

Medical Arts Building

825 Nicollet Mall | Minneapolis, MN

Medical/Office Space For Sublease

Colliers

Accelerating success.

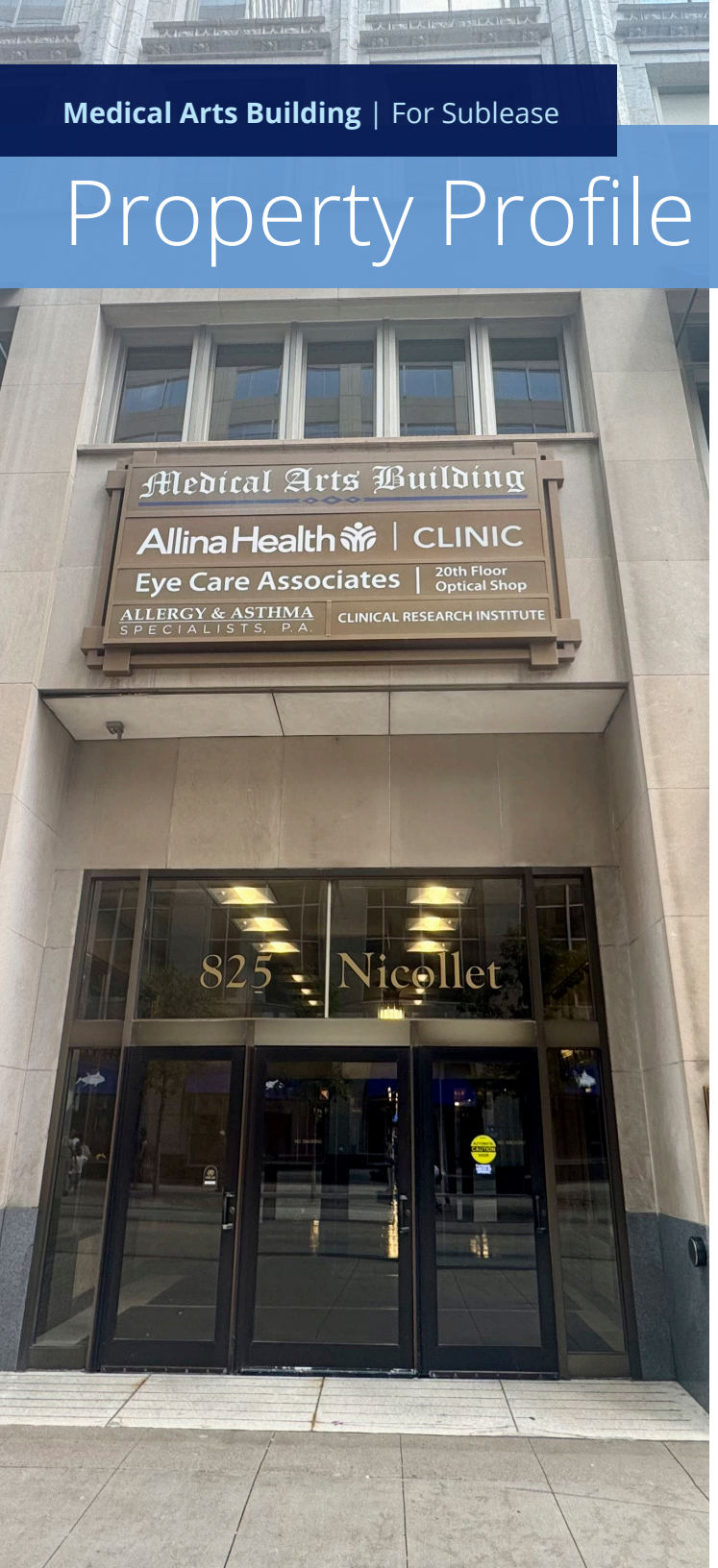
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Medical Arts Building | For Sublease

Property Profile



- **Expansive Footprint:** Almost 20,000 SF of adaptable medical space with exam rooms, procedure space, lab, imaging, etc.
- **Prestigious Location:** Situated in the historic Medical Arts Building, a cornerstone of Minneapolis' healthcare hub
- **Downtown Connectivity:** Direct access to Minneapolis Skyway System, facilitating year-round patient and staff convenience
- **Turnkey Medical Buildout:** Infrastructure in place for immediate use - minimizing downtown and capital expenditure

