



North Central Professional Building

2680 East Snelling Service Drive | Roseville, MN

Medical / Office Space For Lease

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North Central Professional Building | For Lease

Property Profile



- Located within an established medical office corridor serving the Roseville and St. Paul trade area
- Existing healthcare tenant synergy creates a strong referral-oriented environment for medical and wellness users
- Convenient access for patients and staff with ample parking and central metro location
- Several suite sizes well suited for clinic, specialty medical, dental, counseling, wellness, or administrative uses

Building Information

Address	2680 East Snelling Service Drive Roseville, MN 55113
Building Size	35,474 SF
Year Built	2009
Floors	Two (2)
Parking Ratio	Abundant surface parking

Lease Terms

Space Available	Suite 115: 1,401 RSF - Available Immediately Suite 220: 4,071 RSF - Available Immediately
Net Rental Rate	Negotiable
2026 Tax & CAM	\$10.95 PSF Operating Expenses <u>\$ 5.22 PSF Taxes</u> \$16.17 PSF Total





Future Hempel/
Fairview Development

E Snelling Ser Dr

SITE

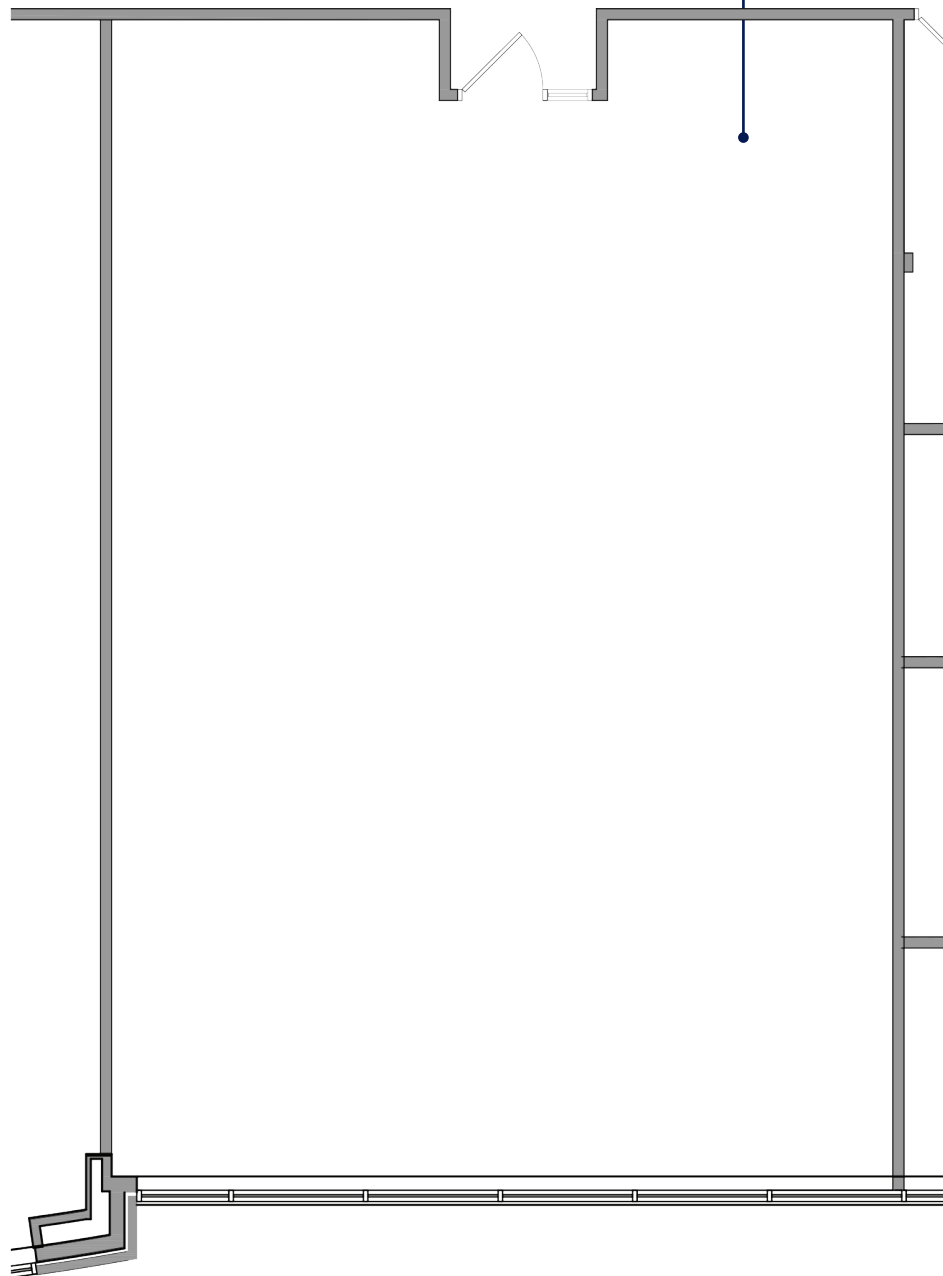
Snelling Avenue

Pascal St

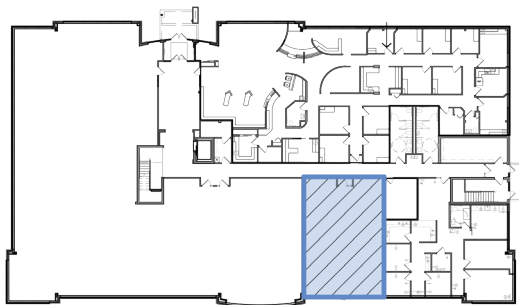
County Road C

Floor Plan

Suite 115
1,401 SF
Available

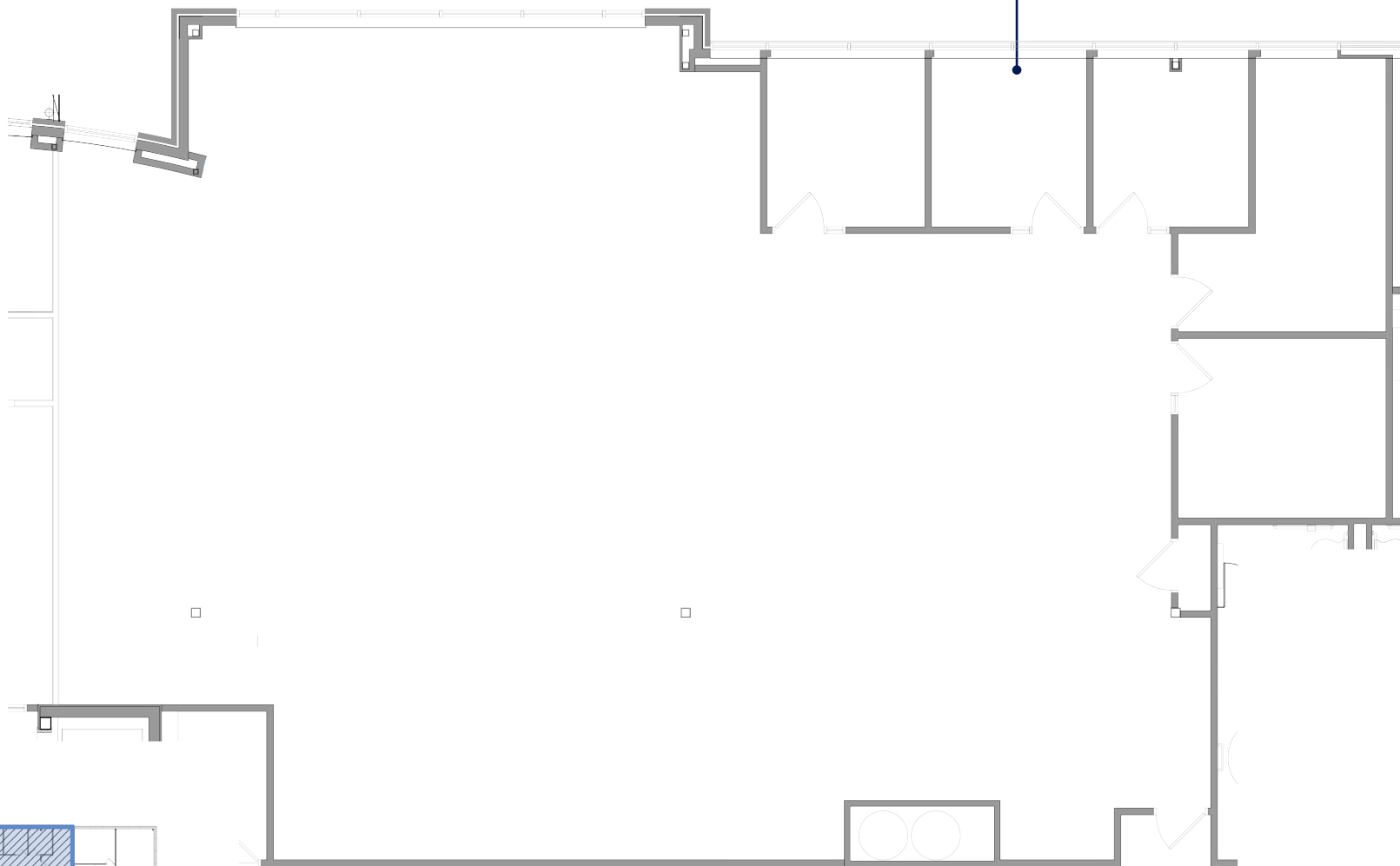


Key Plan

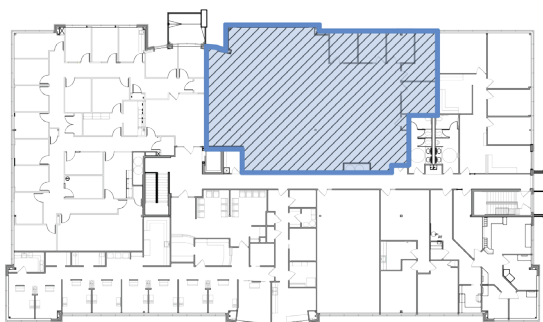


Floor Plan

Suite 220
4,071 SF
Available



Key Plan



Population, Income & Housing Trend

Population Trend



266,950

2000 Total
Population


270,042

2010 Total
Population


304,792

Current Total
Population


310,123

5 Yr Projected
Total Population

Median Household Income



\$77,989

Current Median HH
