

# Burnsville Medical Center

14000 Nicollet Blvd West, Burnsville





# Prime-positioned medical office, tailored for success.

Transwestern and Wellington Management, Inc. present Burnsville Medical Center, a medical office conveniently located near Interstates 35E and 35W. Just two blocks from Fairview Ridges Hospital, the four-level property is home to complementary specialty tenants, has been professionally managed by Wellington since 2007, and provides a well-maintained, strategically positioned setting for medical practices.



**Net Rental Rates:** Negotiable



**CAM & TAX:** \$15.60 PSF (\$9.71 CAM & \$5.89 Tax)



**Building Size:** 48,000 SF



**Available Area:** 28,558 SF



**Parking:** Ramp & Surface Parking, 4.4: 1,000 SF



**Year Built:** 1997

**Clear Heights:** 9-12'

## Highlights

- Attached two-level parking ramp with secured building access
- Monument signage with potential for building signage
- Two blocks from Fairview Ridges Hospital
- Withing 5 minutes of Burnsville Center and Burnsville Heart of the City
- Convenient access to interstates 35E and 35W
- Lower level includes windows, storage, vending, and break rooms
- Designated drop-off area for patient and visitors
- Ribbon windows providing abundant natural light
- On-site vending and break rooms for tenant convenience



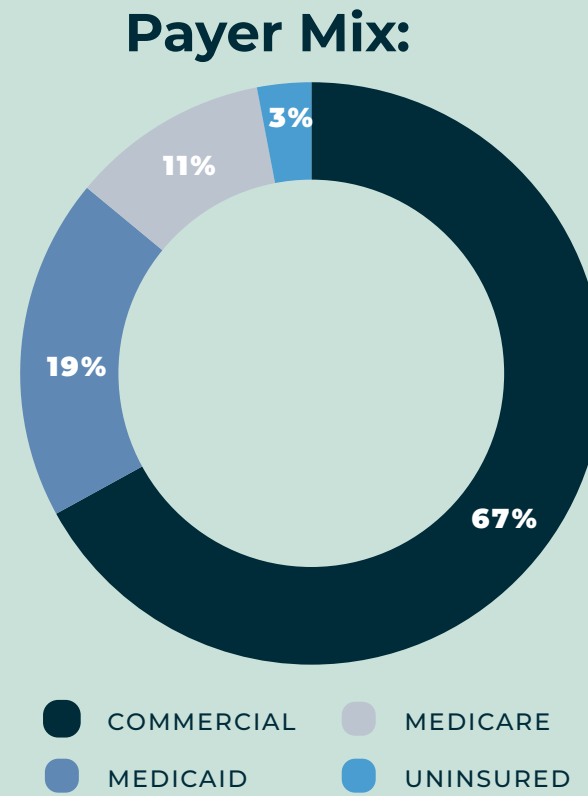


# Burnsville Demographics

## Key Facts:



## Healthcare Expenditures:



## 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	
Psychiatry	27.9	3.8	24.1	33.9	
Primary Care	20.3	13.5	6.9	23.1	
Therapy/Rehab	32.9	26.2	6.7	41.0	
Pediatrics	2.8	0.6	2.1	3.2	
Cardiology	2.6	0.8	1.8	3.2	
General Surgery	3.9	2.3	1.7	4.3	
Oncology	2.3	0.8	1.5	2.6	
Radiology	1.8	0.3	1.4	1.8	
Hospitalist	1.1	0.5	0.7	1.4	
Neurology	1.1	0.3	0.7	1.3	
Nephrology	0.9	0.3	0.6	1.0	
Vascular Surgery	0.5	0.0	0.5	0.5	
Urology	0.8	0.2	0.5	0.9	
Pathology	0.5	0.1	0.4	0.6	
Dermatology	0.8	0.7	0.3	0.9	

\*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).

Commercial Player	% of Pop. Covered	# of Pop. Covered
Blue Cross & Blue Shield of MN	19.5%	12,738
HealthPartners, Inc.	16.7%	10,889
UnitedHealth Group, Inc.	10.0%	6,529
Medica	8.6%	5,612
Elevance Health, Inc.	3.3%	2,127
Cigna Group	3.0%	1,974
Health Care Service Corporation	1.9%	1,218
CVS Health	1.8%	1,166
UCare	1.0%	620
Highmark, Inc.	0.3%	182
Blue Cross & Blue Shield of MA	0.2%	121
Premiera Blue Cross	0.2%	100

