



Accelerating success.



North Grove Medical Building

Maple Grove Pkwy & 105th Ave N | Maple Grove, MN

Medical Office Building For Lease

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COMMERCIAL



North Grove Medical Building | For Lease

Property Profile

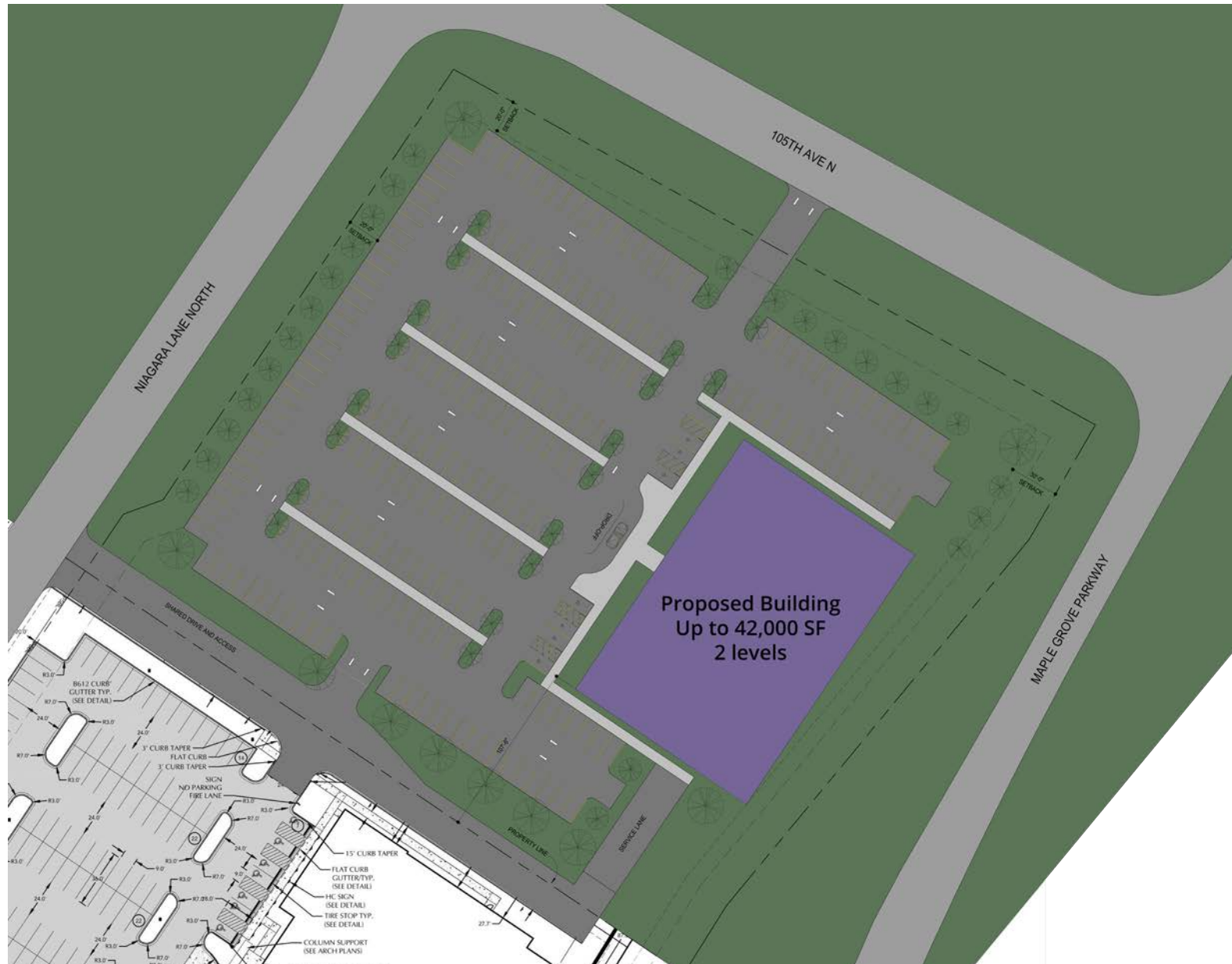
- New medical office building in Maple Grove
- Easy access and visibility along I-94, Highway 610 and County 81
- Ample surface parking lot
- Numerous restaurants and shopping within blocks
- Close proximity to Hospital
- On building signage available

Building Information

Address	Maple Grove Pkwy & 105th Ave N Maple Grove, MN 55369
Building Size	Up to 42,000 SF
Construction Start	Q3, 2024
Floors	Two (2)
Rate	Negotiable
Space Available	4,000 - 42,000 SF



