



FRIDLEY MEDICAL CENTER

480 & 500 Osborne Road Northeast

PROPERTY INFORMATION

- + Prime location on Mercy Hospital’s Unity Campus
- + Direct skyway connection to 480 & 500 Osborne Road NE and Mercy Hospital
- + Ample surface parking available for tenants and visitors
- + Convenient access to Highway 610 and I-169
- + Prominent exterior signage opportunities to enhance visibility
- + Exterior signage opportunities available



480 OSBORNE RD NE:

- + **Year Built:** 2010
- + **Building Size:** 60,476 SF
- + **Space Available:** 2,000 - 14,625 SF
- + **Number of Floors:** 2 Floors



Net Rental Rate	\$18.00 - \$20.00 Net PSF
2025 Tax & Ops	\$18.32 PSF

500 OSBORNE RD NE:

- + **Year Built:** 1976/2012
- + **Building Size:** 62,518 SF
- + **Space Available:** 676 - 21,800 SF
- + **Number of Floors:** 3 floors



Net Rental Rate	\$16.00 - \$18.00 Net PSF
2025 Tax & Ops	\$16.79 PSF

Local Tenants

480:

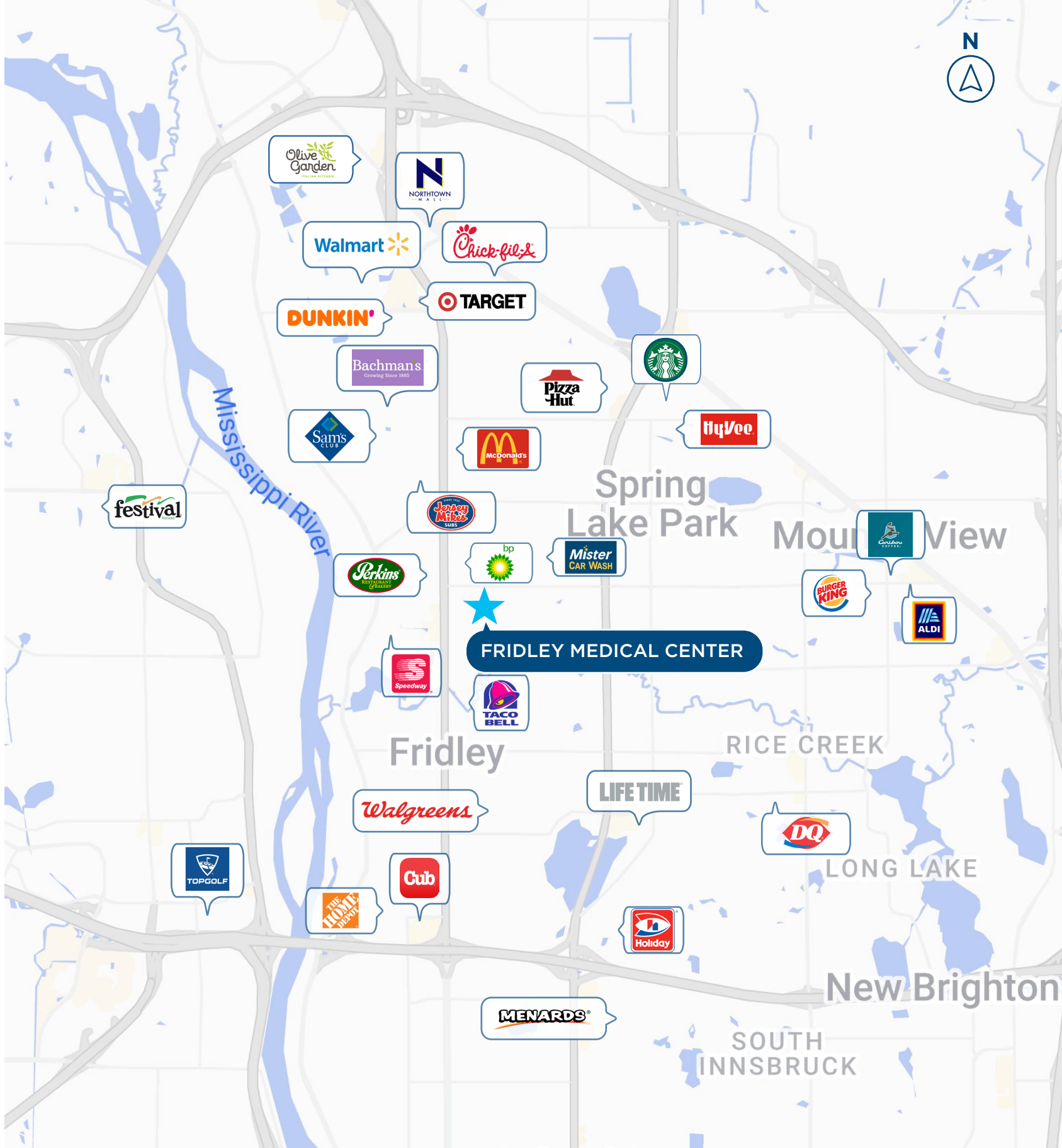


500:



About the Campus

- + 15 minutes from Downtown Minneapolis
- + 26 minutes from St. Paul
- + 30 minutes from MSP
- + Seamless and convenient access to skyways connecting Fridley Medical Center (480 & 500), Mercy Hospital Campus, and additional building



LOCAL HOSPITALS & MEDICAL CENTERS



OUTPATIENT DEMAND ASSESSMENT

This gap analysis looks at localized rates of consumption/demand and then measures that against the level of staffing present in the market.

