



Colliers

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Tamarack Hills Medical Building

580 Bielenberg Drive | Woodbury, MN

New Medical Office Building For Lease

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Tamarack Hills Medical Building | For Sale

Property Profile

- Two-story medical office building in the highly desirable Tamarack Village retail area
- Prime location with easy access to major highways and nearby amenities
- Ample underground parking for patients and staff, including 28 underground stalls
- Surrounded by beautiful landscaping
- Natural light-filled spaces with floor-to-ceiling windows

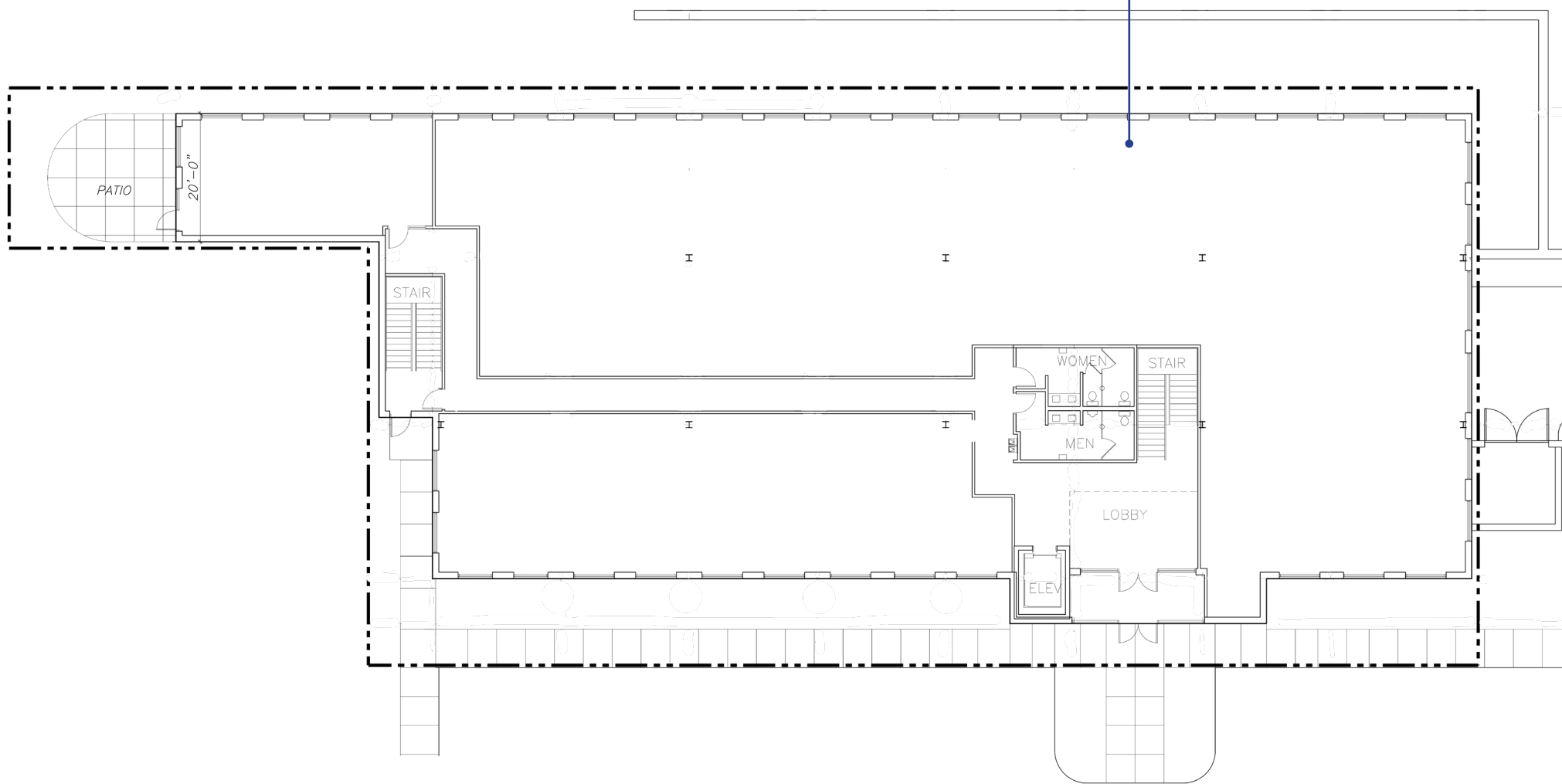
Building Information

Address	580 Bielenberg Drive Woodbury, MN 55125
Building Size	24,000 SF
Completion Date	TBD
Floors	Two (2) plus parking garage
Space Available	4,000 - 24,000 SF
Net Rental Rate	Negotiable