Site Plan

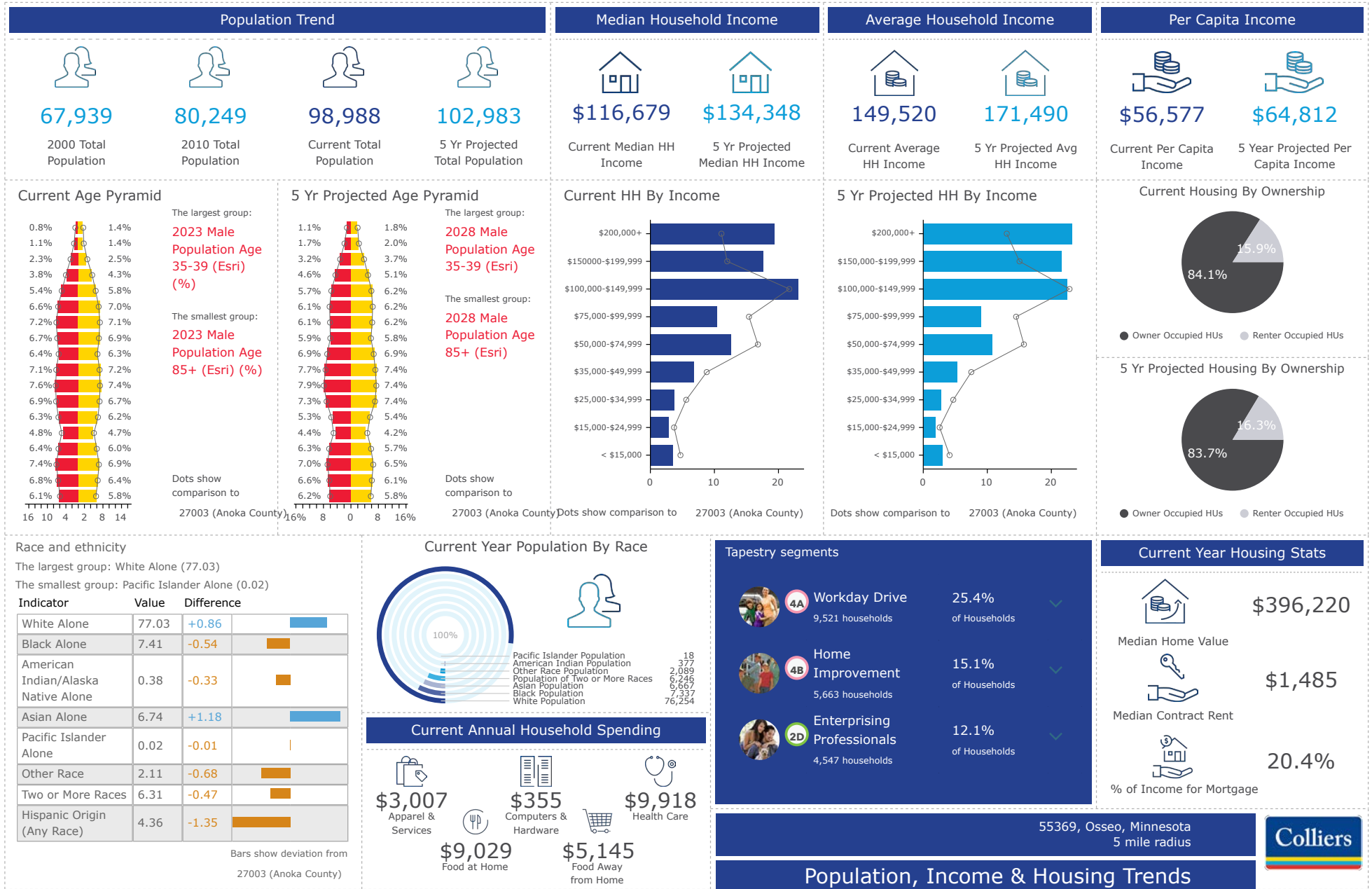


Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						
Service Line	2020 Volume	2025 Volume	2030 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)
Podiatry	431	624	852	44.7%	97.6%	7.67%
Pain Management	305	430	533	41.1%	74.9%	7.13%
Thoracic Surgery	15	21	26	41.0%	70.0%	7.11%
Spine	53	74	87	38.6%	63.5%	6.74%
Orthopedics	815	1,111	1,326	36.2%	62.6%	6.38%
Physical Therapy/Rehabilitation	6,978	9,334	10,727	33.8%	53.7%	5.99%
Vascular	447	592	739	32.5%	65.3%	5.80%
Ophthalmology	2,419	3,204	3,968	32.5%	64.1%	5.78%
Neurosurgery	25	33	38	29.1%	47.2%	5.24%
Dermatology	1,270	1,583	1,860	24.6%	46.5%	4.50%
Miscellaneous Services	6,002	7,438	8,069	23.9%	34.4%	4.38%
Neurology	503	621	712	23.5%	41.6%	4.31%
Endocrinology	58	71	79	23.1%	36.2%	4.24%
Pulmonology	412	504	568	22.4%	38.0%	4.12%
Cardiology	2,723	3,310	3,875	21.6%	42.3%	3.98%
Nephrology	152	184	222	21.2%	46.0%	3.92%
Lab	12,269	14,796	17,306	20.6%	41.0%	3.82%
Urology	289	348	415	20.3%	43.7%	3.77%
ENT	963	1,140	1,223	18.4%	27.0%	3.44%
Gastroenterology	703	815	919	16.0%	30.8%	3.01%
Cosmetic Procedures	227	261	300	15.4%	32.2%	2.91%
Evaluation and Management	29,549	33,809	38,166	14.4%	29.2%	2.73%
Radiology	8,444	9,635	10,908	14.1%	29.2%	2.67%
General Surgery	174	195	218	12.4%	25.5%	2.37%
Oncology	454	506	573	11.4%	26.0%	2.18%
Gynecology	259	283	299	9.4%	15.6%	1.82%
Psychiatry	3,757	4,095	4,514	9.0%	20.1%	1.73%
Trauma	228	232	246	1.5%	7.8%	0.31%
Obstetrics	109	105	115	-3.5%	5.6%	-0.72%

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.

Population, Income & Housing Trend



Race and ethnicity

The largest group: White Alone (77.03)

The smallest group: Pacific Islander Alone (0.02)

Indicator	Value	Difference
White Alone	77.03	+0.86
Black Alone	7.41	-0.54
