



Accelerating success.



Lakeville Medical Building

17489 Dodd Blvd | Lakeville, MN

Premier New Medical Office Building For Lease

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Property Profile



- New medical office building in Lakeville
- Anchored by Allina Health Primary Care & Eye Care
- Easy access and visibility along Cedar Ave & Dodd Blvd
- Ample surface parking lot
- Numerous restaurants and shopping within blocks
- Monument signage available

Building Information

Address	17489 Dodd Blvd, Lakeville, Minnesota 55044
Building Size	43,869 SF
Year Built	2023
Floors	Two (2)
Parking	5.98 / 1,000

Lease Terms

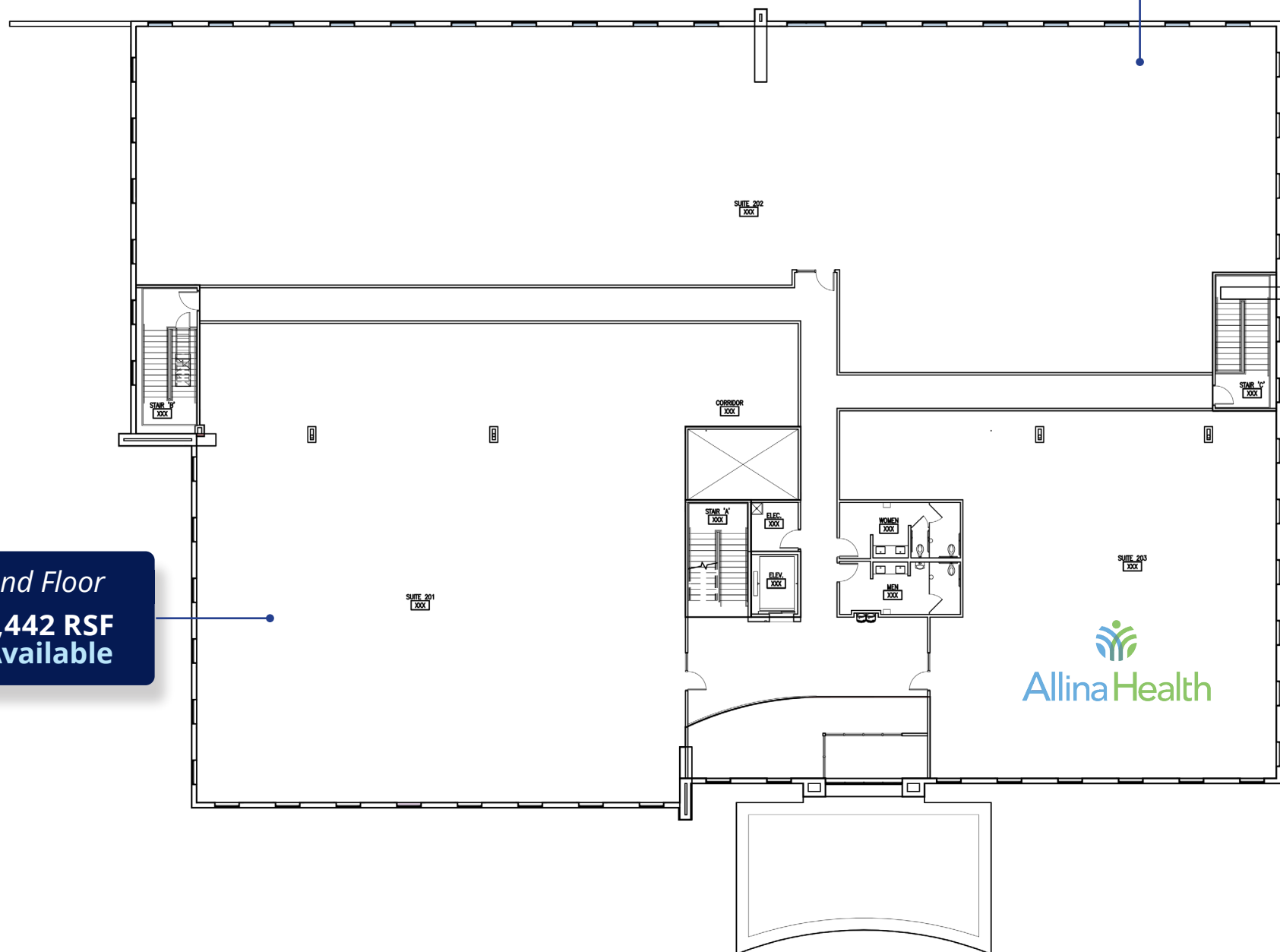
Space Available	Second Floor: 2,000 - 17,367 SF
Date Available	Immediately
Net Rental Rate	Negotiable
2025 Tax & CAM	\$ 6.91 PSF Operating Expenses \$11.96 PSF Taxes \$18.87 PSF Total*

