

Colliers

Accelerating success.

Oakridge East Professional Building

675 Nicollet Boulevard East | Burnsville, MN

Medical / Office Space For Lease

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Oakridge East Professional Building | For Lease

Property Profile



- Beautiful medical facility in the Burnsville area
- Easy access to I-35W and I-35E
- Close to the Fairview Ridges Campus
- Reserved, unground executive parking available
- Climate-controlled storage available
- Close proximity to area retail and dining
- Common area upgrades completed in 2024



Building Information

Address	675 Nicollet Boulevard East, Burnsville, MN 55337
Building Size	52,391 SF
Year Built	2001
Floors	Two (2)
Parking	213 surface stalls + 58 executive parking stalls Ratio 4.86 / 1,000
Available Space	Suite 225: 1,046 SF - Available Immediately Suite 250: 6,747 SF - Available Immediately* Suite 260: 2,210 SF - Available 4/13/2027* **Suites 250 & 260 can be combined for 8,957 SF contiguous*
Net Rental Rates	Negotiable
2026 Tax & CAM	$11.18 PSF Operating Expenses $ 5.82 PSF Taxes $17.00 PSF Total


View Space in 3D
360°






EXIT



Stacking Plan







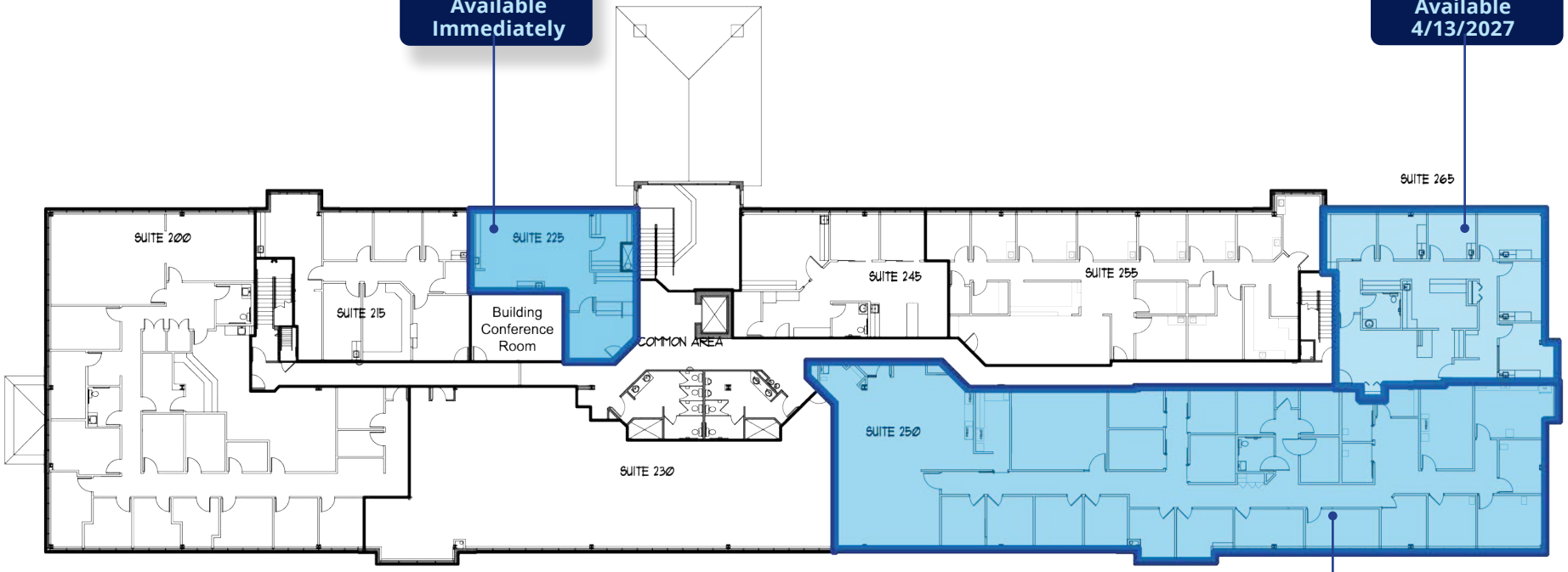
Floor Plan

Second Floor

View Space in 3D 360°

Suite 225
1,046 SF
Available Immediately

Suite 265
2,210 SF
Available 4/13/2027



**Suites 250 & 260 can be combined for 8,957 SF contiguous*

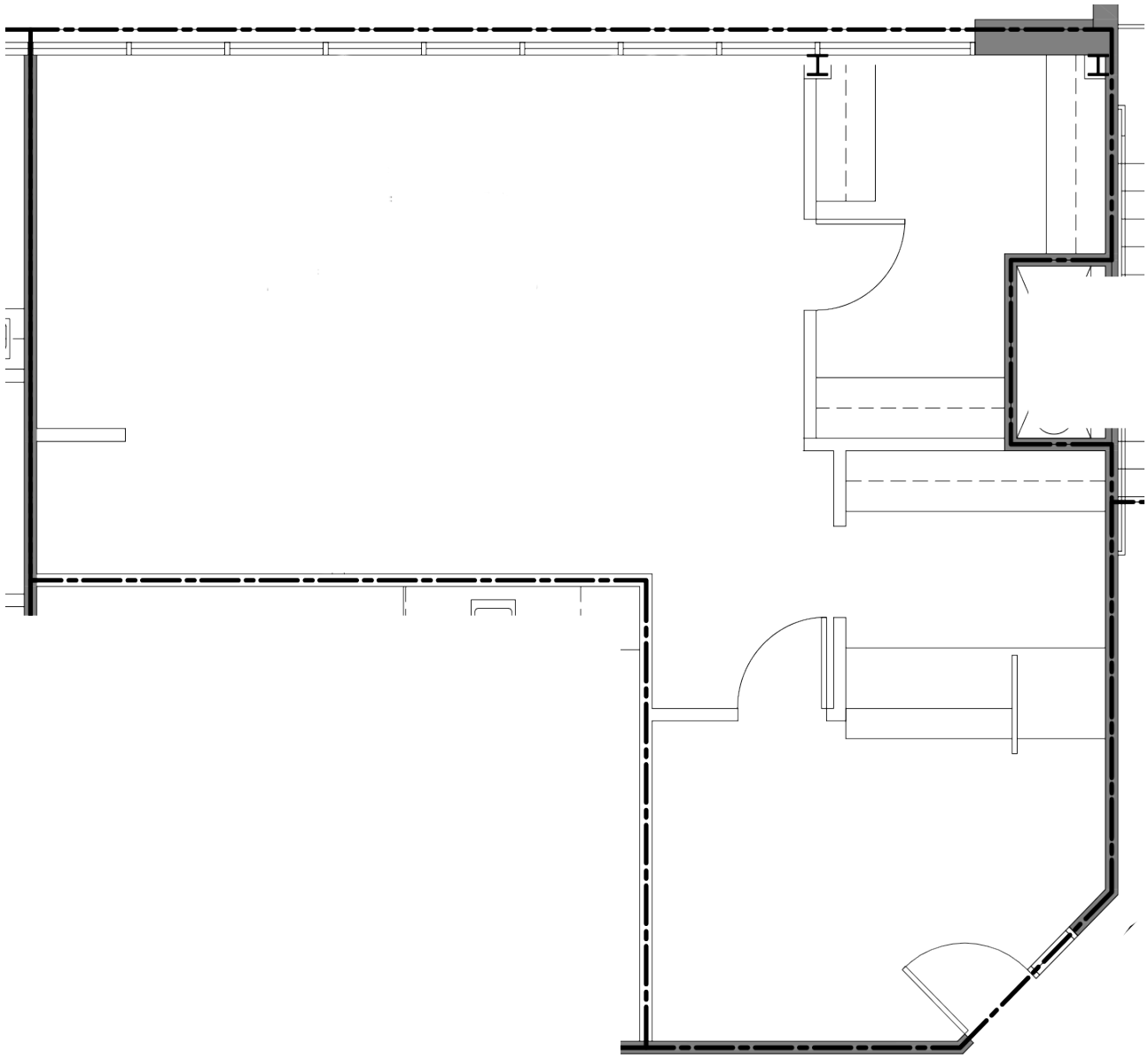
Suite 250
6,747 SF
Available Immediately

