

A photograph of the Parklawn Medical Building, a modern multi-story structure with a prominent portico supported by white columns. The address "3955" is visible above the entrance. The building is surrounded by lush green trees and landscaped gardens with various plants and rocks. A paved road or driveway leads towards the building.

Parklawn Medical Building

3955 Parklawn Avenue, Edina, MN

Second Generation Medical Office Space Available

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Parklawn Medical | For Lease

Highlights



NEIGHBORING
HEALTHCARE



MPLS CBD
10 MINUTES



FRANCE AVE
CORRIDOR



WALKABLE
AMENITIES

7,848 VPD

25,209 VPD

PARKLAWN AVE

FRANCE AVE



2ND GENERATION
MEDICAL
INFRASTRUCTURE



BELOW-GRADE
EXECUTIVE
PARKING



PLANNED 2026
COMMON AREA
RENOVATIONS



AMPLE PATIENT
& VISITOR
PARKING



ON-SITE
STORAGE
AVAILABILITY



HANDS-ON LOCAL
OWNERSHIP &
MANAGEMENT

Parklawn Medical | For Lease

Property Profile



Building Information

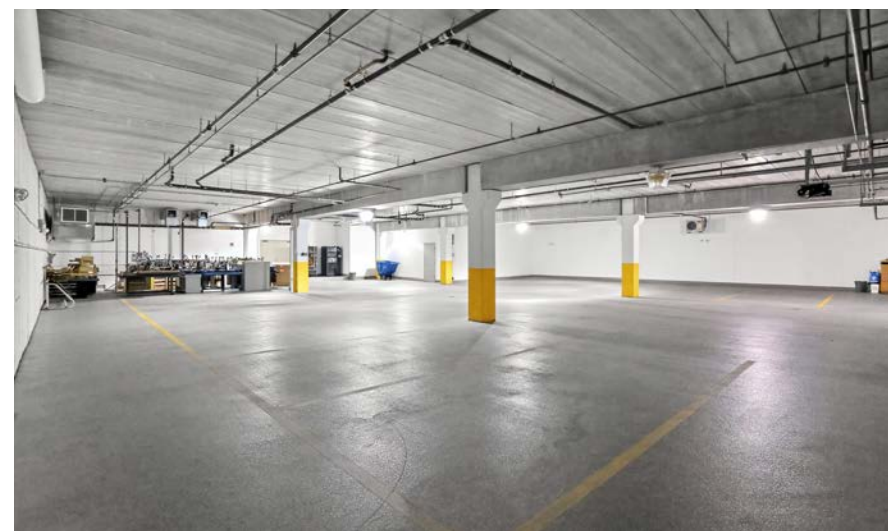
Address	3955 Parklawn Avenue, Edina, MN 55435
Building Size	30,500 SF
Year Built	1999
Floors	Two (2)
Signage	Monument
Parking	Surface & 12 Executive Stalls

Lease Terms

Space Available	Suite 100: 4,366 SF (available 8/1/2026) Suite 110: 4,953 SF (available 2/29/2028) Second Floor: Up to 13,000 SF (available 8/1/2026) Lower Level Storage: 4,545 SF
Net Rental Rate	Negotiable
2025 Tax & CAM	\$21.80 PSF Total