Building Information

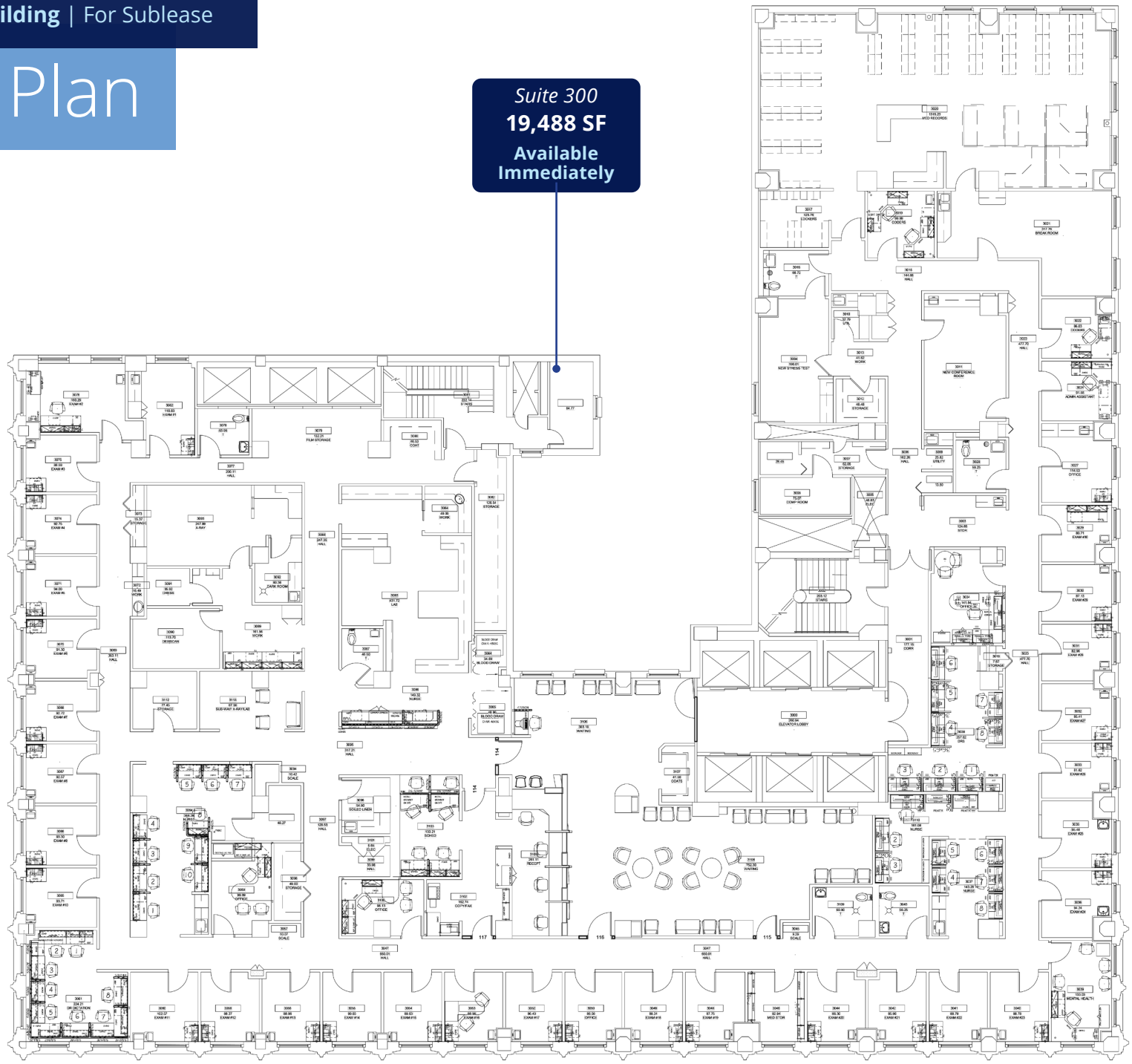
Address	825 Nicollet Mall, Minneapolis, MN 55402
Building Size	223,551 SF
Year Built	1923, renovated 1993
Floors	Nineteen (19)
Parking	Paid ramp parking available

Sublease Terms

Space Available	Suite 300: 19,488 SF
Rate	Negotiable
Lease Expiration	July 31, 2028
Date Available	Immediately