Income


\$84,363

5 Yr Projected
Median HH Income

Average Household Income



103,853

Current Average
HH Income


113,010

5 Yr Projected Avg
HH Income

Per Capita Income



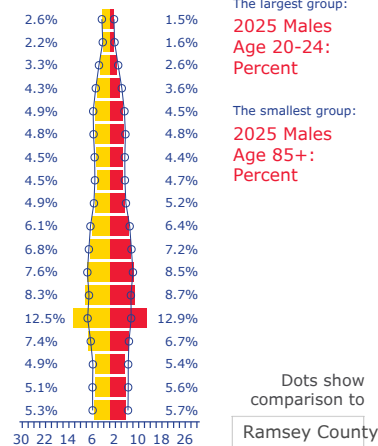
\$41,662

Current Per Capita
Income

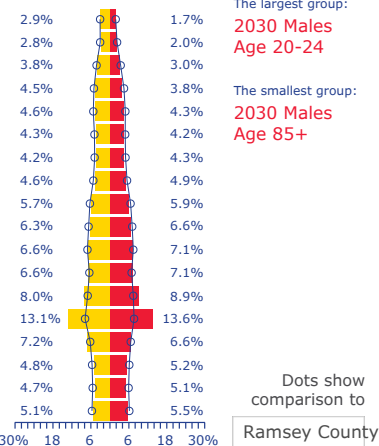

\$45,263

5 Year Projected Per
Capita Income

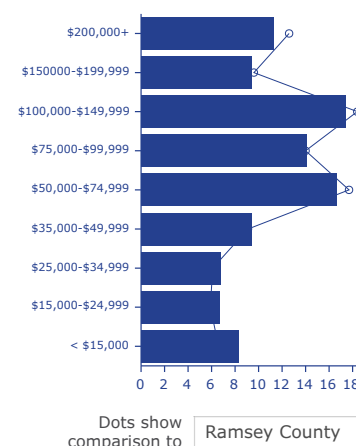
Current Age Pyramid



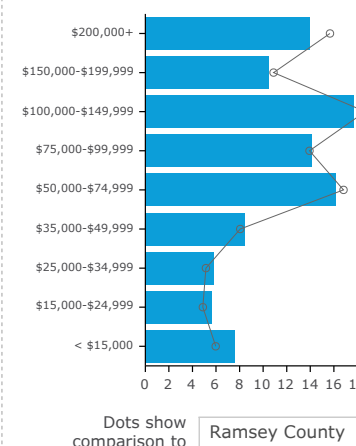
5 Yr Projected Age Pyramid



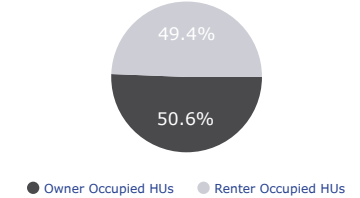
Current HH By Income



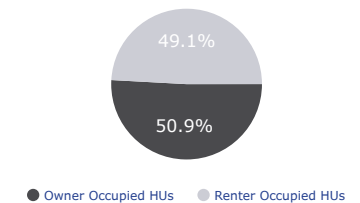
5 Yr Projected HH By Income



Current Housing By Ownership



5 Yr Projected Housing By Ownership



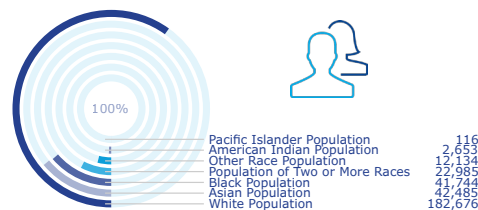
2025 Race and ethnicity (Esri)

The largest group: White Alone (59.93)

The smallest group: Pacific Islander Alone (0.04)