# Local Hospitals & Medical Centers





# Retail Map

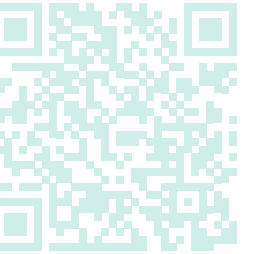




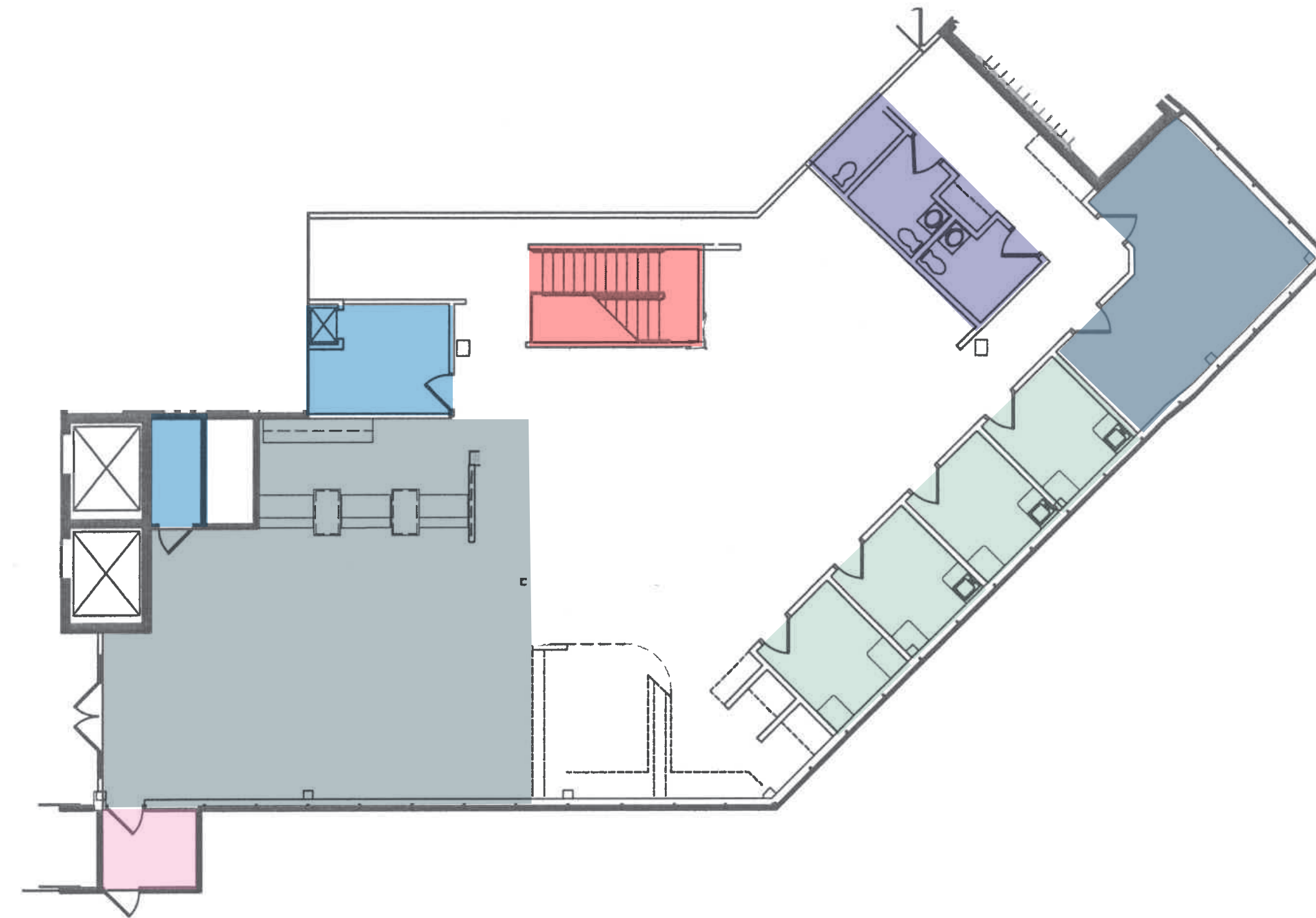


## Available Space

Suite 100 | 5,022 RSF



3D Tour!