View Space in 3D 360°

Floor Plan

Suite 225

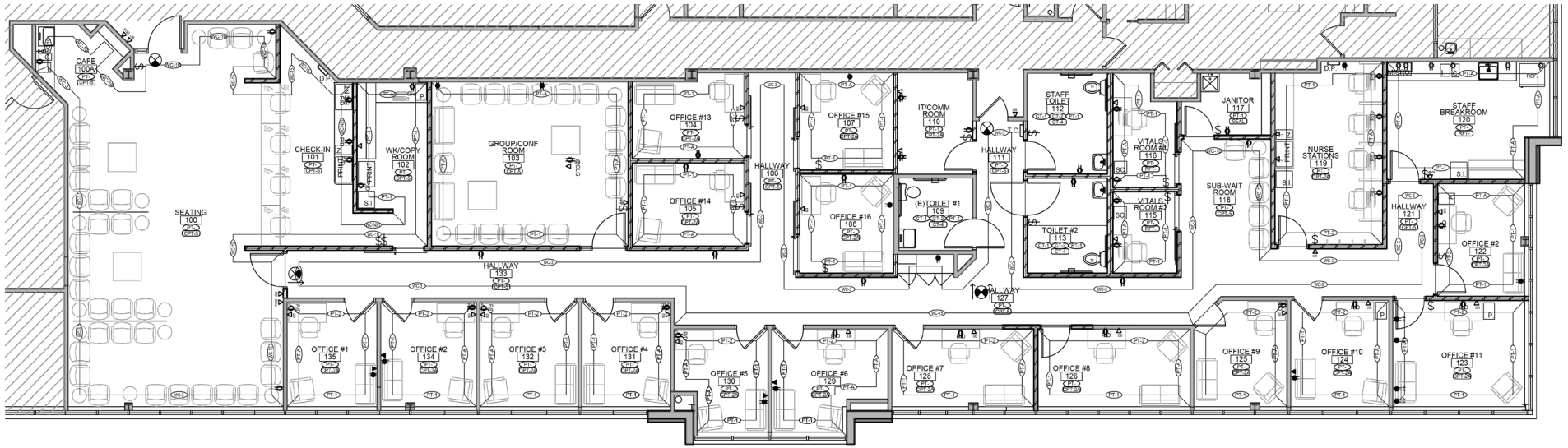
1,046 SF



Floor Plan

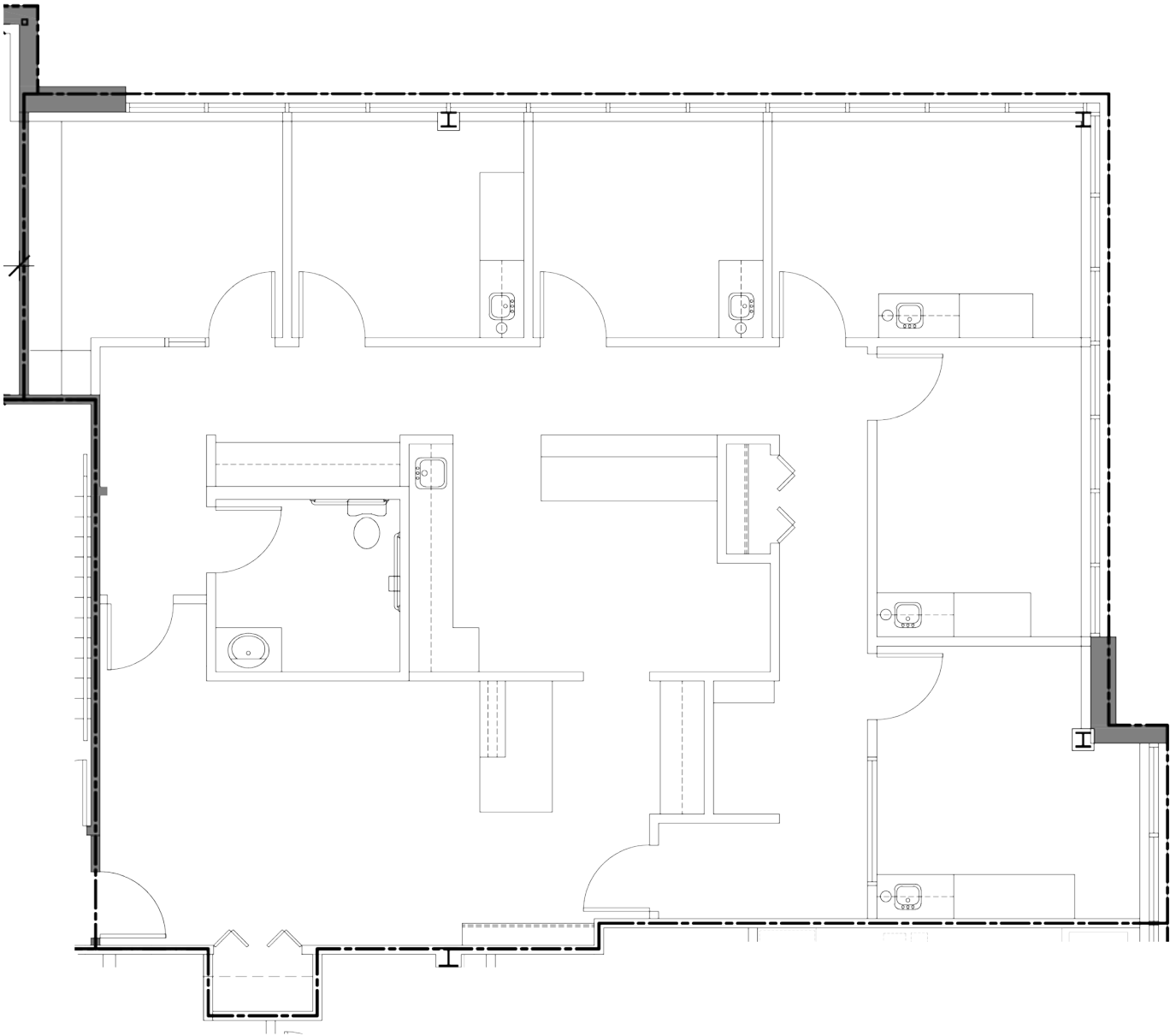
Suite 250

6,747 SF

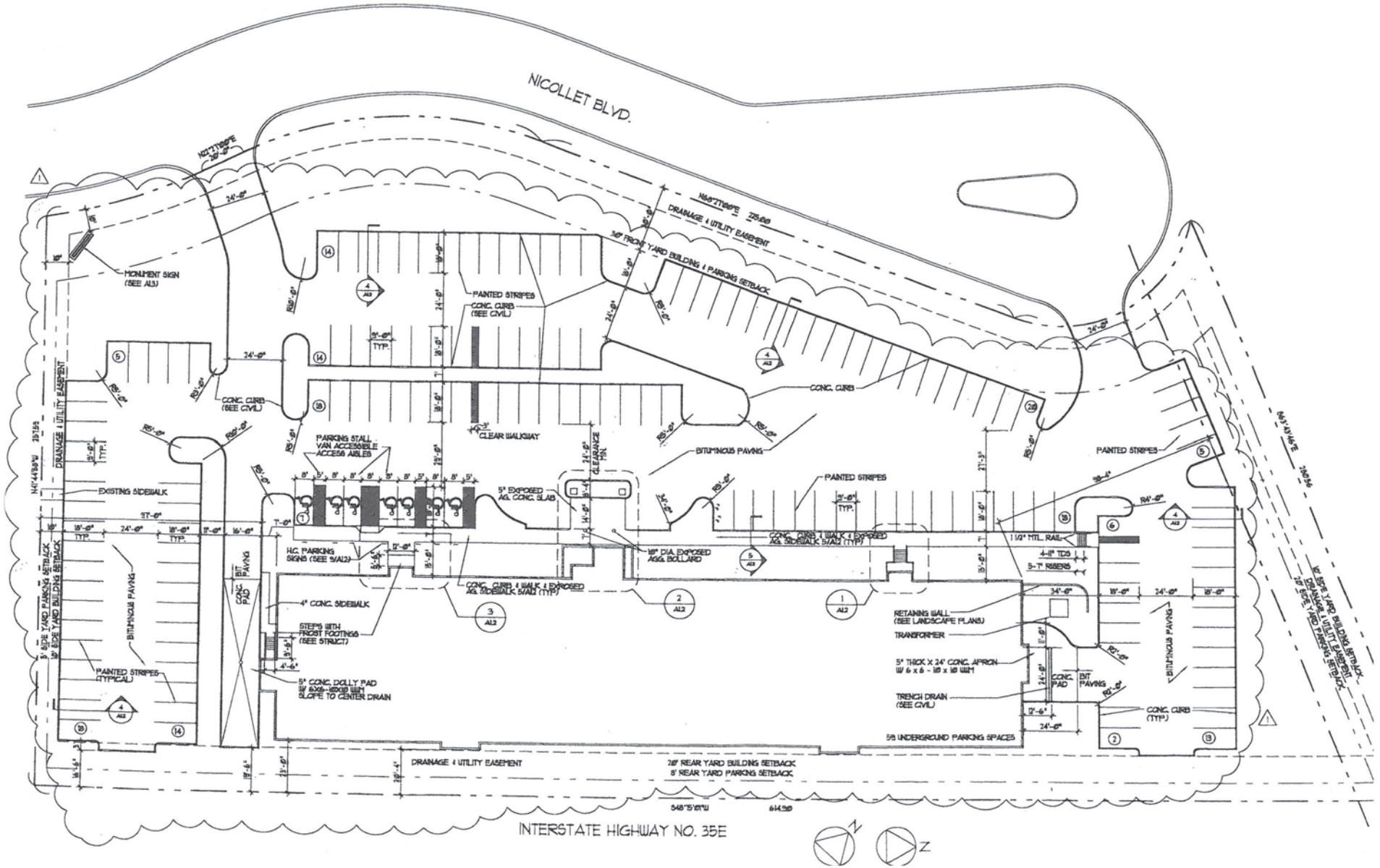


Floor Plan

Suite 265
2,210 SF



Site Plan


NICOLLET BLVD.
DRAINAGE & UTILITY EASEMENT
30' FRONT YARD BUILDING & PARKING SETBACK
MONUMENT SIGN (SEE A13)
PAINTED STRIPES
CONC. CURB (SEE CIVIL)
CONC. CURB
CLEAR WALKWAY
PARKING STALL VAN ACCESSIBLE ACCESS AISLES