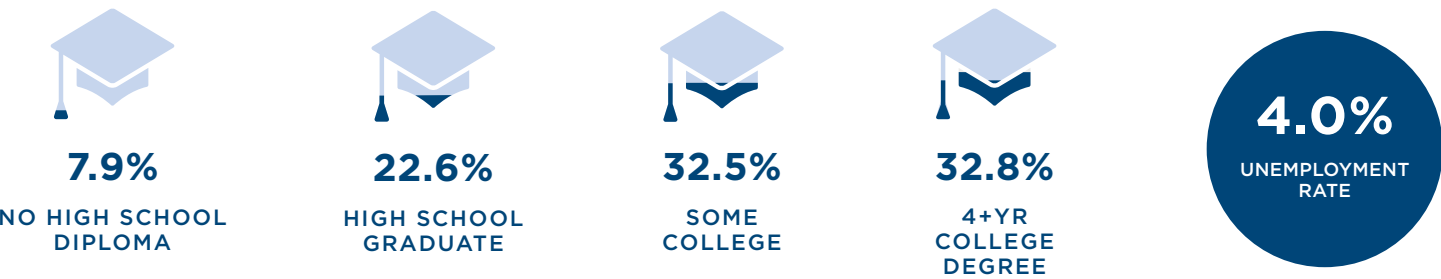
SPECIALTY	DEMAND	SUPPLY	GAP	10 YR GROWTH	
Pulmonolgoy	100.4	41.5	58.8	55.0	
Pediatrics	59.1	5.1	54.0	52.0	
Oncology	49.3	27.4	22.1	18.9	
OB/GYN	30.2	14.8	15.3	14.7	
Neurology	22.2	7.6	14.6	13.4	
Gastroenterolgoy	16.1	6.7	9.4	8.2	
Radiology	15.5	7.5	8.0	6.8	
Urology	11.4	3.7	7.8	7.0	
ENT	9.1	2.2	6.8	6.6	
Pain Management	7.5	3.2	4.3	3.9	
Dermatology	9.5	5.7	3.6	3.2	
Allergy/Immunology	3.0	0.1	2.9	2.9	
General Surgery	24.8	24.0	0.9	-0.3	
Neurosurgery	1.2	0.4	0.8	0.7	

*Based on current demand for FTEs in the market, Primary Care, Orthopedics, and Oncology are at the top of the list for FTE expansion opportunities.

This page contains data provided by Pivotal Data Sources - Aggregation of multiple data sources to capture best in class intel on population, physician need, and claims activity in the market including Claims data: Lexis Nexis (Data timeline - July 2021 through June 2022) and Market Demand Source: Advisory Board Growth Forecasts (Base year 2022).

DEMOGRAPHICS 5 MILE

EDUCATION



MARKET PAYER MIX



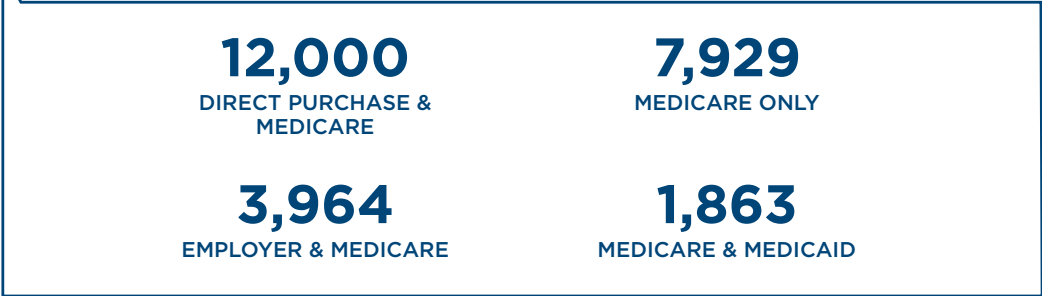
Household by Income			
Indicator	Value	Difference	Deviation from Hennepin County
<\$15,000	6.6%	+2.0%	<div></div>
\$15,000 - \$24,999	5.6%	+1.2%	<div></div>
\$25,000 - \$34,999	6.6%	+1.2%	<div></div>
\$35,000 - \$49,999	9.6%	+2.2%	<div></div>
\$50,000 - \$74,999	17.6%	+2.7%	<div></div>
\$75,000 - \$99,999	16.2%	+1.3%	<div></div>
\$100,000 - \$149,999	19.5%	-3.6%	<div></div>
\$150,000 - \$199,999	10.3%	-4.3%	<div></div>
\$200,000 +	8.1%	-2.4%	<div></div>

