

HIGHLAND *Bridge* MEDICAL



RYAN

TRANSWESTERN

HIGHLAND BRIDGE MEDICAL

2270 Ford Parkway, St. Paul, MN

Highland Bridge Medical is located on the high visibility corner of Ford Parkway and Mount Curve Boulevard in St. Paul. The 122-acre Highland Bridge master development will be comprised of over 400,000 SF of retail, office/ medical office, and 3,800 residences situated on 66 acres along the Mississippi River with access to over 55 acres of public parks and open space.



WALK SCORE 76

Ample area amenities within walking distance including restaurants, retail, and entertainment



DESIRABLE PAYER MIX

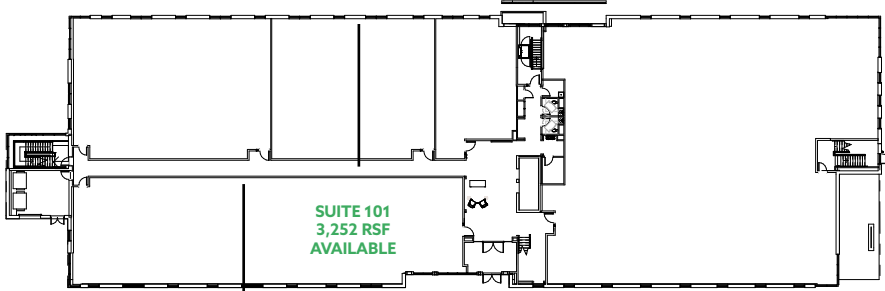
Highly desirable payer mix, high population density, growing population base, and household incomes over \$65,000



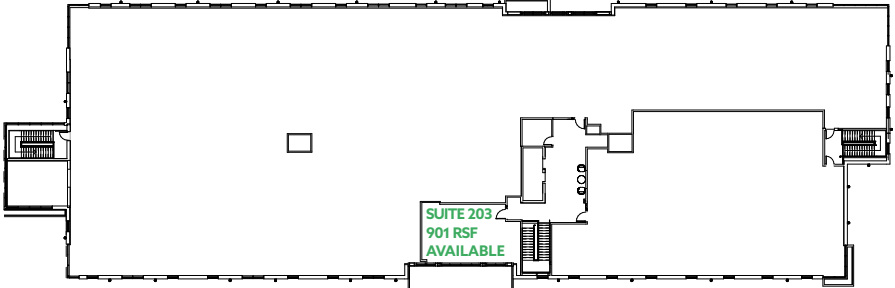
OVER 80%

Pre-leased to M Health Fairview, Dermatology Consultants, Rayus Radiology, and a mental health provider

