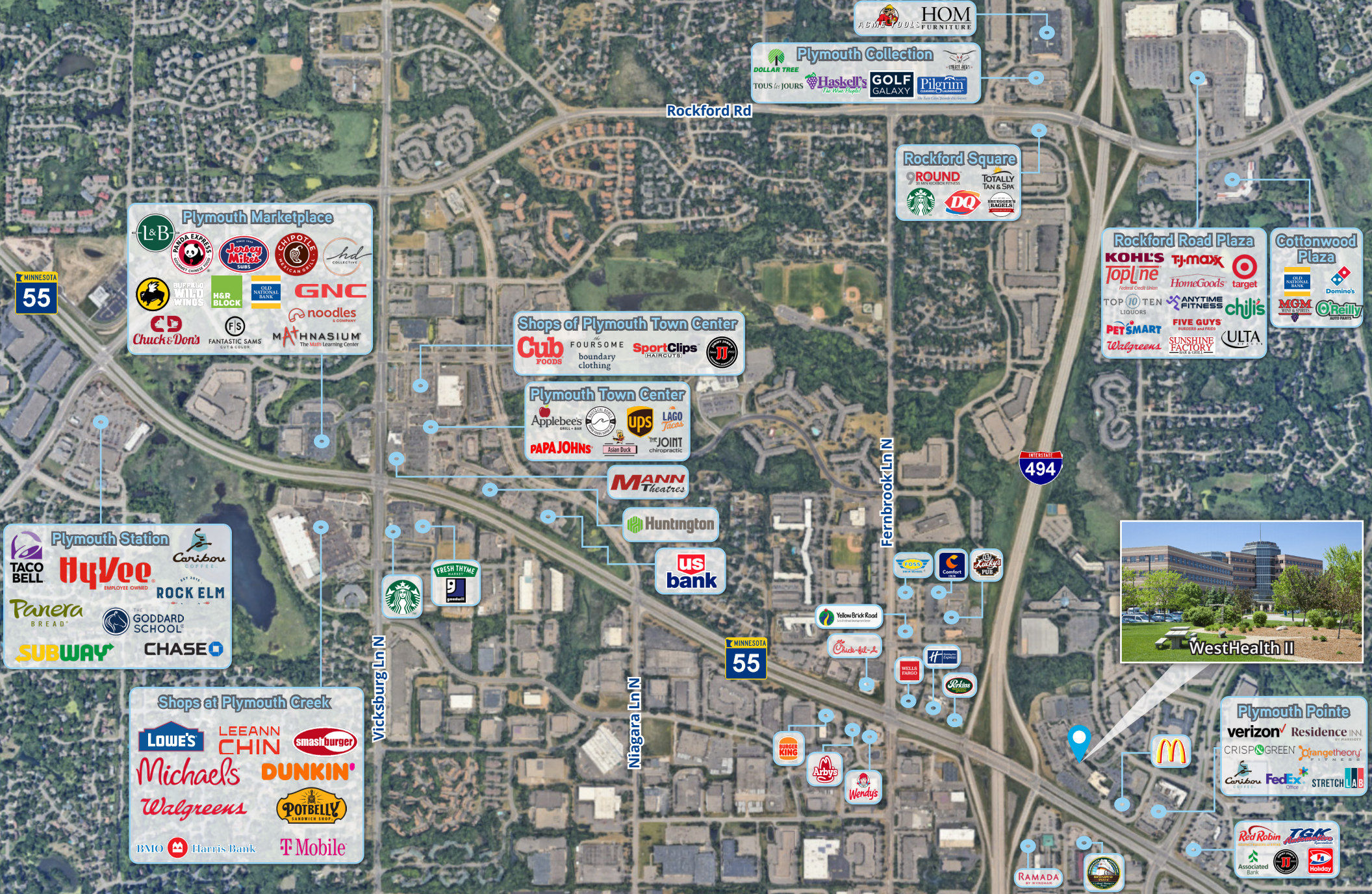
Population, Income &amp; Housing Trends



# Market Scenario Planner: Outpatient

| Data and Analytics   Market Scenario Planner - Outpatient |             |             |             |             |              | Annual Volume Estimates Based on 5 YR CAGR |                      |                      |                      |                      |
|-----------------------------------------------------------|-------------|-------------|-------------|-------------|--------------|--------------------------------------------|----------------------|----------------------|----------------------|----------------------|
| Service Line                                              | 2021 Volume | 2026 Volume | 2031 Volume | 5 Yr Growth | 10 Yr Growth | 5 YR Compound Annual Growth Rate (CAGR)    | 2022 Volume Estimate | 2023 Volume Estimate | 2024 Volume Estimate | 2025 Volume Estimate |
| Psychiatry                                                | 80,428      | 96,711      | 103,067     | 20.2%       | 28.1%        | 3.76%                                      | 83449                | 86583                | 89835                | 93209                |
| Endocrinology                                             | 1,312       | 1,514       | 1,672       | 15.4%       | 27.5%        | 2.91%                                      | 1349                 | 1389                 | 1429                 | 1471                 |
| Vascular                                                  | 11,143      | 12,619      | 14,161      | 13.2%       | 27.1%        | 2.52%                                      | 11424                | 11711                | 12006                | 12309                |
| Spine                                                     | 1,295       | 1,467       | 1,642       | 13.2%       | 26.8%        | 2.52%                                      | 1327                 | 1361                 | 1395                 | 1430                 |
| ENT                                                       | 20,456      | 22,917      | 24,580      | 12.0%       | 20.2%        | 2.30%                                      | 20926                | 21407                | 21899                | 22402                |
| Orthopedics                                               | 19,238      | 21,454      | 23,911      | 11.5%       | 24.3%        | 2.20%                                      | 19661                | 20095                | 20538                | 20990                |
| Ophthalmology                                             | 60,081      | 66,693      | 72,982      | 11.0%       | 21.5%        | 2.11%                                      | 61349                | 62643                | 63965                | 65314                |
| Physical Therapy/Rehabilitation                           | 161,703     | 179,200     | 207,758     | 10.8%       | 28.5%        | 2.08%                                      | 165060               | 168487               | 171984               | 175555               |
| Miscellaneous Services                                    | 138,144     | 152,710     | 168,414     | 10.5%       | 21.9%        | 2.03%                                      | 140941               | 143796               | 146707               | 149678               |
| Pain Management                                           | 7,577       | 8,329       | 9,019       | 9.9%        | 19.0%        | 1.91%                                      | 7721                 | 7869                 | 8019                 | 8173                 |
| Cardiology                                                | 65,814      | 72,058      | 77,837      | 9.5%        | 18.3%        | 1.83%                                      | 67017                | 68243                | 69491                | 70763                |
| Nephrology                                                | 3,482       | 3,776       | 4,029       | 8.4%        | 15.7%        | 1.63%                                      | 3538                 | 3596                 | 3655                 | 3714                 |
| Lab                                                       | 289,689     | 313,250     | 342,919     | 8.1%        | 18.4%        | 1.58%                                      | 294254               | 298892               | 303603               | 308388               |
