



Medical Space For Lease

Eagle Point Medical Building

8515 Eagle Point Blvd, Lake Elmo, MN 55402



One Space Remaining!

Anne E. Madyun, CCIM

(612) 454-4172
amadyun@davishre.com

Katie M. Vietze

(612) 454-4168
kvietze@davishre.com

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Building Information

Address 8515 Eagle Point Blvd
Lake Elmo, MN 55042

Building Size 29,791 SF

Total Available 3,456 SF

Stories 2

Year Built 2015

Class B

Parking 5.0/1,000 SF

Net Rate Negotiable

Current Tenants **NORAN NEUROLOGY**



To schedule a tour, please contact:

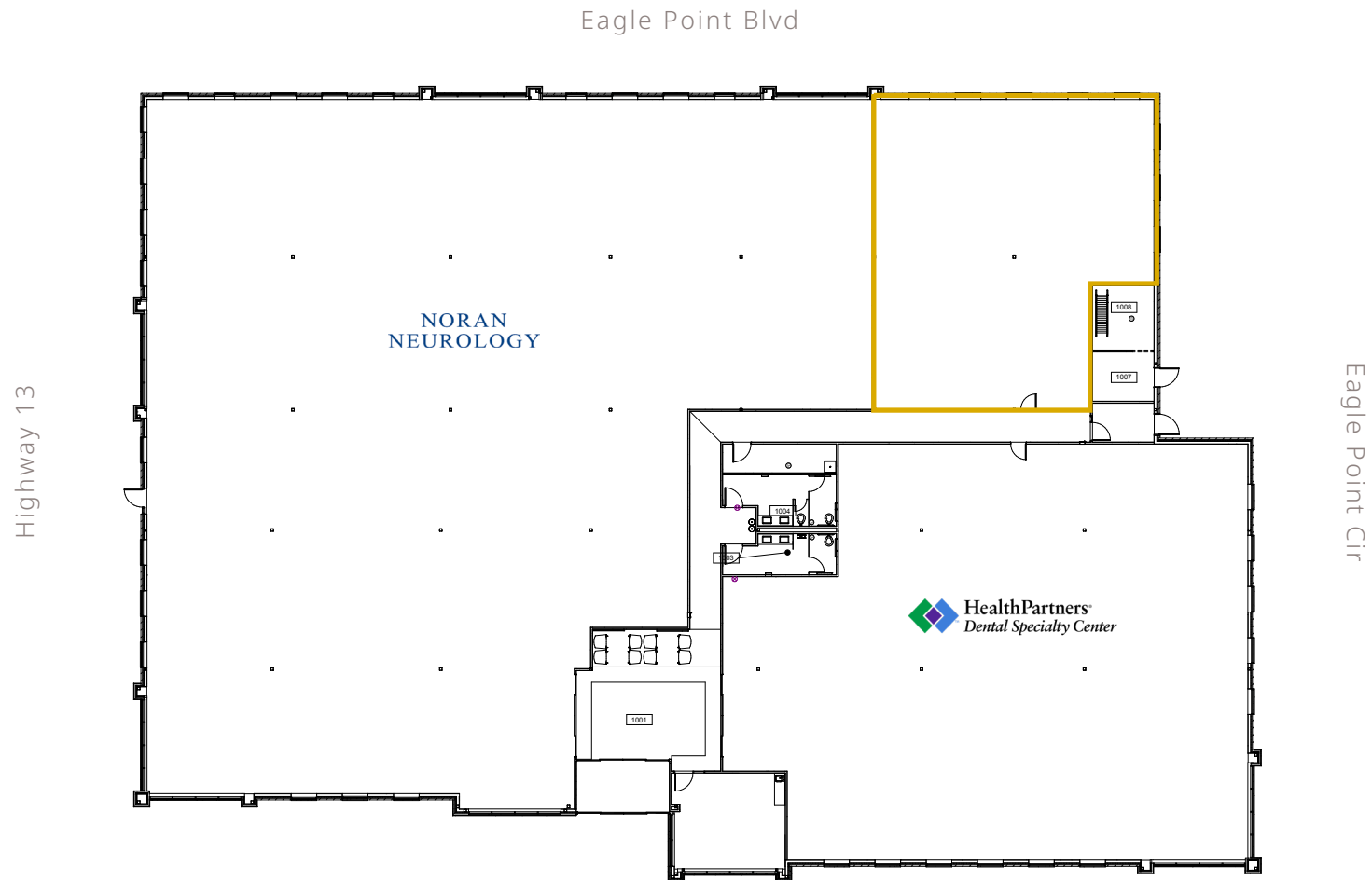
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Floorplan