### Layout Featuring:

- 4 Treatment Rooms
- 1 Procedure Room
- Private Restrooms
- Reception & Waiting Room
- Staircase to Lower Level
- Storage
- Private Entrance to Suite

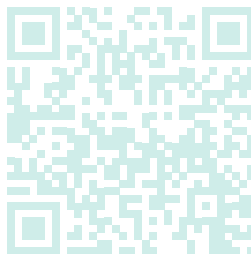
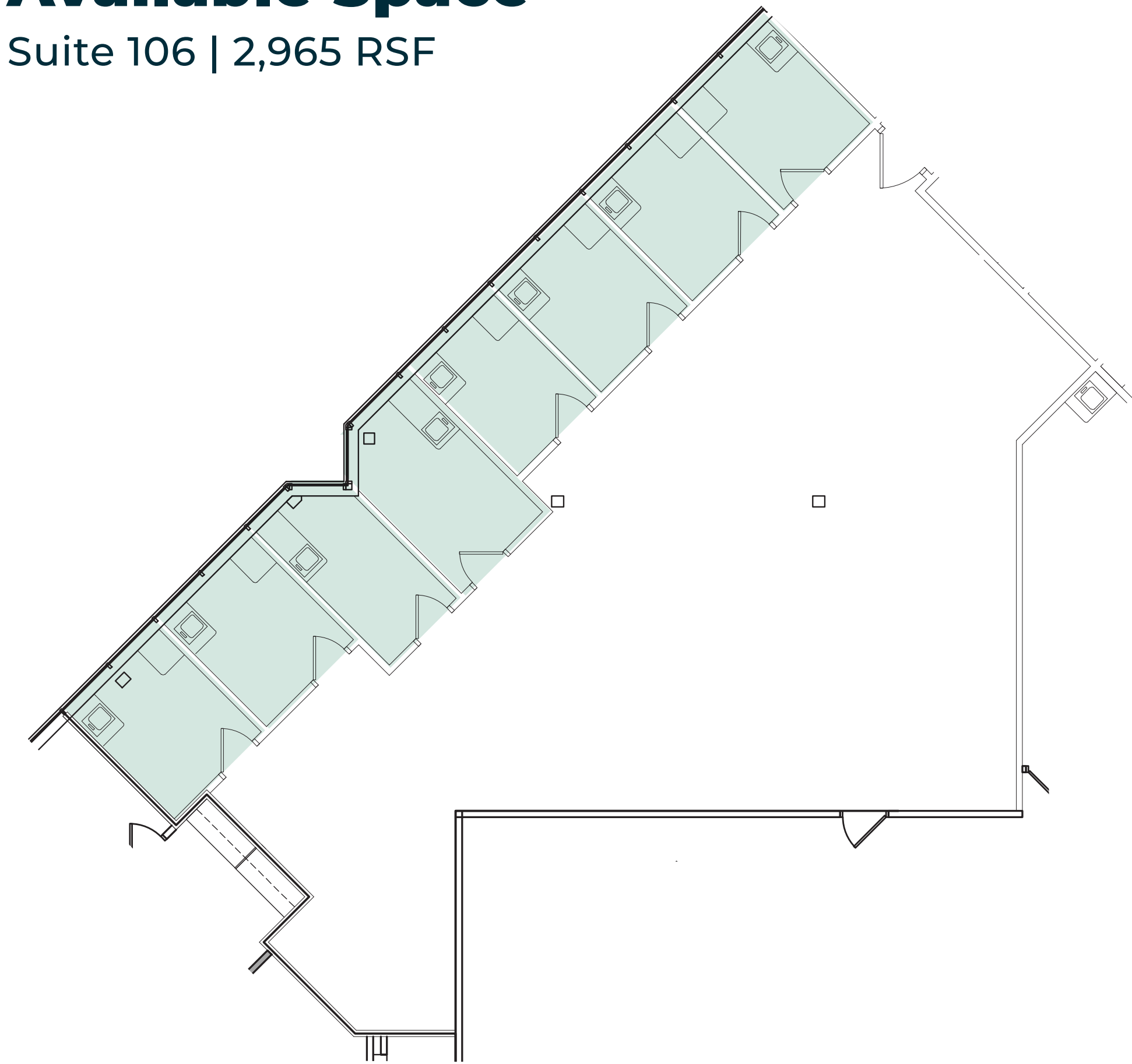