**Does not include suite janitorial expenses.*

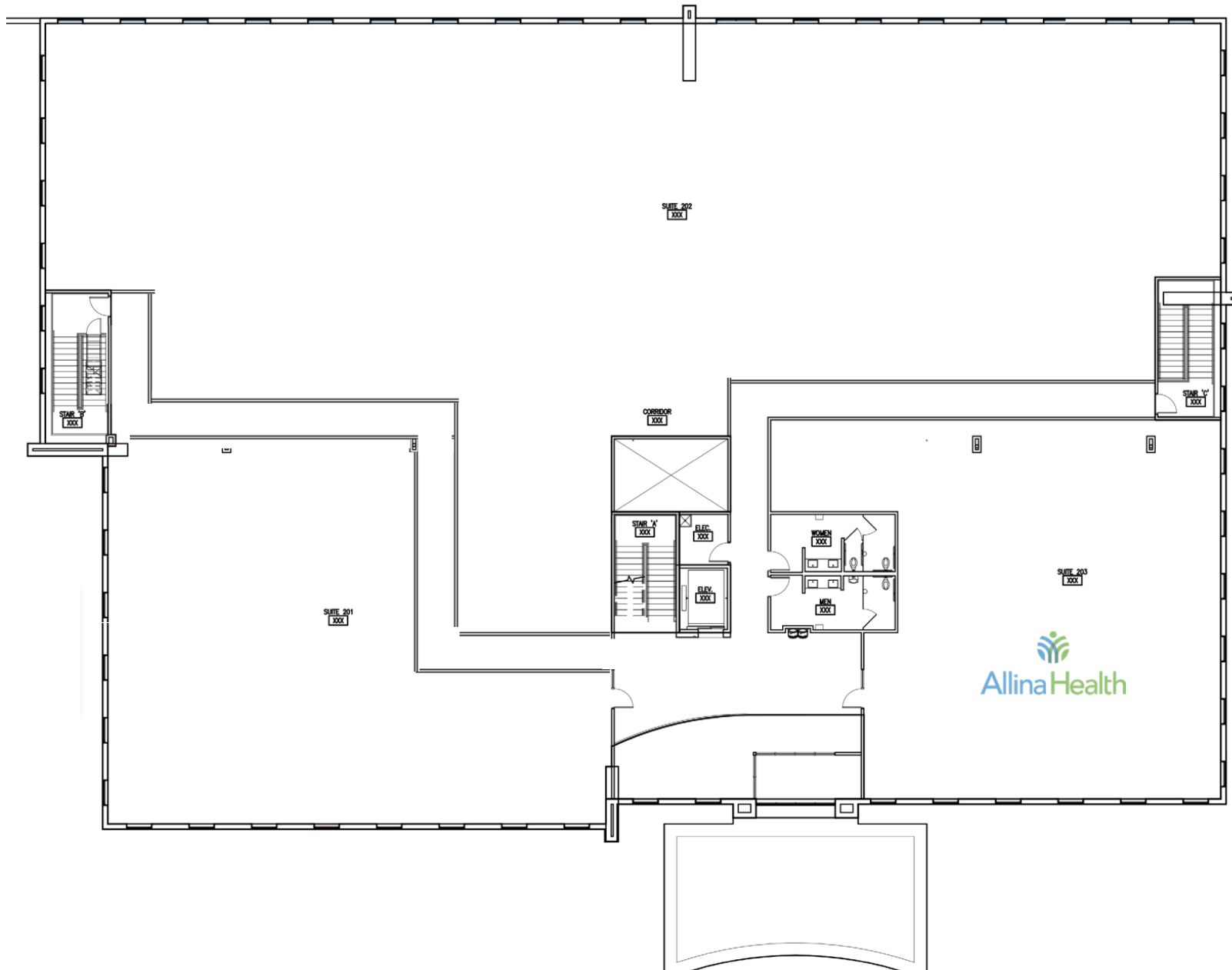
Floor Plan - 2nd Floor

2nd Floor
9,925 RSF Available

2nd Floor
7,442 RSF Available



Floor Plan - 2nd Floor - Option B



Site Plan





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	1,814	2,272	2,615	25.3%	44.2%	4.61%	1897	1984	2076	2171
Podiatry	11,230	13,435	15,658	19.6%	39.4%	3.65%	11640	12065	12505	12961
Spine	1,630	1,927	2,164	18.2%	32.7%	3.41%	1685	1742	1802	1863
Vascular	12,793	15,086	17,442	17.9%	36.3%	3.35%	13221	13664	14122	14596
Psychiatry	121,304	142,662	147,004	17.6%	21.2%	3.30%	125303	129434	133701	138109
Ophthalmology	68,413	79,808	91,264	16.7%	33.4%	3.13%	70553	72761	75038	77386
Physical Therapy/Rehabilitation	223,978	259,868	295,900	16.0%	32.1%	3.02%	230735	237697	244868	252257
Cardiology	76,131	88,257	98,619	15.9%	29.5%	3.00%	78414	80767	83190	85686
Pain Management	9,186	10,606	11,745	15.4%	27.8%	2.91%	9454	9729	10013	10305
Orthopedics	25,216	28,891	32,273	14.6%	28.0%	2.76%	25911	26626	27360	28115
Lab	361,302	412,282	457,575	14.1%	26.6%	2.68%	370966	380890	391078	401540
Miscellaneous Services	177,900	199,019	223,605	11.9%	25.7%	2.27%	181936	186064	190286	194603