American Indian/Alaska Native Alone	0.38	-0.33
Asian Alone	6.74	+1.18
Pacific Islander Alone	0.02	-0.01
Other Race	2.11	-0.68
Two or More Races	6.31	-0.47
Hispanic Origin (Any Race)	4.36	-1.35

Bars show deviation from 27003 (Anoka County)

Current Year Population By Race

Current Annual Household Spending

\$3,007
Apparel & Services

\$355
Computers & Hardware

\$9,918
Food Away from Home

\$5,145
Food at Home

Tapestry segments

4A Workday Drive 9,521 households	25.4% of Households	✓
4B Home Improvement 5,663 households	15.1% of Households	✓
2D Enterprising Professionals 4,547 households	12.1% of Households	✓

Current Year Housing Stats

\$396,220
Median Home Value

\$1,485
Median Contract Rent

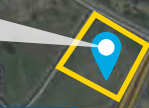
20.4%
% of Income for Mortgage

55369, Osseo, Minnesota
5 mile radius

Population, Income & Housing Trends

Planned Residential Developments





Bell Bank

610

Clinica Sofia

MAPLE GROVE HOSPITAL

NORTH MEMORIAL HEALTH

Metro Dentalcare

MENARDS

Papa Murphy's

Calver's

CAMBRIA SUITES

ALDI

ENT Ear, Nose & Throat Specialty Care

Walgreens

MGM

McDonald's

SPIN

PIZZA

Teresa's MEXICAN RESTAURANT

Walmart

Sam's Club

HealthPartners Park Nicollet

TRIA ORTHOPAEDIC CENTER

HEALTH FAIRVIEW

Clinics & Surgery Center

slumberland FURNITURE

Haskell's

THE HOME DEPOT

HealthPartners Physicians Neck & Back Center

Fernbrook School

Maple Grove Senior High School

The Grove Shopping Mall

Cane's

CHIPOTLE

ROCK ELM

TACO BELL

ROSATI'S

Caribou COFFEE

Tandoor

FANTASTIC SAM'S

SUBWAY

Great Clips

KALLA LILY

Jersey Mike's

Starbucks

HOBBY LOBBY

SKY ZONE TRAMPOLINE PARK

Caribou COFFEE

Chanticleer

Valvoline

White Castle

DISCOUNT TIRE

DOLLAR TREE

LEEANN CHIN

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