Indicator	Value	Diff
White Alone	59.93	+2.10
Black Alone	13.70	+0.30
American Indian/Alaska Native Alone	0.87	+0.04
Asian Alone	13.94	-2.31
Pacific Islander Alone	0.04	-0.01
Other Race	3.98	-0.23
Two or More Races	7.54	+0.11
Hispanic Origin (Any Race)	8.06	-0.53

Current Year Population By Race



Current Annual Household Spending



EDUCATION



6%

No High
School
Diploma


18%

High
School
Graduate

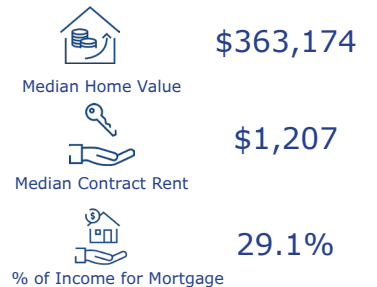

23%

Some
College


52%

Bachelor's/Grad
/Prof Degree

Current Year Housing Stats


2680 E Snelling Service Dr, Saint Paul, Minnesota, 55113
5 mile radius

Population, Income & Housing Trends



Bars show deviation from Ramsey County

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	7,358	9,131	10,022	24.1%	36.2%	4.41%	7,682	8,021	8,375	8,745
Psychiatry	486,301	566,641	595,643	16.5%	22.5%	3.11%	501,401	516,971	533,024	549,575
Physical Therapy/Rehabilitation	887,700	1,012,793	1,129,583	14.1%	27.2%	2.67%	911,417	935,767	960,768	986,437
Spine	6,637	7,347	7,709	10.7%	16.2%	2.06%	6,773	6,912	7,054	7,199
Cardiology	314,056	337,315	362,647	7.4%	15.5%	1.44%	318,575	323,160	327,811	332,529
Vascular	53,275	56,976	60,675	6.9%	13.9%	1.35%	53,995	54,725	55,465	56,215
Pain Management	36,883	39,102	40,909	6.0%	10.9%	1.18%	37,316	37,755	38,198	38,647
Miscellaneous Services	698,212	738,740	774,191	5.8%	10.9%	1.13%	706,135	714,149	722,254	730,450
Lab	1,486,134	1,569,427	1,646,235	5.6%	10.8%	1.10%	1,502,431	1,518,907	1,535,563	1,552,403
Orthopedics	98,666	104,077	112,054	5.5%	13.6%	1.07%	99,724	100,795	101,877	102,971
Ophthalmology	284,444	299,673	312,459	5.4%	9.8%	1.05%	287,426	290,440	293,486	296,563
ENT	112,907	118,910	123,530	5.3%	9.4%	1.04%	114,083	115,271	116,471	117,684
Cosmetic Procedures	26,608	27,914	27,803	4.9%	4.5%	0.96%	26,863	27,122	27,383	27,647
Oncology	47,539	49,735	52,430	4.6%	10.3%	0.91%	47,970	48,405	48,844	49,288
Nephrology	16,974	17,560	18,095	3.4%	6.6%	0.68%	17,089	17,206	17,323	17,441
Podiatry	51,114	52,710	55,022	3.1%	7.6%	0.62%	51,429	51,746	52,065	52,386
Evaluation and Management	3,664,574	3,775,444	3,773,248	3.0%	3.0%	0.60%	3,686,484	3,708,525	3,730,698	3,753,004
Neurosurgery	3,122	3,200	3,434	2.5%	10.0%	0.50%	3,137	3,153	3,168	3,184
Neurology	58,285	59,465	60,495	2.0%	3.8%	0.40%	58,519	58,754	58,990	59,227
Radiology	975,232	993,577	1,017,064	1.9%	4.3%	0.37%	978,873	982,529	986,198	989,880
Trauma	24,704	25,157	25,674	1.8%	3.9%	0.36%	24,794	24,884	24,975	25,066
Dermatology	145,940	148,544	151,257	1.8%	3.6%	0.35%	146,456	146,975	147,496	148,019
General Surgery	19,500	19,651	19,926	0.8%	2.2%	0.15%	19,530	19,560	19,590	19,620
Thoracic Surgery	2,173	2,189	2,213	0.7%	1.9%	0.14%	2,176	2,179	2,182	2,185
Gastroenterology	76,738	76,685	76,545	-0.1%	-0.3%	-0.01%	76,727	76,716	76,706	76,695
Urology	31,640	30,839	30,985	-2.5%	-2.1%	-0.51%	31,478	31,317	31,157	30,997
Gynecology	33,589	31,789	30,748	-5.4%	-8.5%	-1.10%	33,221	32,857	32,497	32,141
Obstetrics	15,919	14,833	14,158	-6.8%	-11.1%	-1.40%	15,695	15,475	15,258	15,044
Pulmonology	46,108	42,510	38,398	-7.8%	-16.7%	-1.61%	45,364	44,633	43,913	43,206

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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