**Your Next
Space**
is a click away







France Ave
25,209 vpd

Parklawn Ave

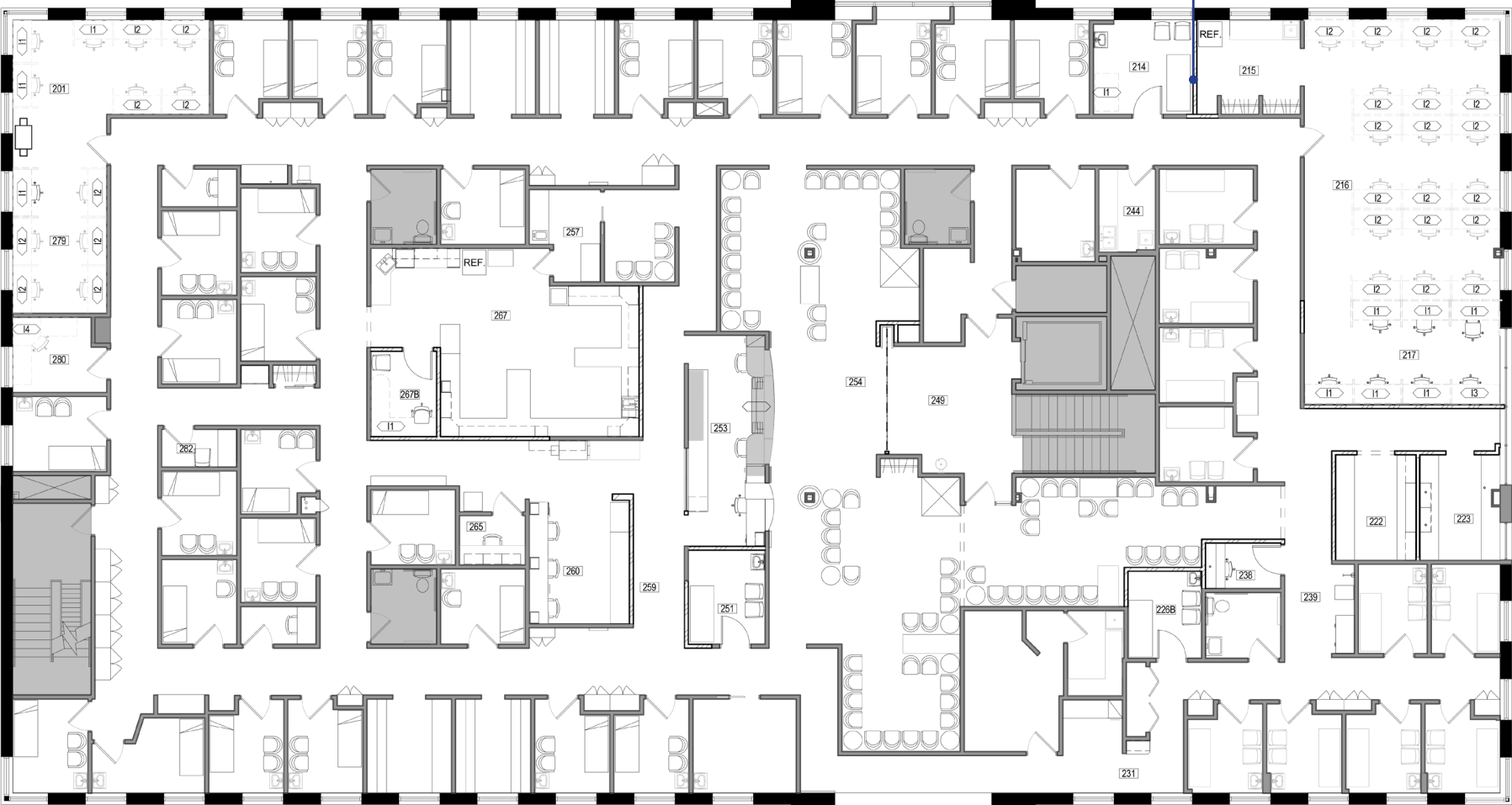
Suite 110
4,366 SF
Available
6/01/2026

LEASED



Floor Plan

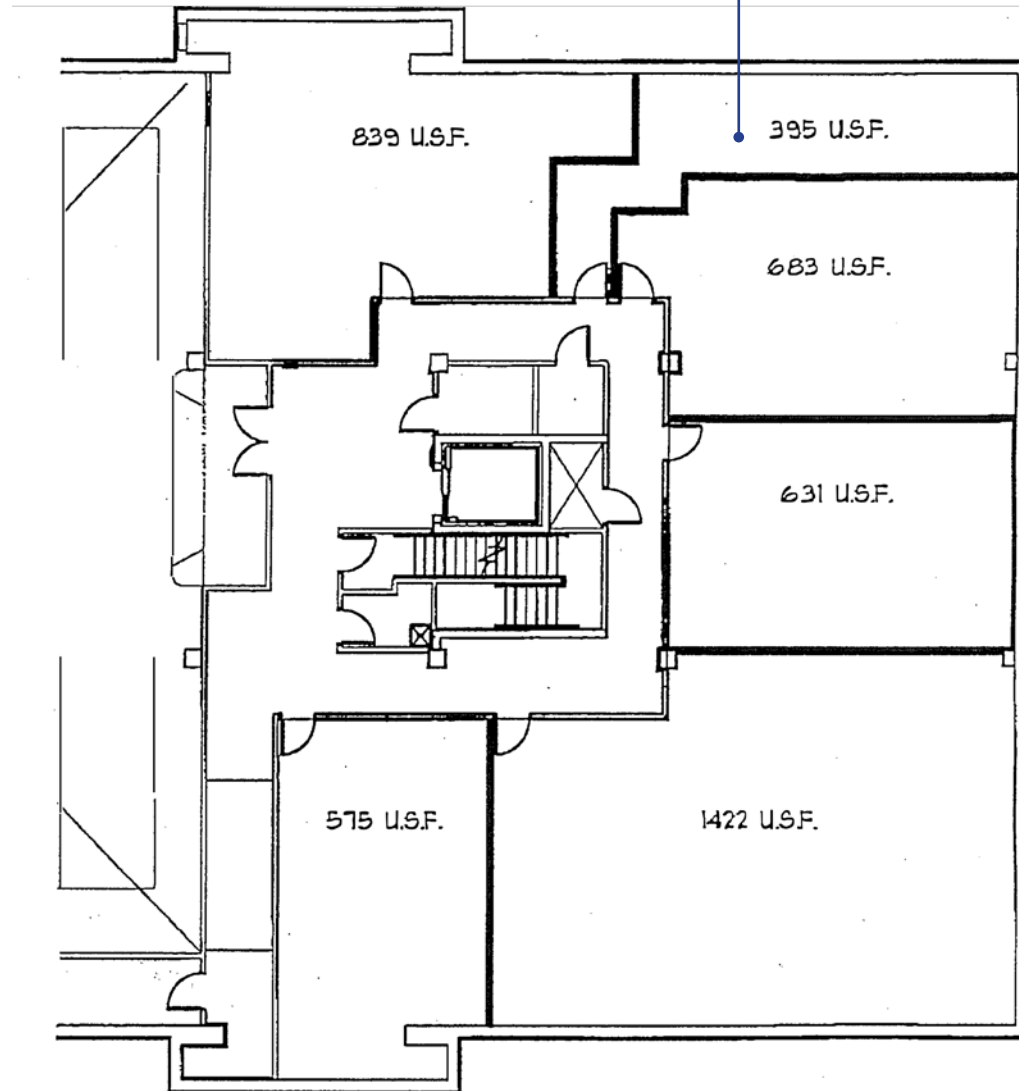
Second Floor
13,000 SF
Available
8/01/2026