KEY PLAN - 1ST FLOOR



# Available Space

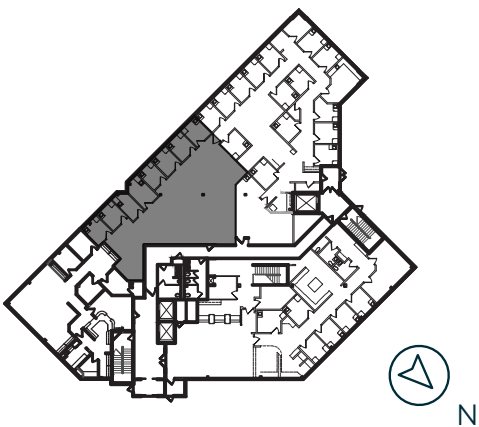
Suite 106 | 2,965 RSF



3D TOUR

## Layout Featuring:

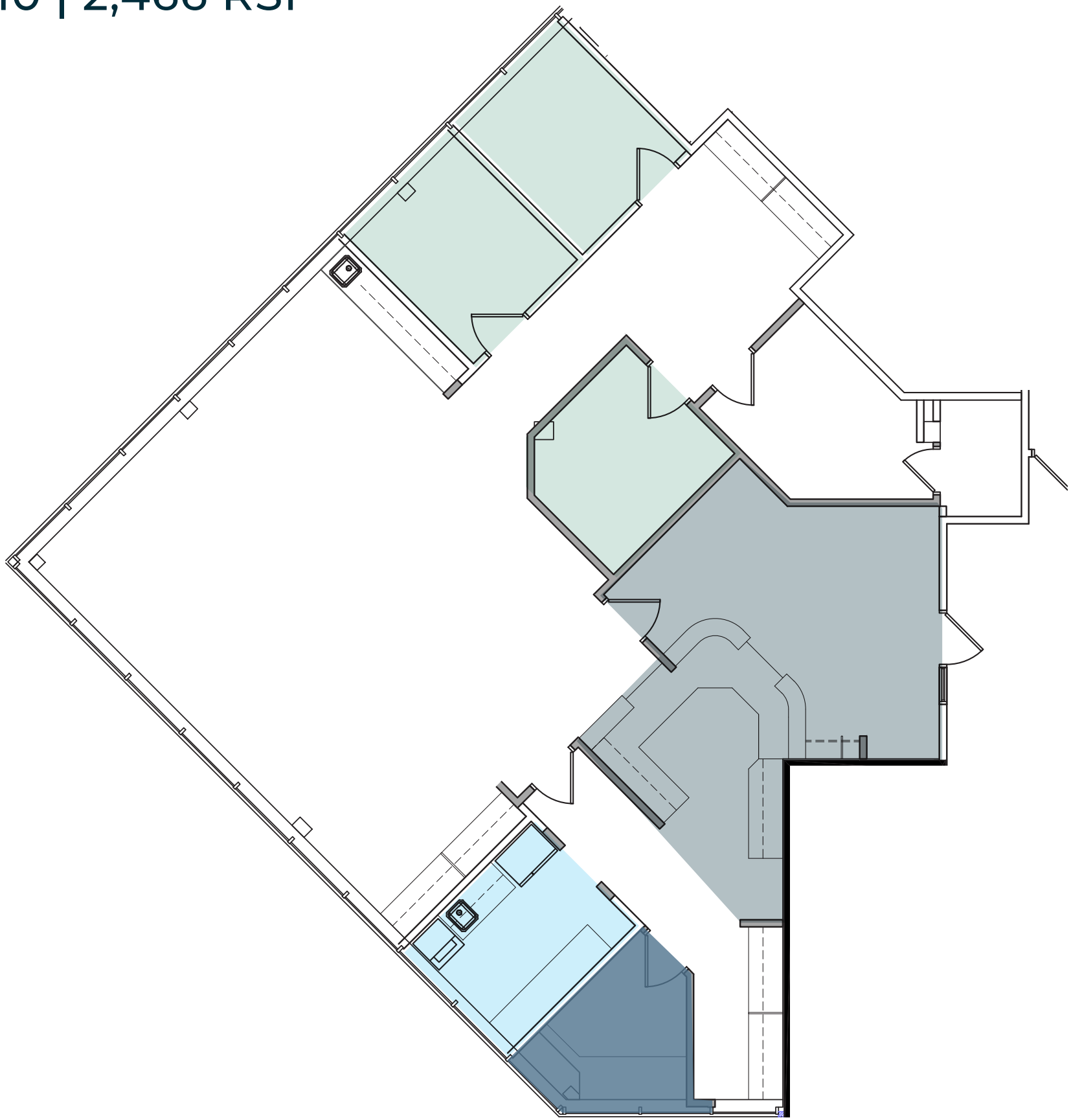
- 8 Treatment Rooms



KEY PLAN - 1ST FLOOR

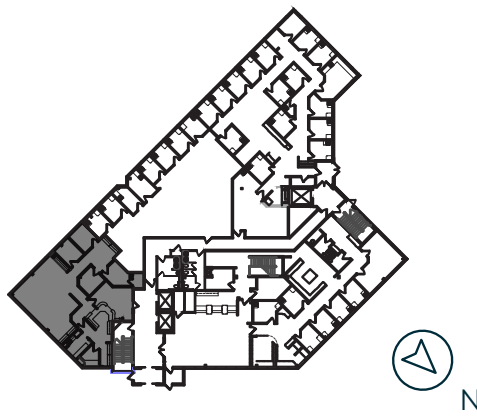
# Available Space

Suite 110 | 2,466 RSF