Floor Plan

First Floor

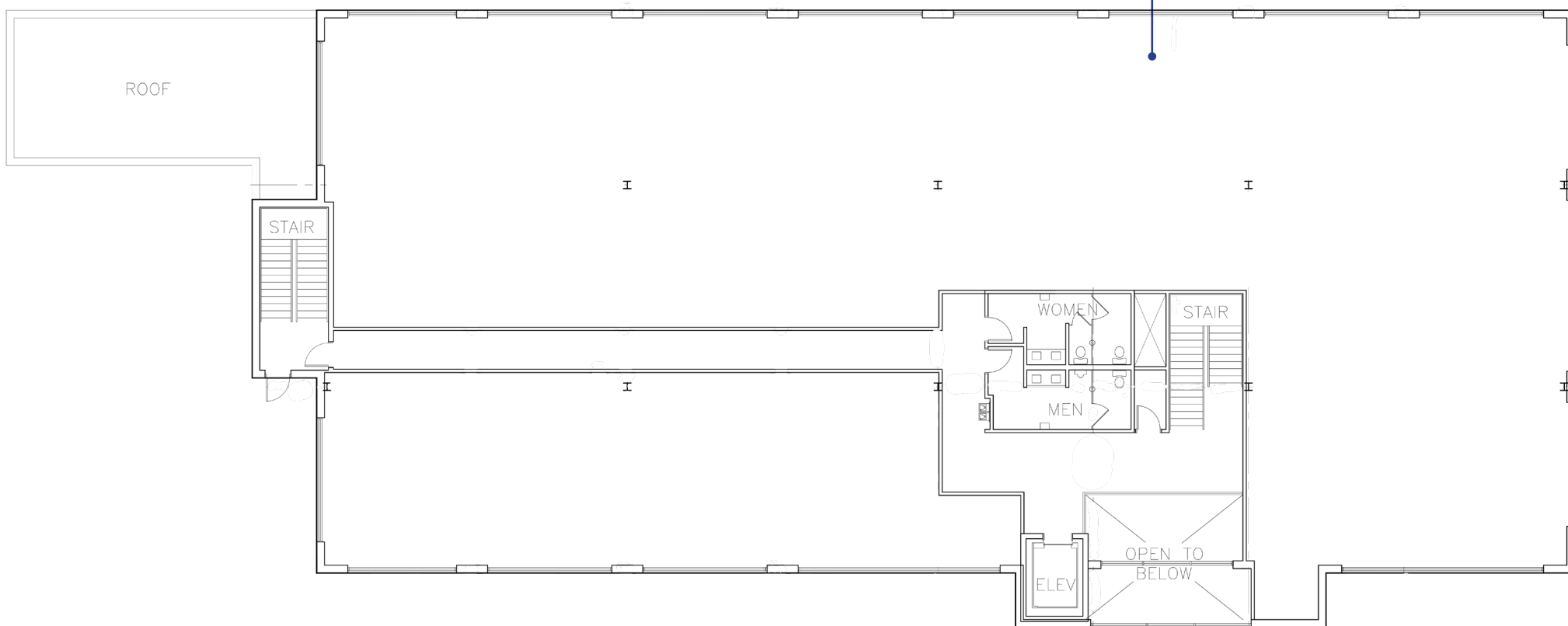
12,500 +/-
Available



Floor Plan

Second Floor

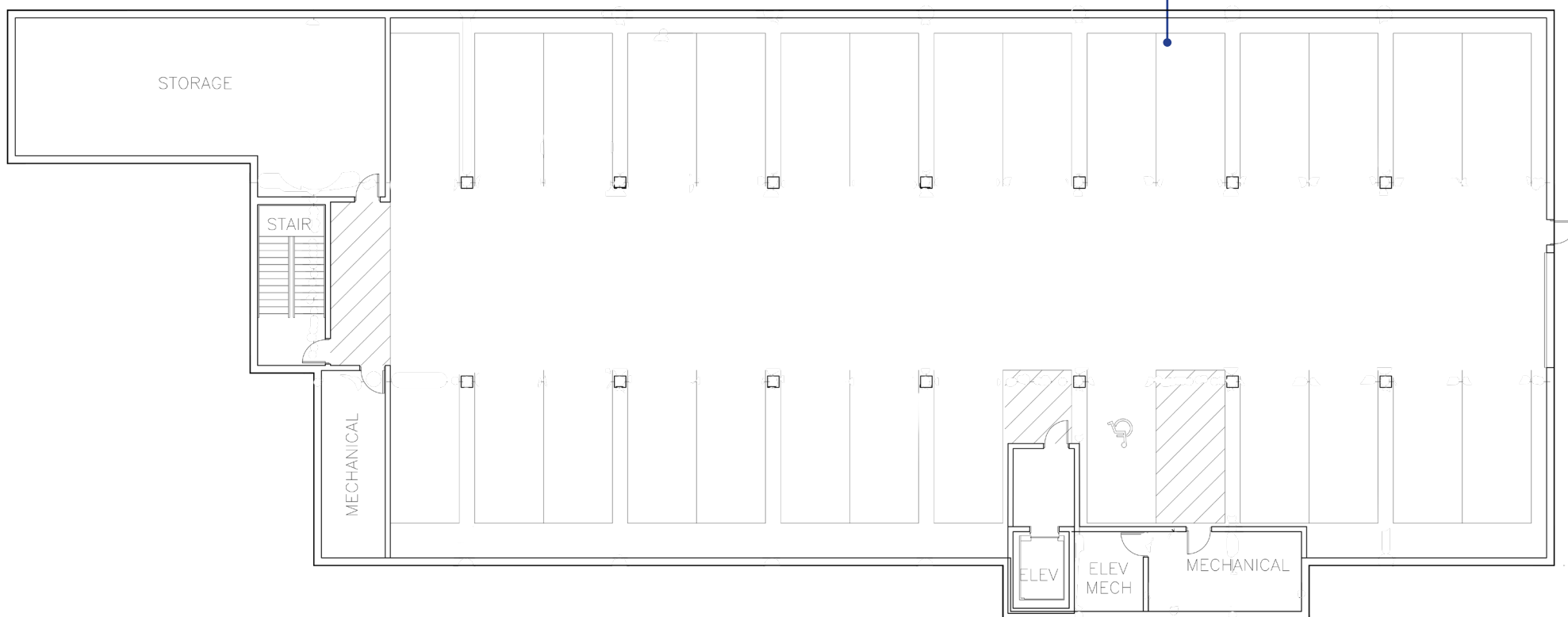
12,500 +/-
Available



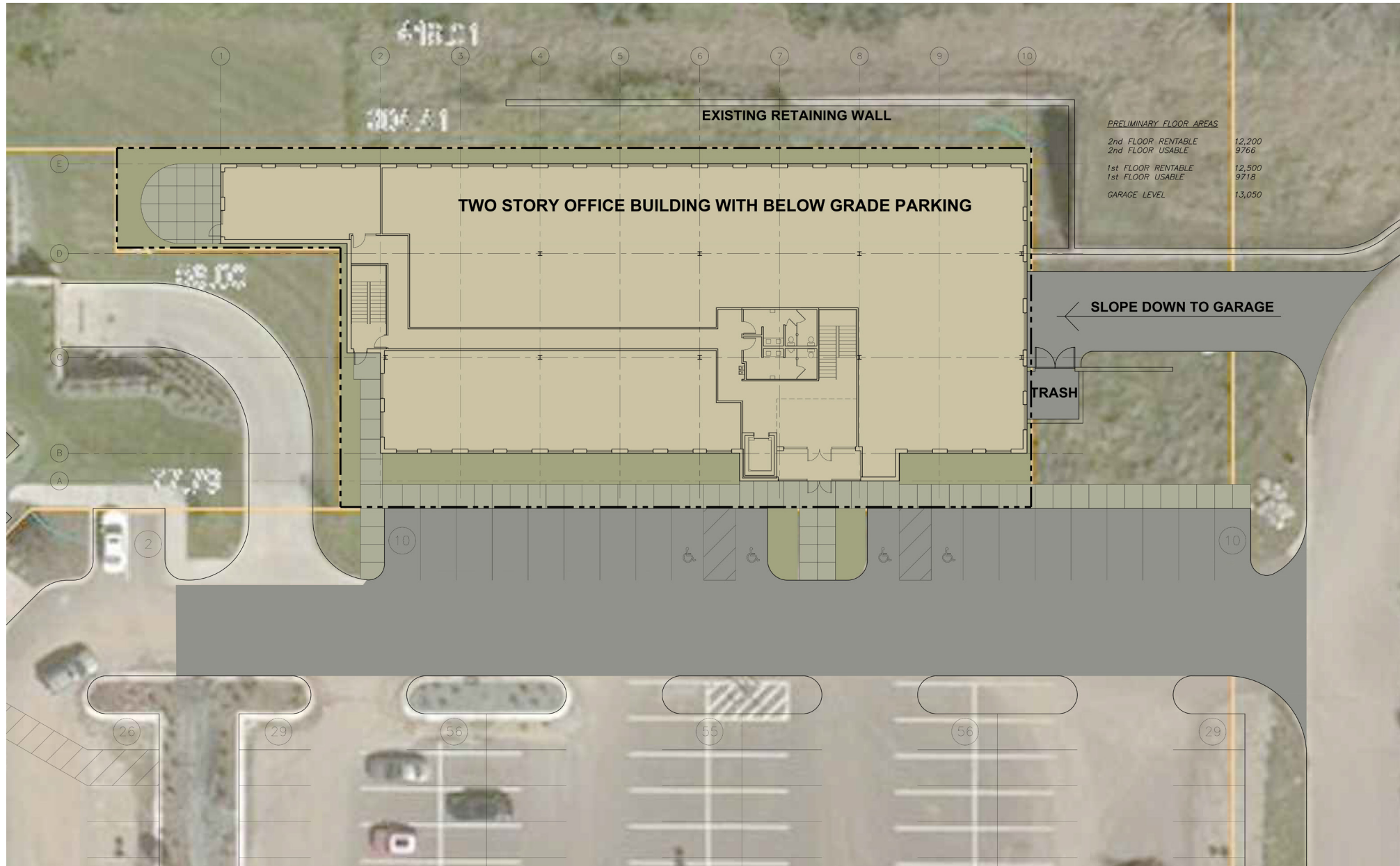
Floor Plan

Lower Level/Parking Garage

28
Parking Stalls



Site Plan



Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 Yr CAGR				
Service Line	2020 Volume	2025 Volume	2030 Volume	5 Yr Growth	10 Yr Growth	5 Yr Compound AGR (CAGR)	2021 Volume Estimate	2022 Volume Estimate	2023 Volume Estimate	2024 Volume Estimate
Pain Management	4,397	5,354	7,079	95.5%	81.0%	6.26%	4,672	4,965	5,276	5,606
Thoracic Surgery	215	290	333	35.1%	55.1%	6.20%	227	242	257	272