Eagle Point Medical Building

First Floor - 3,456 SF Available



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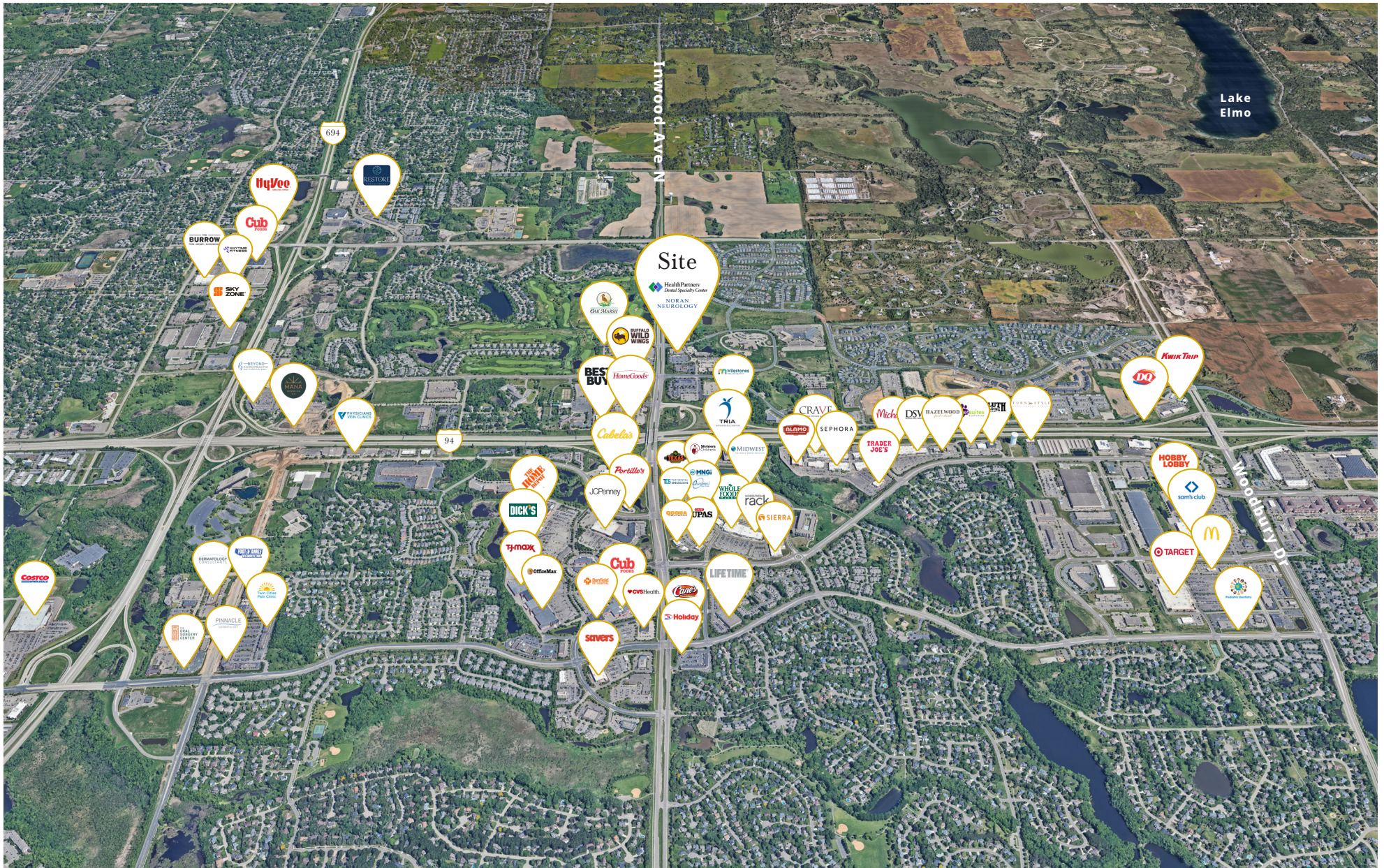
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Davis

Area Retail

Lake Elmo, MN

8515 Eagle Point Blvd, Lake Elmo, MN 55402



Your Patient Population

Well Insured Population 96%

Only 4% uninsured across all ages offering dependable collections.

Employer-Insured Core 59.5%

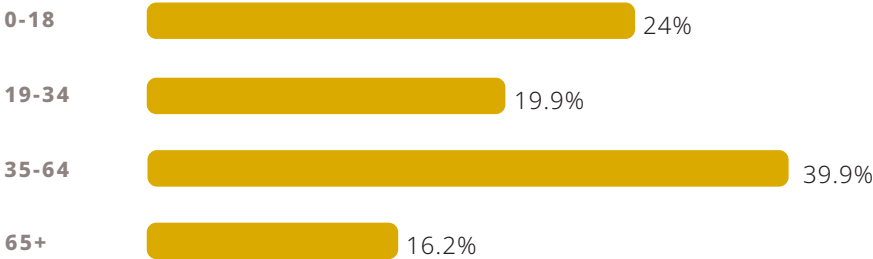
Ages 19-64 with PPO coverage and elective demand.

Rising Household Income \$103K

19.5% Higher than the United States median household income.

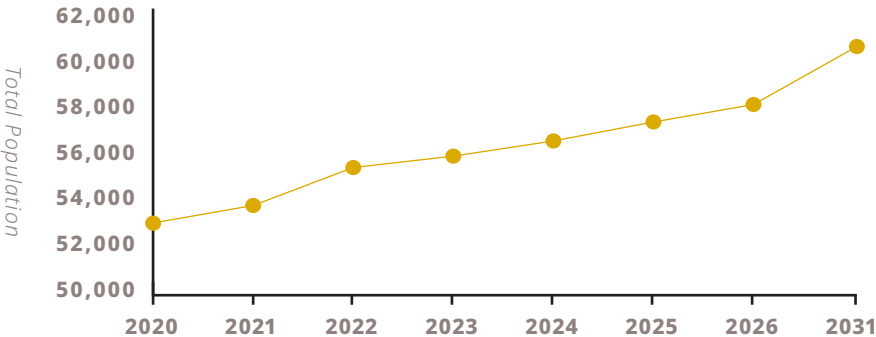
Population by Age

Employer plans cover the largest share of working-age residents



Lake Elmo Population Forecast

Total population is expected to hit 60,680 by 2031



Average Out-of-Pocket Healthcare Spending Per Household Anually