The largest group: \$100,000 - \$149,999 (19.5%)
The smallest group: \$15,000 - \$24,999 (5.6%)

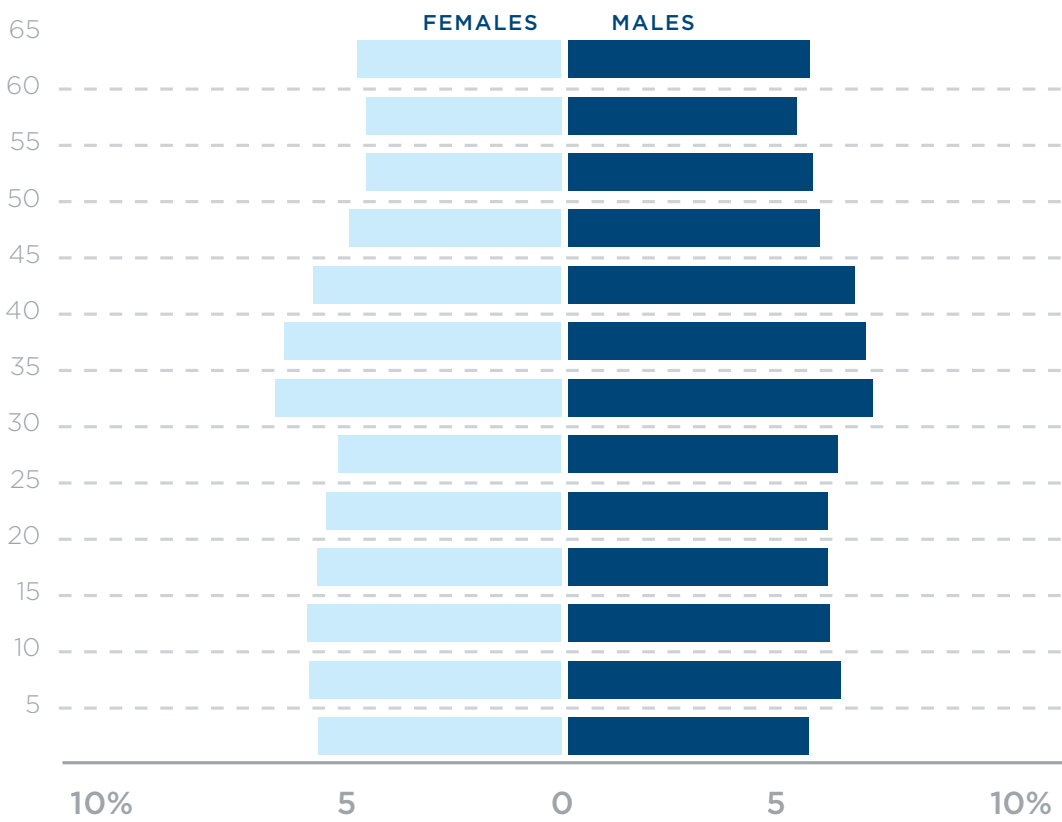
HEALTHCARE EXPENDITURES:



MEDICARE: POPULATION 65+



AGE PYRAMID



The infographics contain data provided by American Community Survey (ACS), ESRI AND BUREAU OF LABOR STATISTICS, ESRI and GFK MRI. The vintage of the data is ISS 2016-2020, 2022.

KEY FACTS



247,732
POPULATION



6,591
TOTAL
BUSINESSES



98,723
TOTAL
EMPLOYEES



\$79,830
MEDIUM
HOUSEHOLD
INCOME

ABOUT THE OWNER



HEALTHCARE
REALTY

Healthcare Realty is a publicly-traded Real Estate Investment Trust (REIT) that focuses on owning, managing, acquiring and developing outpatient medical facilities throughout the United States. As the first REIT to specialize in medical office buildings, the Company has built a well-regarded medical real estate portfolio affiliated with market-leading healthcare systems. As of May 27, 2025, the Company owned 648 real estate properties in 33 states totally 38.3 million square feet and was valued at approximately \$10.05 billion.

www.healthcarerealty.com

With two medical office buildings on the Fridley Medical Campus, Healthcare Realty is your go-to source for medical office space.

RESPECT

We recognize and appreciate the worth of every individual and seek to earn the same from others.

EXCELLENCE

We have high expectations and apply a long-term, quality mindset to everything we do.

CAMARADERIE

We pursue a common purpose with teamwork and mutual trust.

ENTREPRENEURSHIP

We bring initiative, intellect and creative ideas to solve problems and improve results.

BUILDING PORTFOLIO



FRIDLEY MEDICAL CENTER
480 Osborne Rd NE, Fridley, MN 55432
60,476 SF



FRIDLEY MEDICAL CENTER
500 Osborne Rd NE, Fridley, MN 55432
62,518 SF



MAPLEWOOD PROFESSIONAL BUILDING
1655 Beam Avenue, Saint Paul, MN 55109
51,676 SF



HEALTHCARE LEASING

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