BITUMINOUS PAVING
EXISTING SIDEWALK
5' SIDE YARD PARKING SETBACK
10' SIDE YARD BUILDING SETBACK
5" EXPOSED AGG. CONC. SLAB
CONC. CURB & WALK & EXPOSED AGG. SIDEWALK SEE A12 (TYP)
HC. PARKING SIGNS (SEE 9/A12)
18" DIA. EXPOSED AGG. BOLLARD
4" CONC. SIDEWALK
STEPS WITH FROST FOOTINGS (SEE STRUCT)
5" CONC. DOLLY PAD W/ 6X6-W2XW2 WWF SLOPE TO CENTER DRAIN
CONC. PAD
BIT PAVING
1 1/2" MTL. RAIL
4-11" TDS
5-7" RISERS
RETAINING WALL (SEE LANDSCAPE PLANS)
TRANSFORMER
5" THICK X 24' CONC. APRON W/ 6 x 6 - W5 x W5 WWF
TRENCH DRAIN (SEE CIVIL)
CONC. CURB (TYP.)
58 UNDERGROUND PARKING SPACES
DRAINAGE & UTILITY EASEMENT
20' REAR YARD BUILDING SETBACK
5' REAR YARD PARKING SETBACK
INTERSTATE HIGHWAY NO. 35E
N
Z

Oakridge East Professional Building | For Lease

Population, Income & Housing Trend

Population Trend

2000 Total Population	2010 Total Population	Current Total Population	5 Yr Projected Total Population
170,748	177,253	195,340	196,694