Floor Plan

Suite 300
19,488 SF
Available Immediately




Allina Health | CLINIC
Eye Care Associates | 20th Floor Optical Shop
ALLERGY & ASTHMA SPECIALISTS, P.A. | CLINICAL RESEARCH INSTITUTE
MEDICAL ARTS BUILDING
MEDICAL ARTS BUILDING
FOR LEASE
VALET


MEDICAL ARTS BUILDING
DIRECTORY
TELEPHONES





Medical Arts Building | For Sublease

Population, Income & Housing Trend

Population Trend

2000 Total Population	2010 Total Population	Current Total Population	5 Yr Projected Total Population
431,895	434,324	498,776	506,973

Median Household Income

Current Median HH Income	5 Yr Projected Median HH Income
$81,467	$89,122

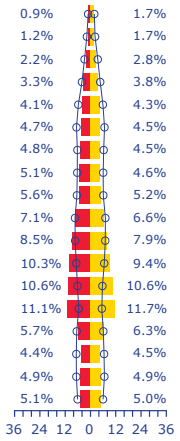
Average Household Income

Current Average HH Income	5 Yr Projected Avg HH Income
115,118	125,349

Per Capita Income

Current Per Capita Income	5 Year Projected Per Capita Income
$51,931	$57,235

Current Age Pyramid

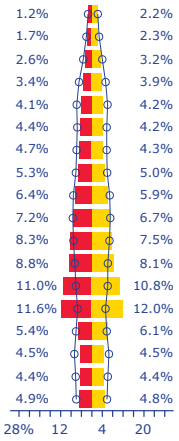


The largest group:
2025 Females
Age 20-24 (%)

The smallest group:
2025 Males
Age 85+ (%)

Dots show comparison to 27003 (Anoka County)

5 Yr Projected Age Pyramid

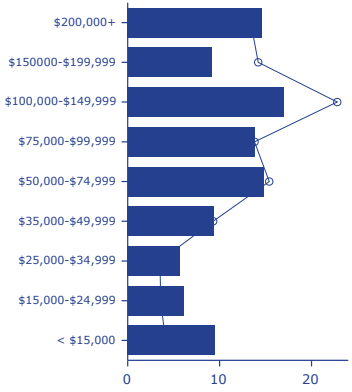


The largest group:
2030 Females
Age 20-24

The smallest group:
2030 Males
Age 85+

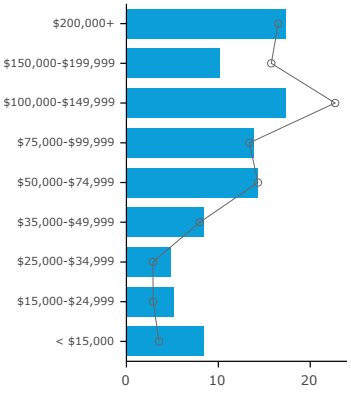
Dots show comparison to 27003 (Anoka County)

Current HH By Income



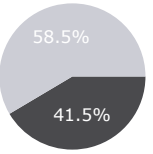
Dots show comparison to 27003 (Anoka County)

5 Yr Projected HH By Income



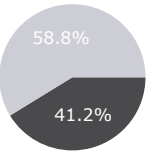
Dots show comparison to 27003 (Anoka County)

Current Housing By Ownership



Owner Occupied HUs Renter Occupied HUs

5 Yr Projected Housing By Ownership



Owner Occupied HUs Renter Occupied HUs

Race and ethnicity

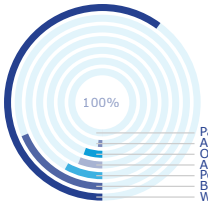
The largest group: White Alone (60.07)

The smallest group: Pacific Islander Alone (0.05)

Indicator	Value	Difference
White Alone	60.07	-13.33
Black Alone	18.67	+9.17
American Indian/Alaska Native Alone	1.60	+0.91
Asian Alone	5.98	-0.45
Pacific Islander Alone	0.05	+0.02
Other Race	5.50	+2.53
Two or More Races	8.12	+1.14
Hispanic Origin (Any Race)	9.84	+3.76

Bars show deviation from 27003 (Anoka County)

Current Year Population By Race



Pacific Islander Population	246
American Indian Population	7,983
Other Race Population	27,435
Asian Population	29,841
Population of Two or More Races	40,518
Black Population	93,124
White Population	299,630