| Pulmonology                                               | 9,152       | 9,849       | 9,698       | 7.6%        | 6.0%         | 1.48%                                      | 9287                 | 9424                 | 9563                 | 9705                 |
| Podiatry                                                  | 11,782      | 12,676      | 14,171      | 7.6%        | 20.3%        | 1.47%                                      | 11955                | 12131                | 12310                | 12491                |
| Evaluation and Management                                 | 667,428     | 715,980     | 783,128     | 7.3%        | 17.3%        | 1.41%                                      | 676867               | 686440               | 696149               | 705994               |
| Neurology                                                 | 10,900      | 11,677      | 12,742      | 7.1%        | 16.9%        | 1.39%                                      | 11051                | 11204                | 11359                | 11516                |
| Thoracic Surgery                                          | 360         | 383         | 401         | 6.5%        | 11.4%        | 1.27%                                      | 364                  | 369                  | 373                  | 378                  |
| Neurosurgery                                              | 585         | 621         | 662         | 6.1%        | 13.1%        | 1.18%                                      | 592                  | 599                  | 606                  | 613                  |
| Gastroenterology                                          | 16,174      | 17,091      | 17,981      | 5.7%        | 11.2%        | 1.11%                                      | 16353                | 16534                | 16717                | 16903                |
| Radiology                                                 | 199,207     | 209,467     | 221,784     | 5.2%        | 11.3%        | 1.01%                                      | 201217               | 203249               | 205300               | 207373               |
| Cosmetic Procedures                                       | 5,053       | 5,295       | 5,535       | 4.8%        | 9.5%         | 0.94%                                      | 5100                 | 5148                 | 5196                 | 5245                 |
| Dermatology                                               | 28,750      | 30,016      | 31,564      | 4.4%        | 9.8%         | 0.87%                                      | 28998                | 29249                | 29502                | 29758                |
| Oncology                                                  | 10,206      | 10,642      | 11,299      | 4.3%        | 10.7%        | 0.84%                                      | 10291                | 10377                | 10465                | 10553                |
| Trauma                                                    | 5,052       | 5,254       | 5,438       | 4.0%        | 7.6%         | 0.79%                                      | 5092                 | 5132                 | 5172                 | 5213                 |
| Gynecology                                                | 6,220       | 6,442       | 6,421       | 3.6%        | 3.2%         | 0.70%                                      | 6263                 | 6308                 | 6352                 | 6397                 |
| Urology                                                   | 6,794       | 7,037       | 7,303       | 3.6%        | 7.5%         | 0.70%                                      | 6842                 | 6890                 | 6938                 | 6987                 |
| General Surgery                                           | 3,999       | 4,115       | 4,329       | 2.9%        | 8.2%         | 0.57%                                      | 4022                 | 4045                 | 4068                 | 4091                 |
| Obstetrics                                                | 2,797       | 2,342       | 2,011       | -16.3%      | -28.1%       | -3.49%                                     | 2699                 | 2605                 | 2514                 | 2426                 |

**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).



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