Floor Plan

Lower Floor

Lower Level
4,545 SF
Available
Immediately



Population, Income & Housing Trend

Population Trend



243,526

2000 Total
Population

246,041

2010 Total
Population

263,826

Current Total
Population

265,056

5 Yr Projected
Total Population

Median Household Income



\$106,788

Current Median HH
Income

\$120,480

5 Yr Projected
Median HH Income

Average Household Income



154,243

Current Average
HH Income

168,522

5 Yr Projected Avg
HH Income

Per Capita Income



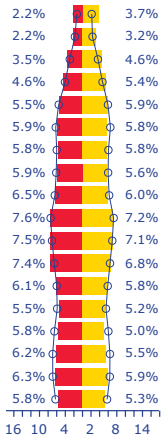
\$66,339

Current Per Capita
Income

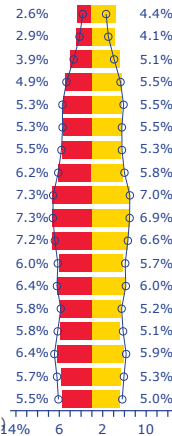
\$73,024

5 Year Projected Per
Capita Income

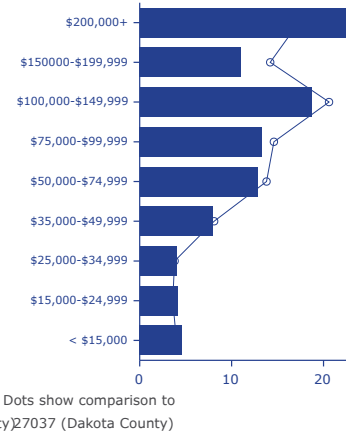
Current Age Pyramid



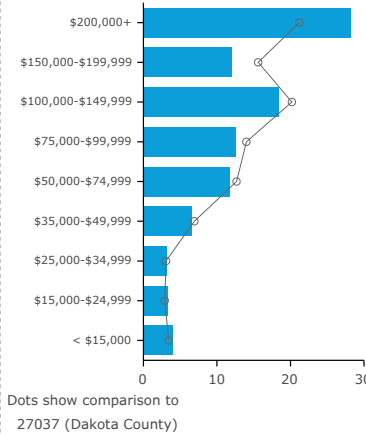
5 Yr Projected Age Pyramid



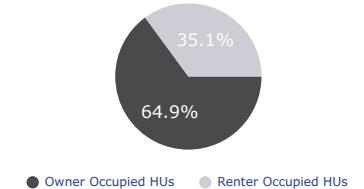
Current HH By Income



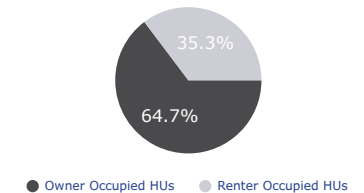
5 Yr Projected HH By Income



Current Housing By Ownership



5 Yr Projected Housing By Ownership



Race and ethnicity

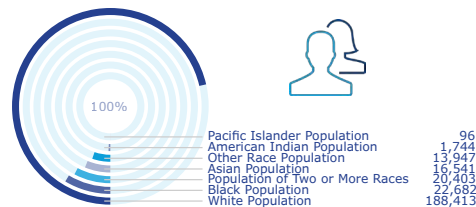
The largest group: White Alone (71.42)

The smallest group: Pacific Islander Alone (0.04)