## Layout Featuring:

- 3 Treatment Rooms
- Reception & Waiting Room
- Breakroom
- Office

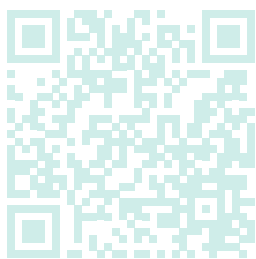
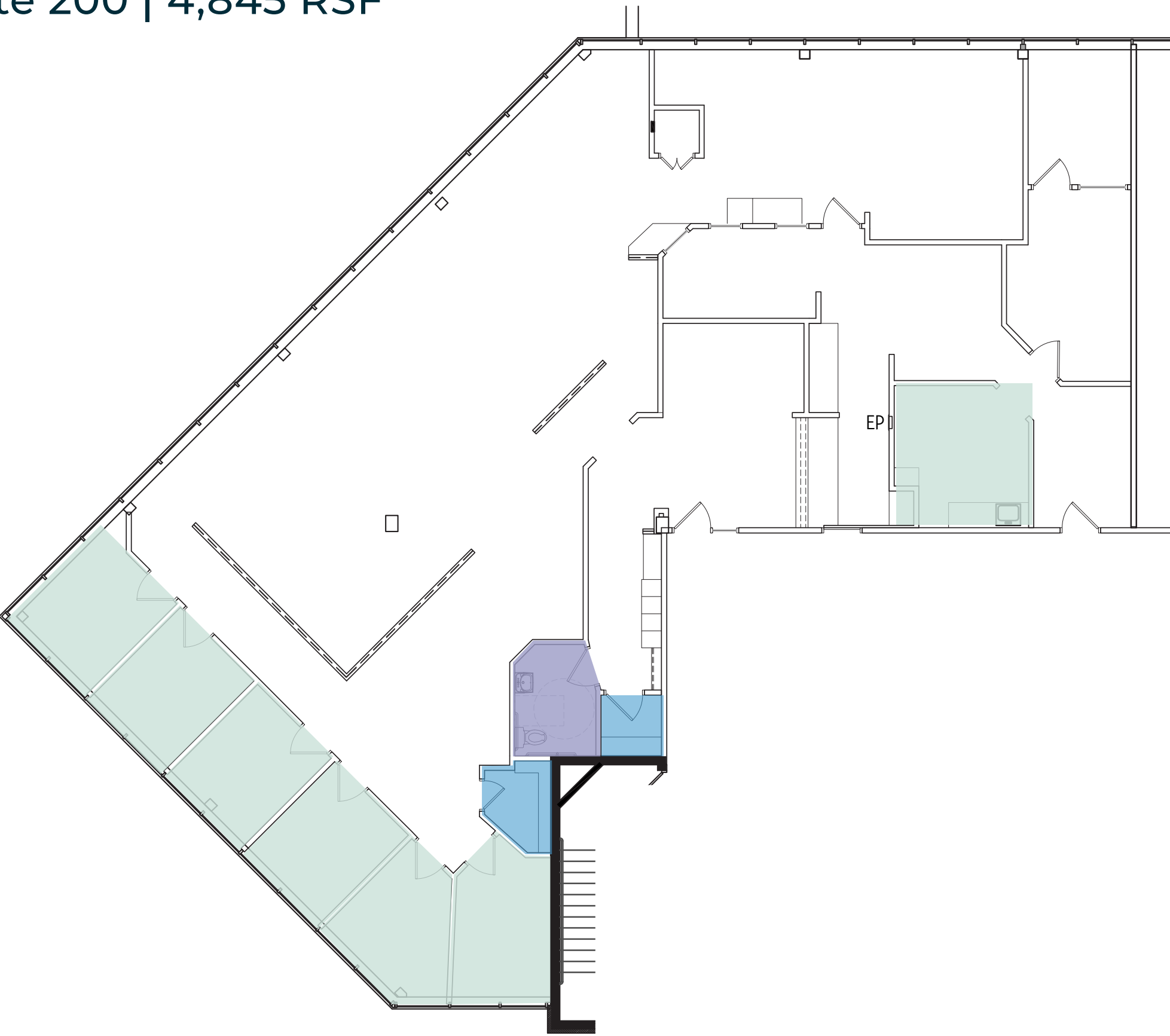


KEY PLAN - 1ST FLOOR



# Available Space

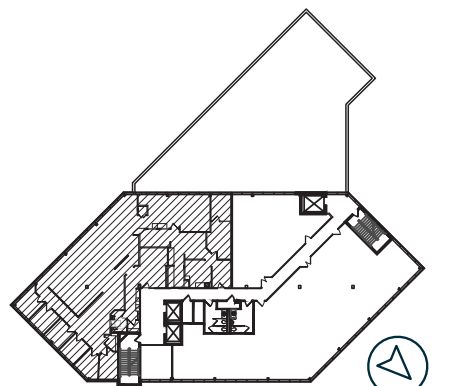
Suite 200 | 4,845 RSF



3D Tour!