Nephrology	4,448	4,924	5,321	10.7%	19.6%	2.05%	4539	4632	4727	4824
ENT	29,106	32,046	35,161	10.1%	20.8%	1.94%	29671	30247	30835	31435
Thoracic Surgery	447	483	506	8.2%	13.1%	1.58%	453	461	468	475
Evaluation and Management	870,074	940,335	1,037,282	8.1%	19.2%	1.57%	883693	897525	911574	925843
Oncology	12,780	13,793	14,755	7.9%	15.5%	1.54%	12976	13175	13378	13584
Radiology	247,494	266,001	288,675	7.5%	16.6%	1.45%	251089	254736	258437	262192
Trauma	6,269	6,721	7,235	7.2%	15.4%	1.40%	6356	6445	6536	6627
Gastroenterology	20,287	21,750	22,823	7.2%	12.5%	1.40%	20571	20859	21152	21448
Urology	7,947	8,488	8,979	6.8%	13.0%	1.33%	8052	8158	8267	8377
Dermatology	37,473	39,992	42,437	6.7%	13.2%	1.31%	37963	38461	38964	39474
Neurosurgery	802	852	924	6.3%	15.3%	1.23%	811	821	831	841
General Surgery	5,121	5,437	5,701	6.2%	11.3%	1.20%	5182	5245	5308	5372
Neurology	15,310	16,223	17,180	6.0%	12.2%	1.17%	15488	15668	15851	16036
Cosmetic Procedures	7,073	7,366	7,452	4.1%	5.4%	0.81%	7130	7188	7247	7306
Gynecology	8,276	8,391	8,680	1.4%	4.9%	0.28%	8299	8322	8345	8368
Pulmonology	12,367	12,018	11,654	-2.8%	-5.8%	-0.57%	12296	12226	12156	12087
Obstetrics	3,450	3,102	2,926	-10.1%	-15.2%	-2.11%	3377	3306	3236	3168

