



Medical Space For Lease

Cornerstone Medical

6025 Lake Rd, Woodbury, MN 55125



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DavisHRE.com



Building Information

Address 6025 Lake Rd
Woodbury, MN 55125

Building Size 52,904 SF

Total Available 28,562 SF

Stories 2

Year Built 2006

Class B

Parking 5.0/1,000 SF

Net Rate Negotiable

OpEx (2026) \$13.62 PSF

RE Taxes (2026) \$11.98 PSF

Current Tenants  MINNESOTA ONCOLOGY  RAYUS
RADIOLOGY

To schedule a tour, please contact:

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Floorplan

Cornerstone Medical

2nd Floor - 28,562 SF Available



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Your Patient Population

Provider Snapshot - Woodbury, MN

Well Insured Population
94.5%

Only 5.5% uninsured across all ages offering dependable collections.

Employer-Insured Core
39.1%

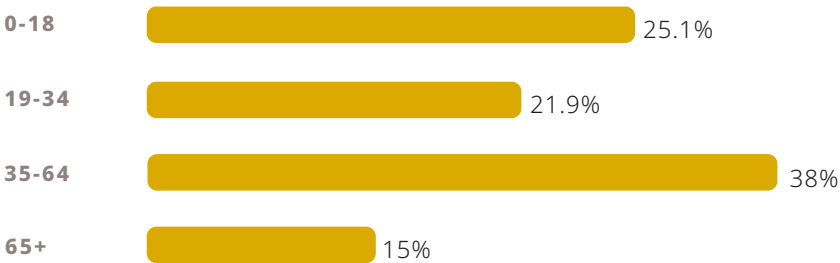
Ages 19-64 with PPO coverage and elective demand.

Rising Household Income
\$93.7K

9% Higher than the United States median household income

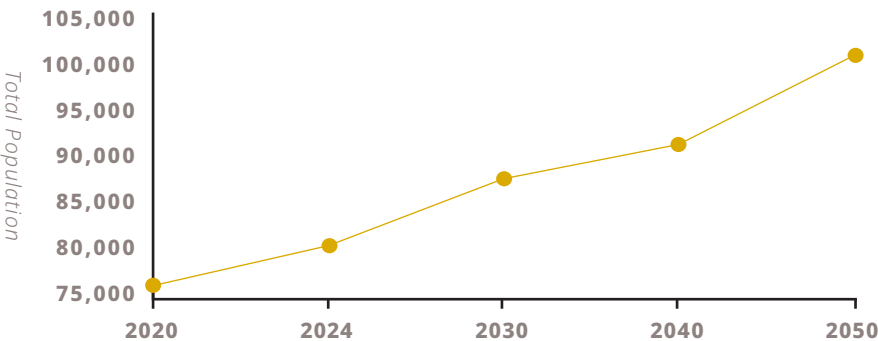
Population by Age

Employer plans cover the largest share of working-age residents



Woodbury Population Forecast

Total population is expected to hit 100,600 by 2050



Average Out-of-Pocket Healthcare Spending Per Household Anually


Dental Services
\$532.2


Hospital Room & Services
\$344.5


Physician Services
\$288


Eye Care Services
\$88.1


Lab Tests/X-Rays
\$83.3