## Layout Featuring:

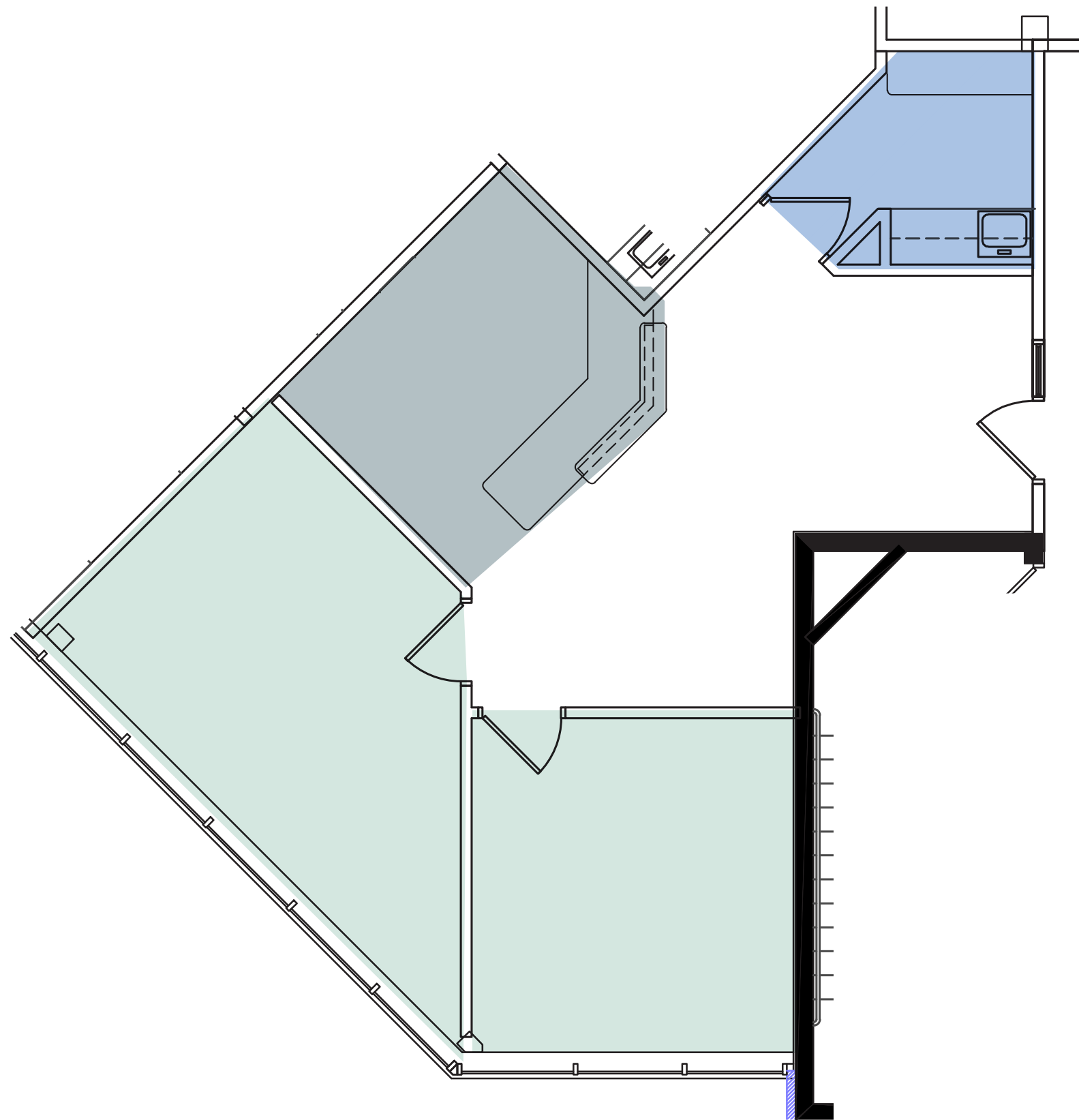
- 7 Treatment Rooms
- Private Restroom
- Storage