Median Household Income

Current Median HH Income	5 Yr Projected Median HH Income
$104,741	$113,813

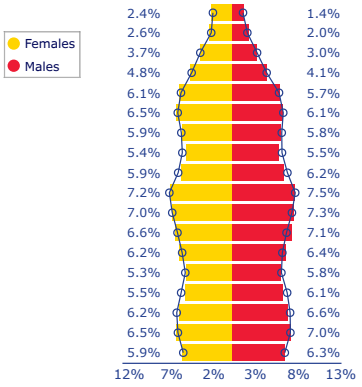
Average Household Income

Current Average HH Income	5 Yr Projected Avg HH Income
133,546	147,972

Per Capita Income

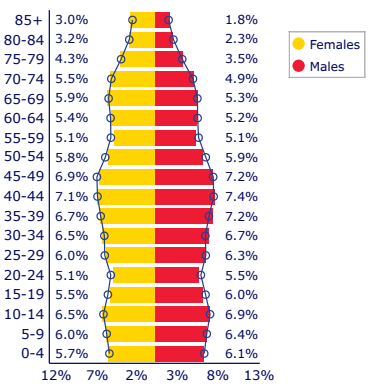
Current Per Capita Income	5 Year Projected Per Capita Income
$51,703	$57,980

Current Age Pyramid



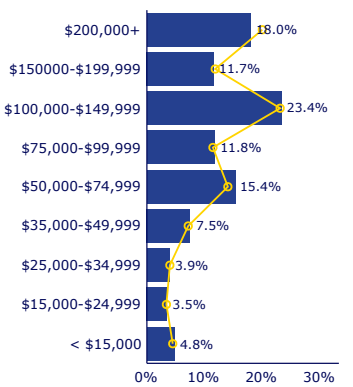
Dots show comparison to: Dakota County

5 Yr Projected Age Pyramid



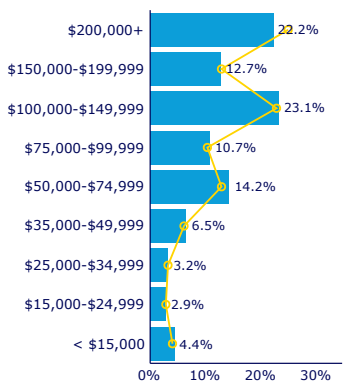
Dots show comparison to: Dakota County

Current HH By Income



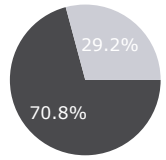
Dots show comparison to: Dakota County

5 Yr Projected HH By Income

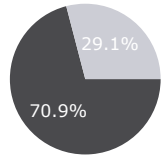


Dots show comparison to: Dakota County

Current Housing By Ownership



5 Yr Projected Housing By Ownership



2026 Race and ethnicity (Esri)

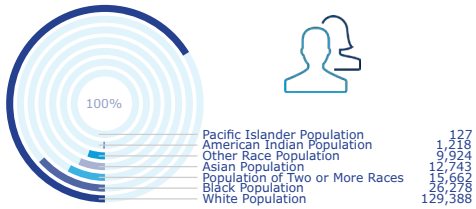
The largest group: White Alone (66.24)

The smallest group: Pacific Islander Alone (0.07)

Indicator	Value	Diff
White Alone	66.24	-5.51
Black Alone	13.45	+4.08
American Indian/Alaska Native Alone	0.62	+0.01
Asian Alone	6.52	+0.72
Pacific Islander Alone	0.07	+0.02
Other Race	5.08	+0.60
Two or More Races	8.02	+0.07
Hispanic Origin (Any Race)	9.35	+0.26

Bars show deviation from: Dakota County

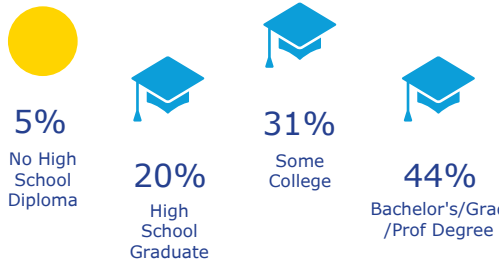
Current Year Population By Race



Current Annual Household Spending

Apparel & Services	Computers & Hardware	Health Care	Food at Home	Food Away from Home
$2,760	$245	$8,506	$8,359	$4,804