Current Annual Household Spending

Apparel & Services	Computers & Hardware	Health Care	Food at Home	Food Away from Home
$2,580	$246	$7,118	$7,556	$4,282

EDUCATION

No High School Diploma	High School Graduate	Some College	Bachelor's/Grad /Prof Degree
7%	14%	21%	58%

Current Year Housing Stats

Median Home Value	$406,645
Median Contract Rent	$1,246
% of Income for Mortgage	31.2%

825 Nicollet Mall, Minneapolis, Minnesota, 55402
5 mile radius

Population, Income & Housing Trends

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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	7,801	9,707	10,671	24.4%	36.8%	4.47%	8,149	8,513	8,894	9,292
Psychiatry	510,365	594,574	625,097	16.5%	22.5%	3.10%	526,194	542,513	559,339	576,687
Physical Therapy/Rehabilitation	940,532	1,075,202	1,200,853	14.3%	27.7%	2.71%	966,044	992,248	1,019,162	1,046,807
Spine	7,105	7,919	8,350	11.5%	17.5%	2.19%	7,260	7,419	7,582	7,748
Cardiology	339,590	368,051	398,663	8.4%	17.4%	1.62%	345,100	350,700	356,390	362,173
Vascular	57,619	62,186	66,712	7.9%	15.8%	1.54%	58,504	59,404	60,317	61,244
Pain Management	39,630	42,301	44,474	6.7%	12.2%	1.31%	40,150	40,677	41,212	41,753
Miscellaneous Services	740,598	789,925	833,686	6.7%	12.6%	1.30%	750,210	759,948	769,812	779,803
Ophthalmology	306,785	326,618	343,593	6.5%	12.0%	1.26%	310,652	314,569	318,535	322,551
Orthopedics	105,324	111,895	121,182	6.2%	15.1%	1.22%	106,606	107,904	109,218	110,548
Lab	1,588,147	1,686,503	1,777,925	6.2%	11.9%	1.21%	1,607,348	1,626,781	1,646,450	1,666,355
ENT	117,910	125,106	130,901	6.1%	11.0%	1.19%	119,315	120,737	122,176	123,632
Oncology	50,923	53,727	56,990	5.5%	11.9%	1.08%	51,472	52,026	52,587	53,154
Cosmetic Procedures	28,056	29,457	29,364	5.0%	4.7%	0.98%	28,330	28,608	28,888	29,171
Podiatry	56,487	58,916	62,096	4.3%	9.9%	0.85%	56,964	57,446	57,932	58,422
Nephrology	18,163	18,932	19,617	4.2%	8.0%	0.83%	18,313	18,466	18,620	18,775
Evaluation and Management	3,875,832	4,014,624	4,030,879	3.6%	4.0%	0.71%	3,903,201	3,930,763	3,958,520	3,986,473
Neurology	61,196	62,935	64,455	2.8%	5.3%	0.56%	61,540	61,886	62,233	62,583
Trauma	26,423	27,158	27,945	2.8%	5.8%	0.55%	26,568	26,714	26,861	27,009
Neurosurgery	3,307	3,397	3,652	2.7%	10.4%	0.54%	3,324	3,342	3,360	3,379
Radiology	1,042,229	1,068,105	1,098,827	2.5%	5.4%	0.49%	1,047,353	1,052,503	1,057,678	1,062,878
Dermatology	155,035	158,713	162,485	2.4%	4.8%	0.47%	155,763	156,495	157,231	157,970
Thoracic Surgery	2,313	2,350	2,393	1.6%	3.5%	0.31%	2,320	2,327	2,334	2,342
General Surgery	20,818	21,080	21,454	1.3%	3.1%	0.25%	20,869	20,922	20,974	21,027
Gastroenterology	82,218	82,749	83,023	0.6%	1.0%	0.13%	82,323	82,429	82,536	82,642
Urology	34,097	33,526	33,936	-1.7%	-0.5%	-0.34%	33,982	33,867	33,753	33,639
Gynecology	35,572	33,584	32,397	-5.6%	-8.9%	-1.14%	35,165	34,763	34,365	33,972
Pulmonology	48,607	45,094	40,970	-7.2%	-15.7%	-1.49%	47,883	47,170	46,467	45,775
Obstetrics	16,809	15,534	14,689	-7.6%	-12.6%	-1.56%	16,545	16,286	16,031	15,781

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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