Obst	776	1,041	1,391	94.1%	91.1%	6.04%	823	873	925	981
Podiatry	5,925	7,910	10,038	33.5%	69.4%	5.95%	6,277	6,651	7,046	7,465
Physical Therapy/Rehabilitation	103,727	139,339	156,469	38.5%	50.0%	5.91%	109,053	116,350	123,731	130,518
Orthopedics	11,778	15,553	18,041	32.0%	53.2%	5.72%	12,451	13,163	13,916	14,711
Neurosurgery	534	495	551	28.5%	45.0%	5.10%	357	417	428	461
Vascular	6,313	7,915	9,334	25.4%	47.8%	4.63%	6,605	6,911	7,230	7,565
Ophthalmology	34,146	42,716	49,943	25.1%	46.5%	4.58%	35,710	37,345	39,056	40,844
Neurology	7,290	9,003	10,321	23.5%	41.6%	4.31%	7,604	7,932	8,274	8,630
Endocrinology	847	1,029	1,124	21.4%	31.7%	3.95%	880	914	951	988
Dermatology	18,274	22,082	25,191	20.8%	37.8%	3.86%	18,979	19,711	20,472	21,262
Interventional Services	36,984	39,873	41,815	20.6%	28.0%	3.81%	38,259	39,740	41,313	42,922
Pulmonology	5,968	7,185	7,967	20.4%	33.5%	3.78%	6,193	6,427	6,670	6,923
ENT	33,880	36,427	37,604	18.4%	25.0%	3.43%	34,356	34,847	35,356	35,883
Lab	178,540	207,840	234,095	16.4%	31.1%	3.09%	184,049	189,728	195,593	201,618
Gynecologic Procedures	3,430	3,508	4,509	16.1%	31.7%	3.08%	3,513	3,615	3,729	3,842
Nephrology	2,140	2,483	2,896	16.0%	35.3%	3.02%	2,204	2,271	2,339	2,410
Cardiology	38,338	43,904	48,316	15.1%	27.7%	2.85%	39,316	40,438	41,591	42,777
Urology	4,008	4,547	5,132	13.4%	28.0%	2.56%	4,110	4,215	4,323	4,433
Evaluation and Management	430,636	481,348	530,345	11.5%	23.1%	2.27%	440,602	450,596	460,817	471,270
Gastroenterology	9,982	11,132	12,142	11.5%	21.6%	2.20%	10,201	10,426	10,656	10,891
Psychiatry	56,736	63,348	71,222	11.4%	25.4%	2.18%	57,950	59,210	60,499	61,815
Gynecology	4,140	4,581	4,807	10.6%	16.1%	2.04%	4,224	4,310	4,398	4,488
Podiatry	121,555	136,444	149,210	10.5%	20.0%	2.01%	126,039	128,574	131,159	133,790
General Surgery	2,543	2,792	3,046	9.8%	19.8%	1.88%	2,591	2,640	2,689	2,740
Oncology	6,355	6,725	7,323	5.0%	25.2%	1.14%	6,407	6,500	6,594	6,689
Trauma	3,225	3,146	3,224	-2.5%	-0.1%	-0.50%	3,209	3,193	3,177	3,161
Obstetrics	1,897	1,321	1,324	-4.5%	1.5%	-0.81%	1,881	1,856	1,831	1,806

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.