LEVEL 1



LEVEL 2

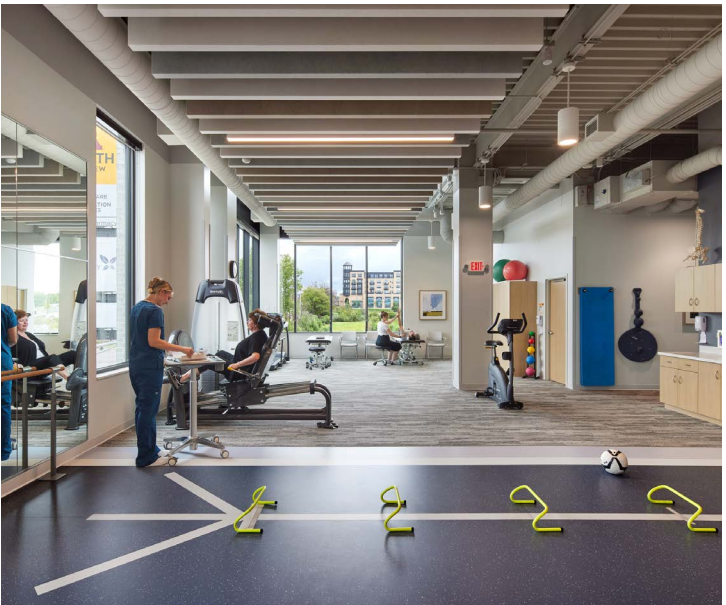


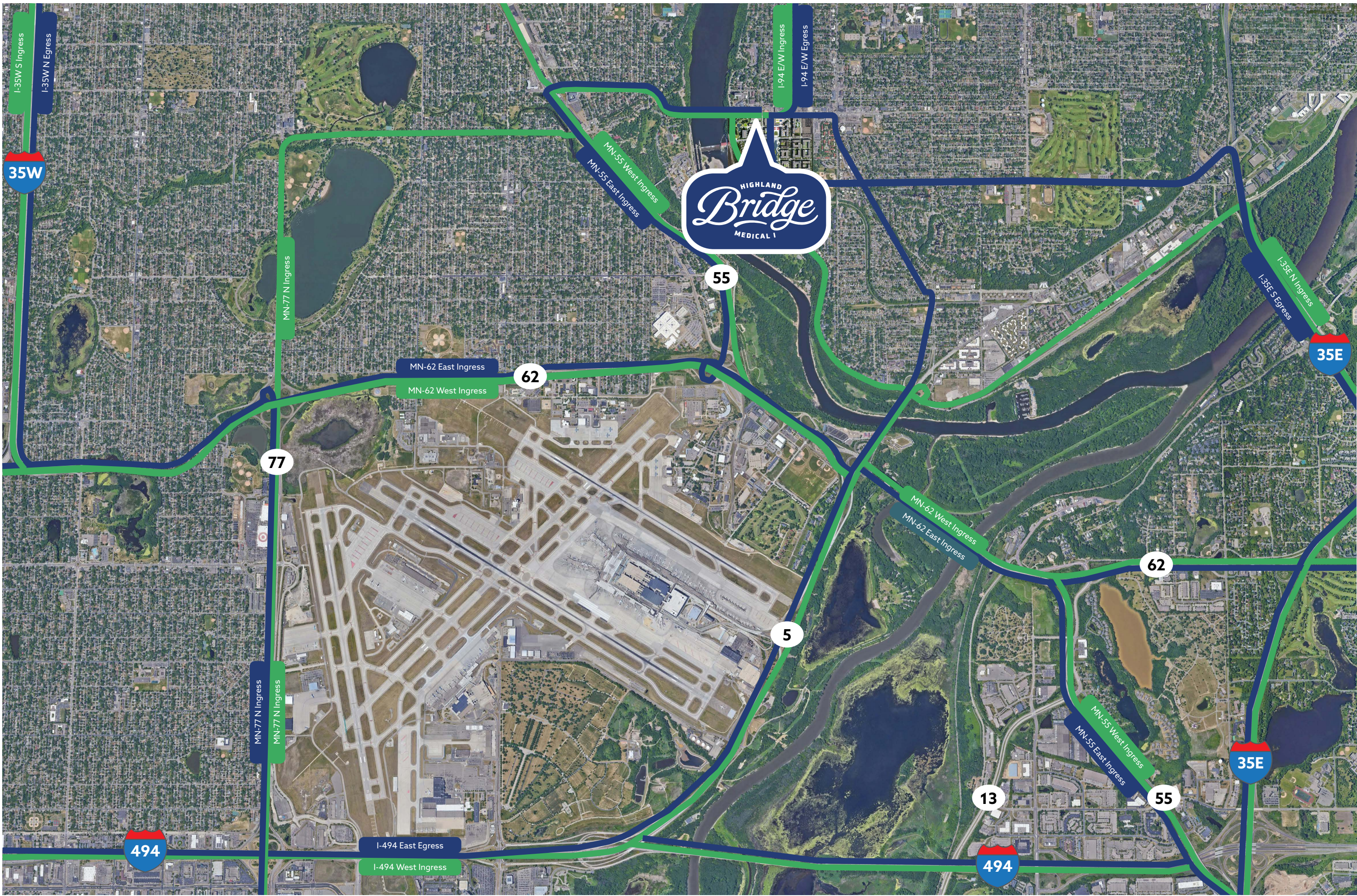
SITE PLAN



PROPERTY SPECIFICS

- Project Size: 2-story 60,000 SF
- Available Space: 900 – 3,252 SF
- Net Rates: Negotiable
- Estimated Operating Expenses: \$24.94 PSF
- Parking: 4.75 / 1,000 SF with underground parking



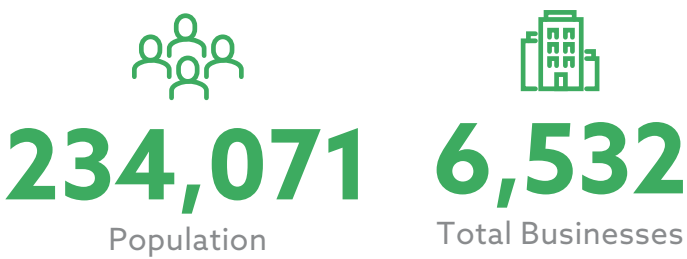


INGRESS AND EGRESS

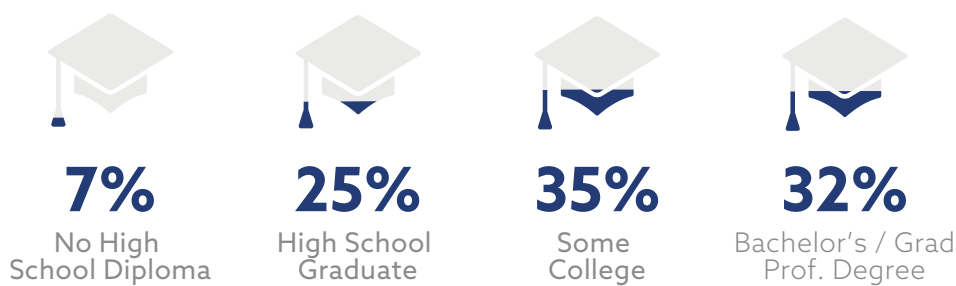
DEMOGRAPHICS

St. Paul is home to a highly educated and affluent population with favorable demographics for any business to locate. Information represents samples within a three-mile radius of the site.