KEY PLAN - 2ND FLOOR

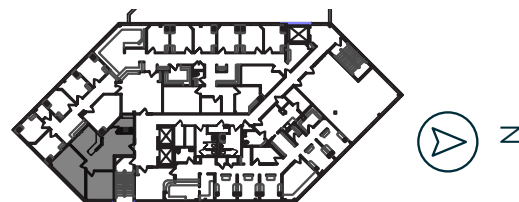
# Available Space

Suite 303 | 1,018 RSF - 3rd FLOOR



## Layout Featuring:

- Reception & Waiting Room
- 2 Treatment Room
- Lab

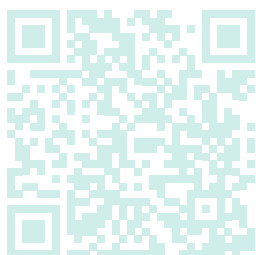


KEY PLAN - 3RD FLOOR

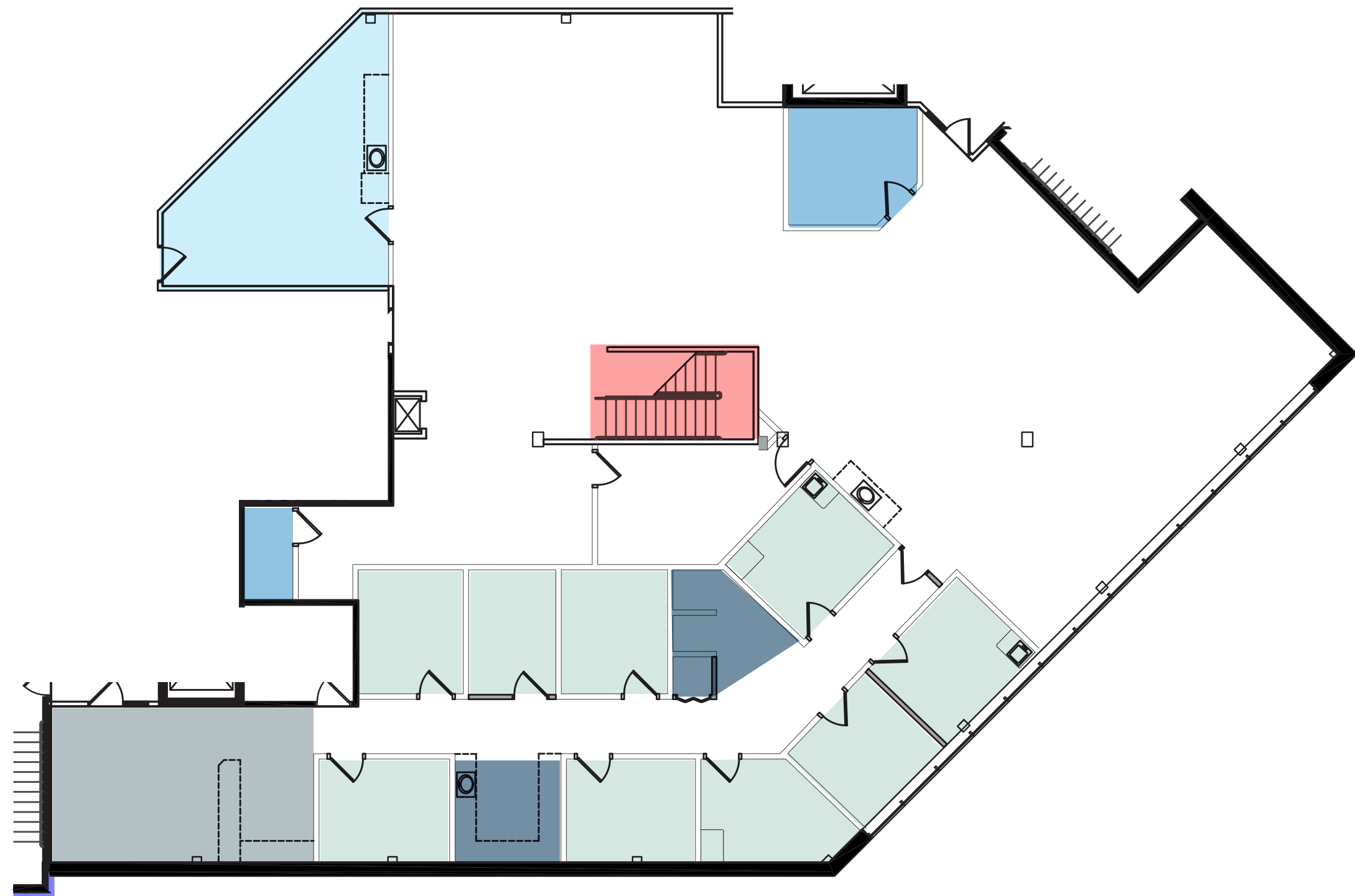


# Available Space

Suite LLA | 6,909 RSF

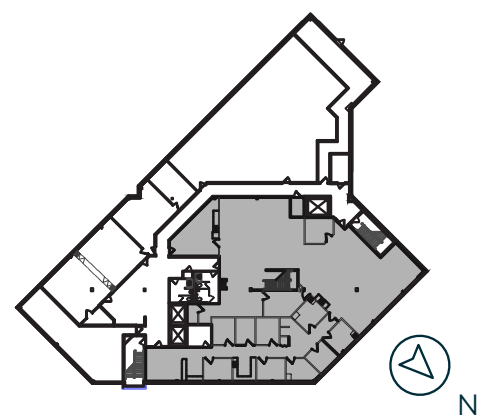