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



118,424

2000 Total
Population



141,991

2010 Total
Population



173,811

Current Total
Population



180,506

5 Yr Projected
Total Population

Median Household Income



\$111,896

Current Median HH
Income



\$125,576

5 Yr Projected
Median HH Income

Average Household Income



144,699

Current Average
HH Income



164,111

5 Yr Projected Avg
HH Income

Per Capita Income



\$51,952

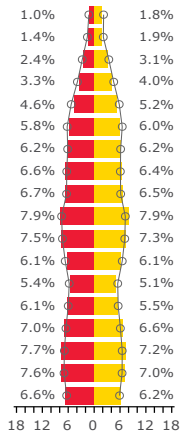
Current Per Capita
Income



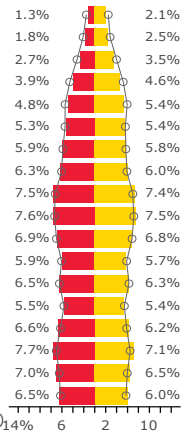
\$59,224

5 Year Projected Per
Capita Income

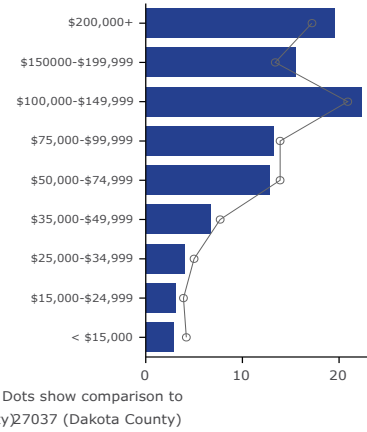
Current Age Pyramid



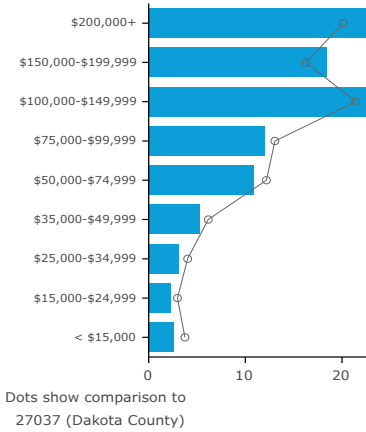
5 Yr Projected Age Pyramid



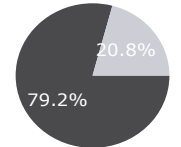
Current HH By Income



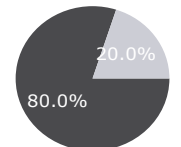
5 Yr Projected HH By Income



Current Housing By Ownership



5 Yr Projected Housing By Ownership



Race and ethnicity

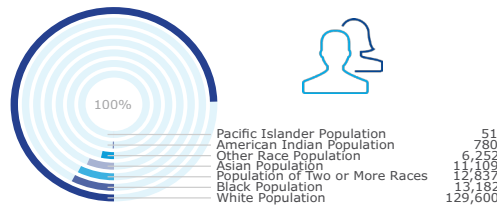
The largest group: White Alone (74.56)

The smallest group: Pacific Islander Alone (0.03)

Indicator	Value	Difference
White Alone	74.56	+1.62
Black Alone	7.58	-0.74
American Indian/Alaska Native Alone	0.45	-0.13
Asian Alone	6.39	+0.47
Pacific Islander Alone	0.03	-0.02
Other Race	3.60	-0.80
Two or More Races	7.39	-0.40
Hispanic Origin (Any Race)	7.07	-1.80

Bars show deviation from
27037 (Dakota County)

Current Year Population By Race



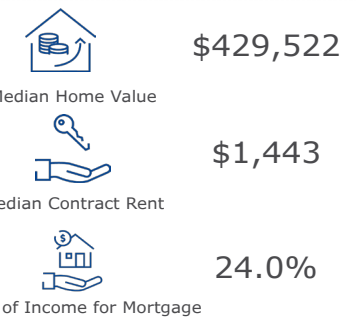
Current Annual Household Spending



Tapestry segments



Current Year Housing Stats



17489 Dodd Blvd, Lakeville, Minnesota, 55044
5 mile radius

Population, Income & Housing Trends





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