EDUCATION



Current Year Housing Stats

Median Home Value	$403,560
Median Contract Rent	$1,501
% of Income for Mortgage	22.7%

675 Nicollet Blvd E, Burnsville, Minnesota, 55337
5 mile radius

Population, Income & Housing Trends

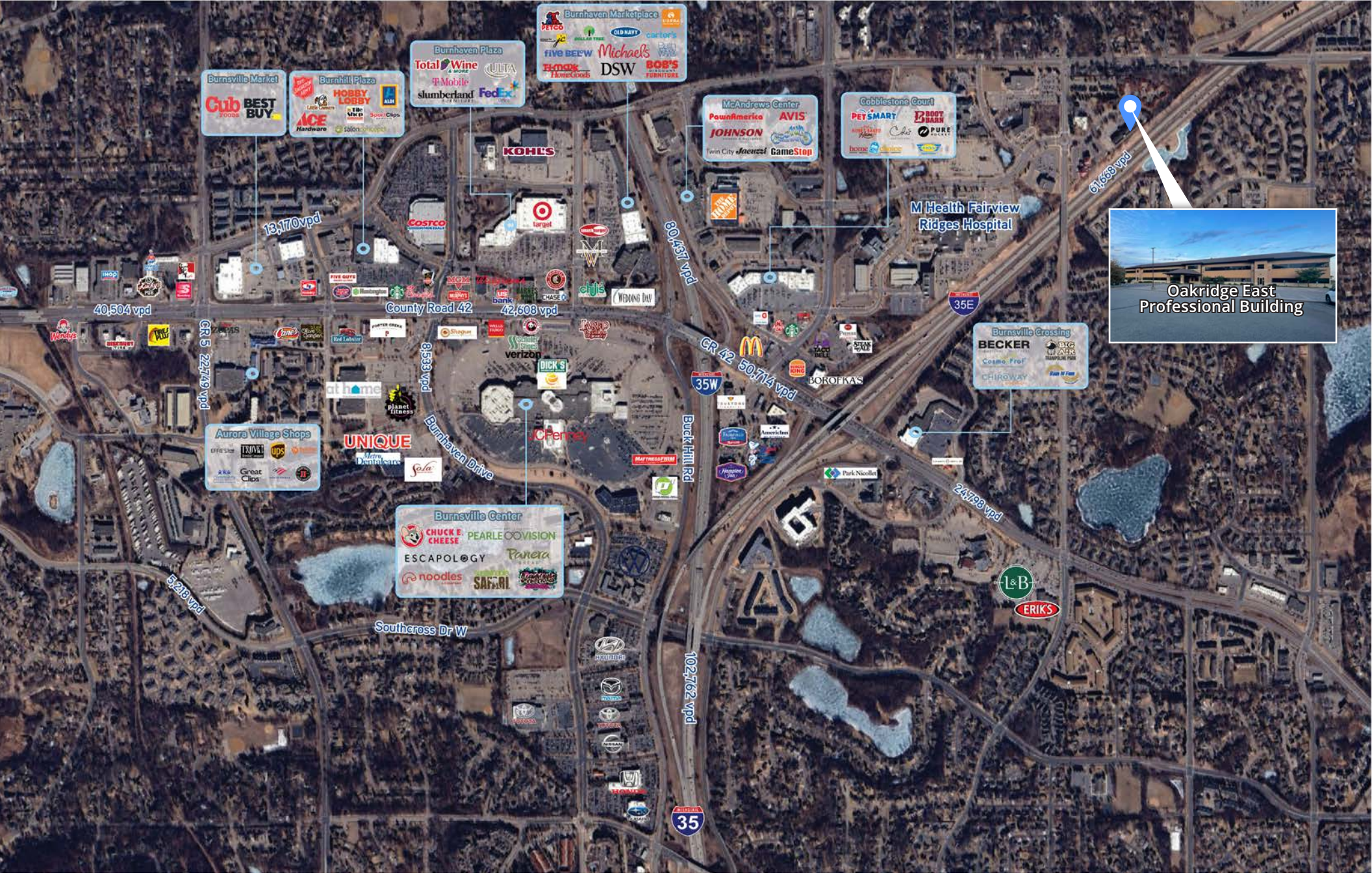
Colliers

Market Scenario Planner: Outpatient

Data and Analytics | Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	**2022 Volume**	**2027 Volume**	**2032 Volume**	**5 Yr Growth**	**10 Yr Growth**	**5 YR Compound Annual Growth Rate (CAGR)**	**2023 Volume Estimate**	**2024 Volume Estimate**	**2025 Volume Estimate**	**2026 Volume Estimate**
Endocrinology	946	1,187	1,370	25.4%	44.7%	4.63%	990	1036	1084	1134
Podiatry	6,498	7,717	8,923	18.8%	37.3%	3.50%	6724	6960	7203	7456
Spine	871	1,034	1,164	18.7%	33.7%	3.50%	901	932	965	999
Psychiatry	61,363	72,375	74,888	17.9%	22.0%	3.36%	63422	65550	67751	70024
Vascular	7,042	8,303	9,591	17.9%	36.2%	3.35%	7277	7521	7773	8033
Ophthalmology	37,768	44,023	50,221	16.6%	33.0%	3.11%	38943	40155	41405	42694
Physical Therapy/Rehabilitation	116,176	135,132	154,510	16.3%	33.0%	3.07%	119741	123416	127204	131108
Cardiology	41,617	48,309	54,005	16.1%	29.8%	3.03%	42876	44174	45511	46889
Pain Management	4,958	5,732	6,354	15.6%	28.2%	2.94%	5103	5254	5408	5567
Orthopedics	13,426	15,443	17,311	15.0%	28.9%	2.84%	13806	14198	14601	15016
Lab	193,218	221,001	245,790	14.4%	27.2%	2.72%	198480	203885	209438	215141