Population, Income & Housing Trend

Population Trend



140,720

2000 Total
Population

157,908

2010 Total
Population

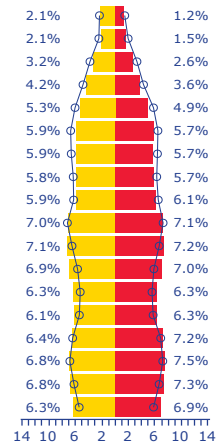
188,165

Current Total
Population

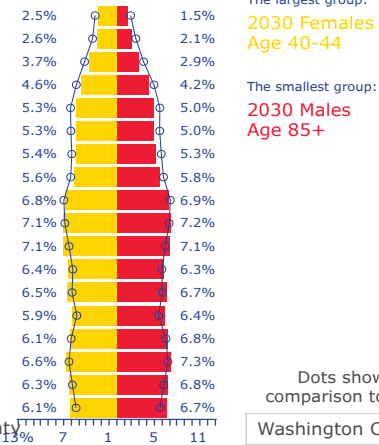
194,961

5 Yr Projected
Total Population

Current Age Pyramid



5 Yr Projected Age Pyramid



Median Household Income



\$97,928

Current Median HH
Income

\$107,508

5 Yr Projected
Median HH Income

Average Household Income



128,830

Current Average
HH Income

140,507

5 Yr Projected Avg
HH Income

Per Capita Income



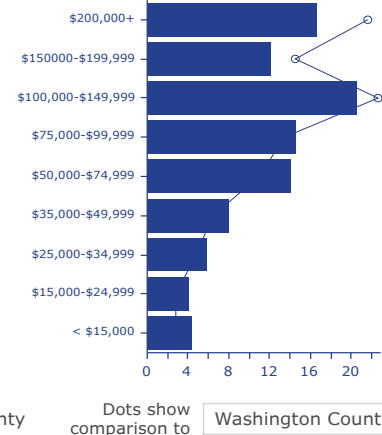
\$47,407

Current Per Capita
Income

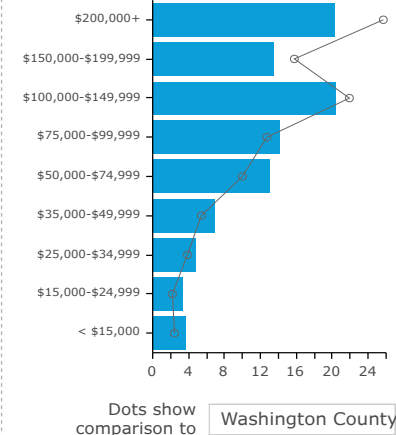
\$51,890

5 Year Projected Per
Capita Income

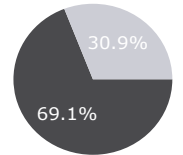
Current HH By Income



5 Yr Projected HH By Income

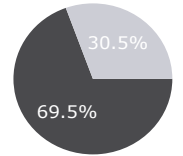


Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

2025 Race and ethnicity (Esri)

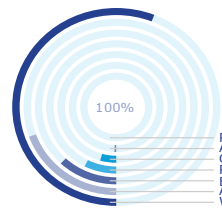
The largest group: White Alone (55.95)

The smallest group: Pacific Islander Alone (0.03)

Indicator	Value	Diff
White Alone	55.95	-20.33
Black Alone	11.95	+5.98
American Indian/Alaska Native Alone	0.64	+0.16
Asian Alone	19.51	+11.11
Pacific Islander Alone	0.03	0
Other Race	4.44	+2.40
Two or More Races	7.47	+0.66
Hispanic Origin (Any Race)	9.04	+3.50

Bars show deviation from Washington County

Current Year Population By Race



Pacific Islander Population 1,252
American Indian Population 8,355
Other Race Population 14,064
Black Population 22,488
Asian Population 36,144
White Population 105,286