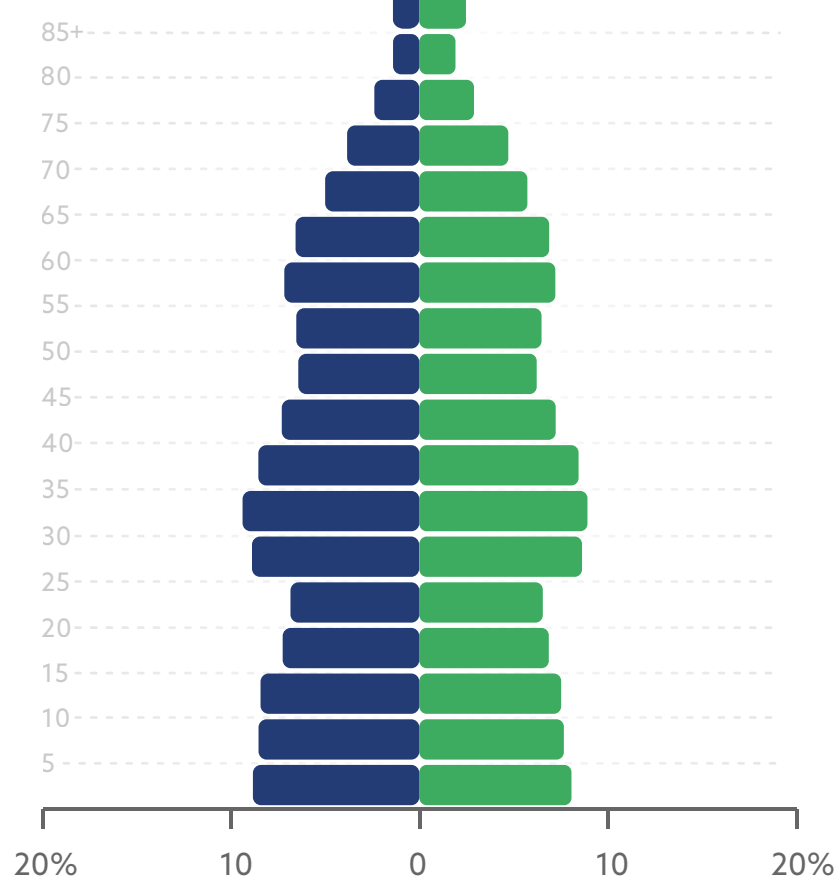
KEY FACTS



EDUCATION



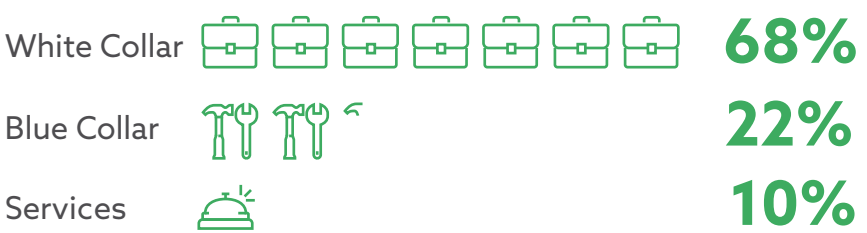
AGE PYRAMID




THE LARGEST GROUP:
2021 Male Pop.
Age 30-34
(Esri)


THE SMALLEST GROUP:
2021 Male Pop.
Age 85+
(Esri)

EMPLOYMENT



0.72%
Projected Growth from 2021 - 2026

HOUSEHOLDS BY INCOME

The largest group: \$100,000 - \$149,999 (19.9%) | The smallest group: \$15,000 - \$24,999 (4.8%)

INDICATOR ▲	VALUE	DIFFERENCE	
<\$15,000	5.4%	-2.5%	
\$15,000 - \$24,999	5.9%	+0.4%	
\$25,000 - \$34,999	7.3%	+0.8%	
\$35,000 - \$49,999	12.0%	+2.2%	
\$50,000 - \$74,999	18.2%	+3.4%	
\$75,000 - \$99,999	17.0%	+3.1%	
\$100,000 - \$149,999	19.2%	+1.3%	
\$150,000 - \$199,999	9.1%	-1.1%	
\$200,000+	6.0%	-7.4%	

Bars show deviation from Hennepin County



\$76,344
Median Household Income

THINKING BEYOND THE OBVIOUS



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