Miscellaneous Services	94,363	105,598	118,532	11.9%	25.6%	2.28%	96510	98706	100951	103248
Nephrology	2,383	2,639	2,857	10.7%	19.9%	2.06%	2432	2482	2533	2586
ENT	15,007	16,435	17,883	9.5%	19.2%	1.84%	15282	15562	15848	16139
Thoracic Surgery	239	260	272	8.5%	13.6%	1.65%	243	247	251	255
Evaluation and Management	458,670	496,852	549,070	8.3%	19.7%	1.61%	466064	473577	481212	488969
Oncology	6,878	7,418	7,944	7.9%	15.5%	1.52%	6982	7089	7197	7306
Radiology	132,255	142,552	155,085	7.8%	17.3%	1.51%	134253	136281	138340	140430
Trauma	3,350	3,605	3,892	7.6%	16.2%	1.48%	3399	3449	3500	3552
Gastroenterology	10,887	11,685	12,284	7.3%	12.8%	1.43%	11042	11199	11359	11521
Dermatology	19,754	21,159	22,520	7.1%	14.0%	1.38%	20027	20304	20585	20869
Urology	4,304	4,600	4,863	6.9%	13.0%	1.34%	4361	4420	4479	4539
Neurosurgery	416	443	483	6.5%	16.0%	1.28%	421	426	432	437
General Surgery	2,707	2,884	3,035	6.5%	12.1%	1.27%	2741	2776	2811	2847
Neurology	7,904	8,363	8,845	5.8%	11.9%	1.13%	7994	8084	8176	8268
Cosmetic Procedures	3,635	3,801	3,864	4.6%	6.3%	0.90%	3667	3700	3733	3767
Gynecology	4,297	4,366	4,536	1.6%	5.6%	0.32%	4310	4324	4338	4352
Pulmonology	6,470	6,290	6,095	-2.8%	-5.8%	-0.57%	6433	6397	6361	6325
Obstetrics	1,823	1,639	1,550	-10.1%	-15.0%	-2.11%	1784	1746	1709	1673

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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