Indicator	Value	Difference
White Alone	71.42	-0.88
Black Alone	8.60	-0.24
American Indian/Alaska Native Alone	0.66	+0.07
Asian Alone	6.27	+0.36
Pacific Islander Alone	0.04	-0.01
Other Race	5.29	+0.84
Two or More Races	7.73	-0.13
Hispanic Origin (Any Race)	8.98	-0.02

Bars show deviation from
27037 (Dakota County)

Current Year Population By Race



Current Annual Household Spending



EDUCATION



4%

No High
School
Diploma

13%

High
School
Graduate

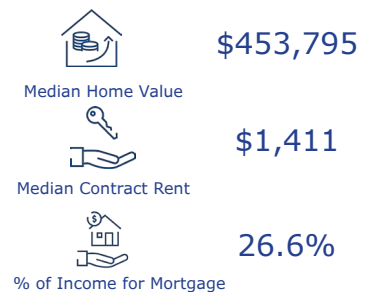
23%

Some
College

60%

Bachelor's/Grad
/Prof Degree

Current Year Housing Stats



3955 Parklawn Ave, Minneapolis, Minnesota, 55435
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	6,562	8,195	9,036	24.9%	37.7%	4.54%	6,860	7,172	7,498	7,838
Psychiatry	420,770	489,518	515,300	16.3%	22.5%	3.07%	433,699	447,027	460,764	474,923
Physical Therapy/Rehabilitation	787,628	902,821	1,010,981	14.6%	28.4%	2.77%	809,425	831,827	854,849	878,507
Spine	6,047	6,807	7,233	12.6%	19.6%	2.40%	6,191	6,340	6,492	6,647
Cardiology	291,647	320,273	350,547	9.8%	20.2%	1.89%	297,160	302,777	308,500	314,331
Vascular	49,596	54,259	58,826	9.4%	18.6%	1.81%	50,495	51,410	52,343	53,292
Ophthalmology	263,893	285,293	303,957	8.1%	15.2%	1.57%	268,040	272,253	276,532	280,878
Miscellaneous Services	623,304	673,714	719,591	8.1%	15.4%	1.57%	633,074	642,998	653,078	663,315
Pain Management	33,914	36,550	38,695	7.8%	14.1%	1.51%	34,425	34,944	35,471	36,006
ENT	97,737	104,986	111,415	7.4%	14.0%	1.44%	99,145	100,574	102,023	103,494
Orthopedics	89,616	96,083	104,835	7.2%	17.0%	1.40%	90,873	92,148	93,441	94,752
Lab	1,342,741	1,439,472	1,530,590	7.2%	14.0%	1.40%	1,361,552	1,380,627	1,399,969	1,419,583
Oncology	43,885	46,774	49,926	6.6%	13.8%	1.28%	44,447	45,018	45,596	46,181
Podiatry	48,922	52,050	55,740	6.4%	13.9%	1.25%	49,532	50,150	50,775	51,408
Nephrology	15,586	16,394	17,081	5.2%	9.6%	1.02%	15,743	15,903	16,065	16,228
Cosmetic Procedures	23,423	24,581	24,502	4.9%	4.6%	0.97%	23,650	23,879	24,111	24,344
Evaluation and Management	3,244,764	3,388,696	3,429,088	4.4%	5.7%	0.87%	3,273,052	3,301,588	3,330,372	3,359,407
Trauma	22,428	23,344	24,287	4.1%	8.3%	0.80%	22,608	22,790	22,973	23,157
Neurology	50,958	53,026	54,881	4.1%	7.7%	0.80%	51,364	51,775	52,188	52,605
Radiology	882,363	912,776	946,595	3.4%	7.3%	0.68%	888,363	894,404	900,487	906,610
Dermatology	130,787	134,984	139,275	3.2%	6.5%	0.63%	131,615	132,449	133,289	134,134
Neurosurgery	2,771	2,856	3,079	3.1%	11.1%	0.61%	2,787	2,804	2,821	2,838
Thoracic Surgery	1,964	2,019	2,080	2.8%	5.9%	0.55%	1,974	1,985	1,996	2,007
General Surgery	17,636	17,985	18,401	2.0%	4.3%	0.39%	17,704	17,774	17,844	17,914
Gastroenterology	70,464	71,568	72,222	1.6%	2.5%	0.31%	70,683	70,903	71,124	71,346
Urology	29,215	29,105	29,783	-0.4%	1.9%	-0.08%	29,192	29,170	29,148	29,126
Gynecology	29,378	27,744	26,794	-5.6%	-8.8%	-1.14%	29,043	28,713	28,386	28,063
Pulmonology	40,759	38,165	35,005	-6.4%	-14.1%	-1.31%	40,226	39,700	39,181	38,669
Obstetrics	13,565	12,533	11,873	-7.6%	-12.5%	-1.57%	13,351	13,142	12,935	12,732

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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