3D Tour!



## Layout Featuring:

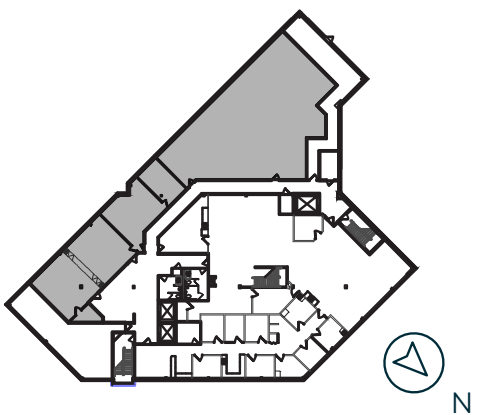
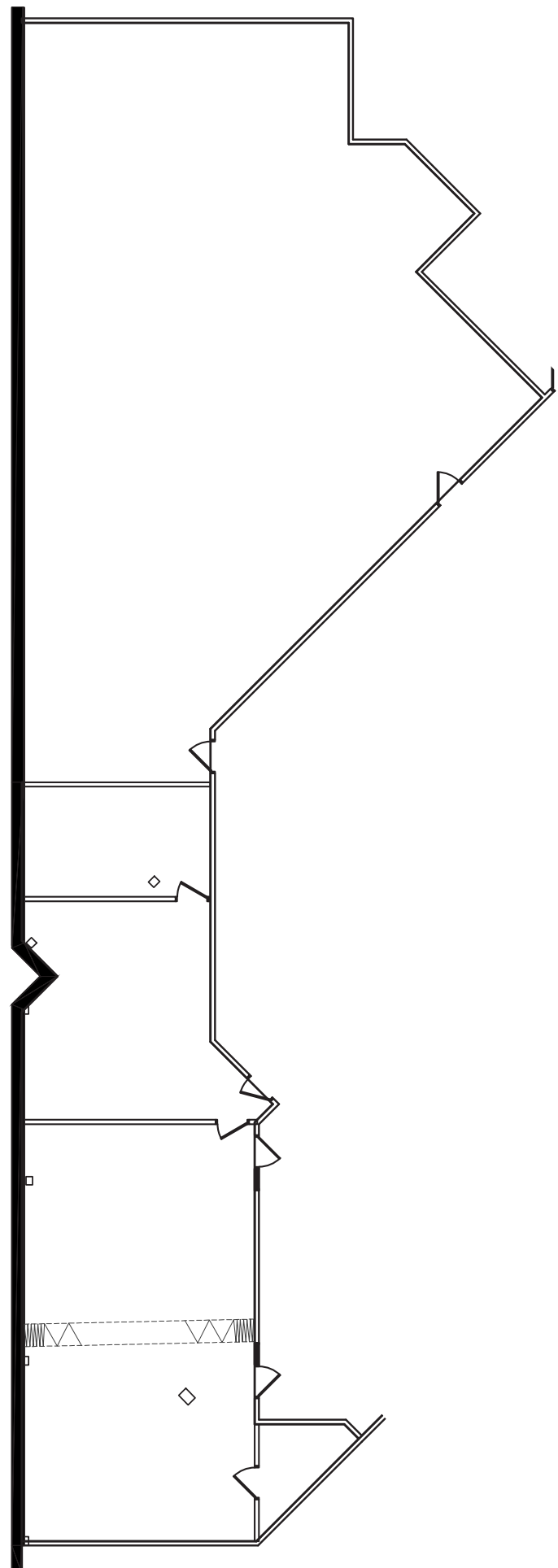
- 9 Treatment Rooms
- 2 Offices
- Breakroom
- Reception & Waiting Room
- Staircase to First Floor
- Storage



KEY PLAN - LOWER LEVEL

# Available Space

Suite LLB | 5,333 RSF



KEY PLAN - LOWER LEVEL





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