Current Annual Household Spending

\$2,744
Apparel & Services

\$256
Computers & Hardware

\$8,340
Health Care

\$8,103
Food at Home

\$4,573
Food Away from Home

EDUCATION



6%

No High School
Diploma

21%

High School
Graduate

26%

Some College



46%

Bachelor's/Grad
/Prof Degree

Current Year Housing Stats



Median Home Value

\$394,283



Median Contract Rent

\$1,320



% of Income for Mortgage

25.2%

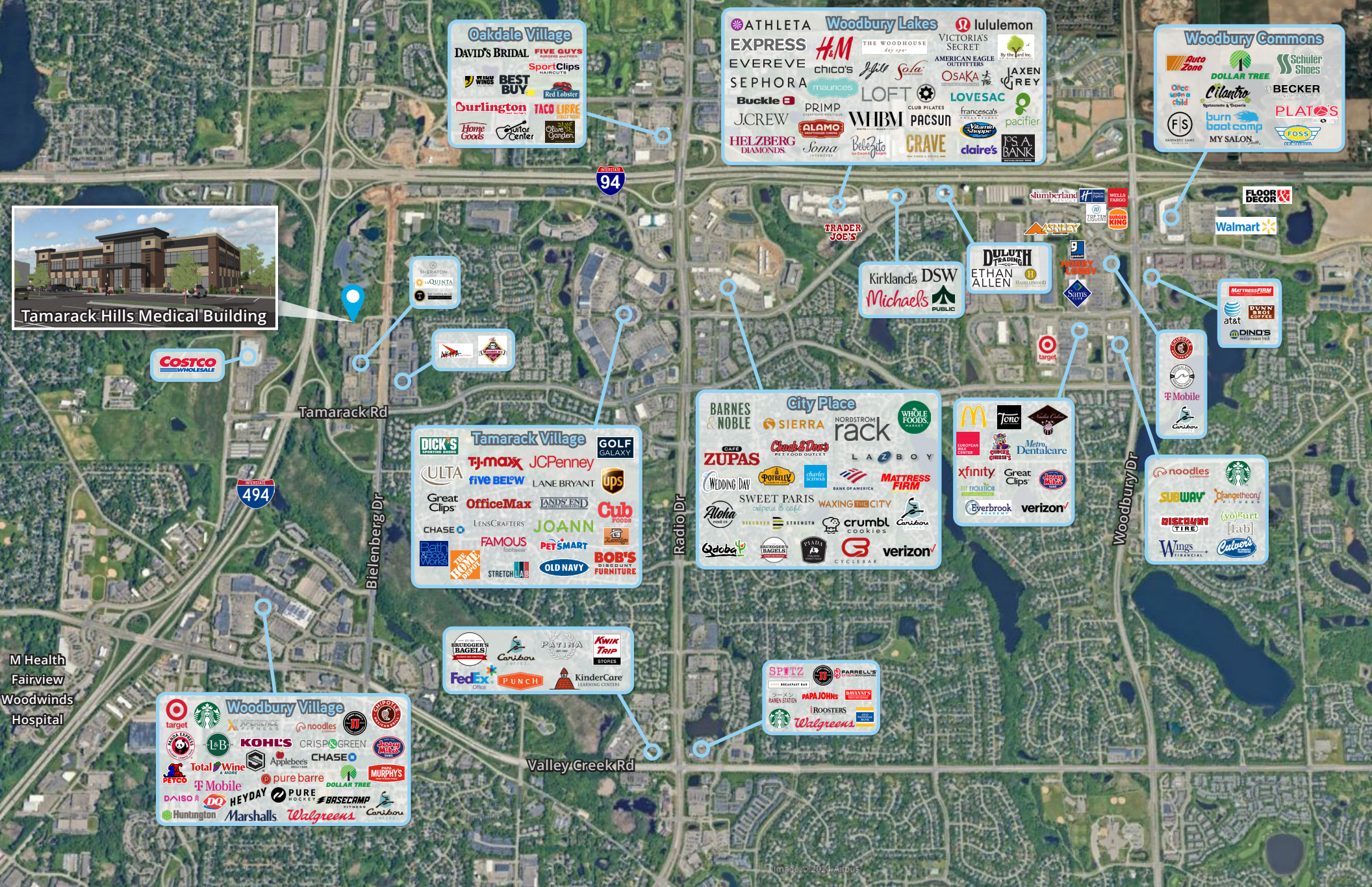
580 Bielenberg Dr, Saint Paul, Minnesota, 55125
5 mile radius

Population, Income & Housing Trends

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