



WOODLAKE

6601 & 6625 LYNDALE AVENUE SOUTH, RICHFIELD, MN



DISCOVER RICHFIELD'S PREMIER HEALTHCARE DESTINATION



PROPERTY INFORMATION

- Conveniently located at the corner of 66th Street and Lyndale Avenue with easy access to Crosstown Highway 62 and I-35W
- Three-story atrium with skylights creates interior park-like setting
- 7-level free parking ramp
- Professionally managed by Ryan Companies
- Home to Metro Dentalcare, Allina Health Systems, Courage Kenny and Gillette Children’s
- On-site amenities include multimedia conference center and BMO Harris Bank

BUILDING FEATURES

- **Year Built:** 1955/1994/2000
- **Building Size:** 190,000 SF (3 buildings)
- **Number of Floors:** 6625 - 5 floors + lower level
6601 - 3 floors + lower level
- **Minimum Divisible:** 1,700 SF
- **Maximum Contiguous:** 5,956 SF

	6601	6625
NET RENTAL RATE	\$20.00 - \$21.00 per SF	\$18.00 per SF
OPERATING EXPENSES (2025)	\$11.78 per SF	\$10.92 per SF
REAL ESTATE TAXES (2025)	\$4.98 per SF	\$4.66 per SF
TOTAL TAX & OPS	\$16.76 per SF	\$15.58 per SF

PATIENT BENEFITS

- Free 7-level parking ramp
- Easy to navigate thanks to campus wayfinding
- Walkable amenities

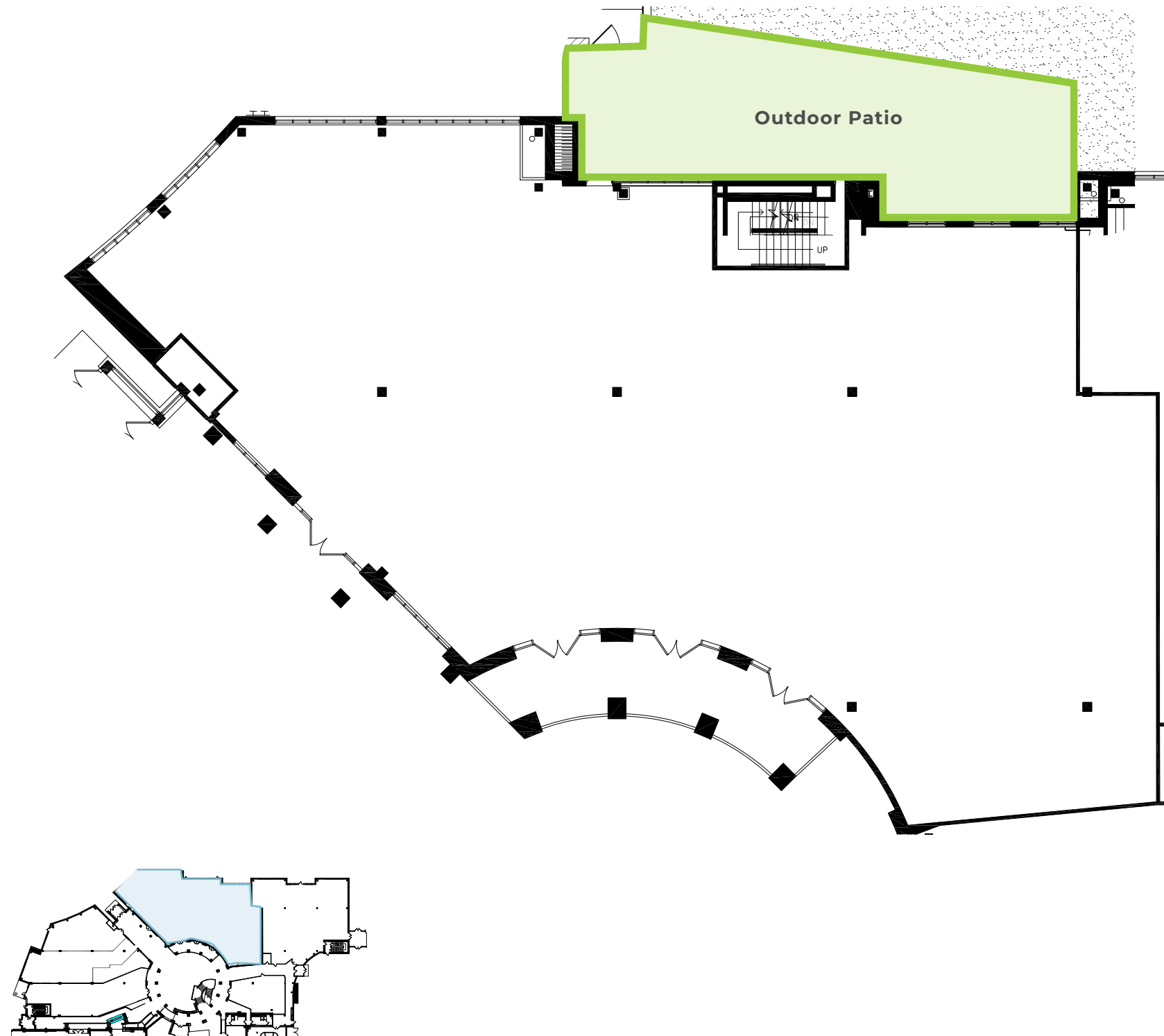
PRACTICE BENEFITS

- Dense patient demographic area
- Epicenter of Richfield’s growing healthcare market
- Active ownership



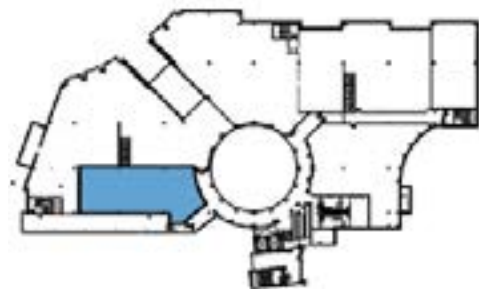
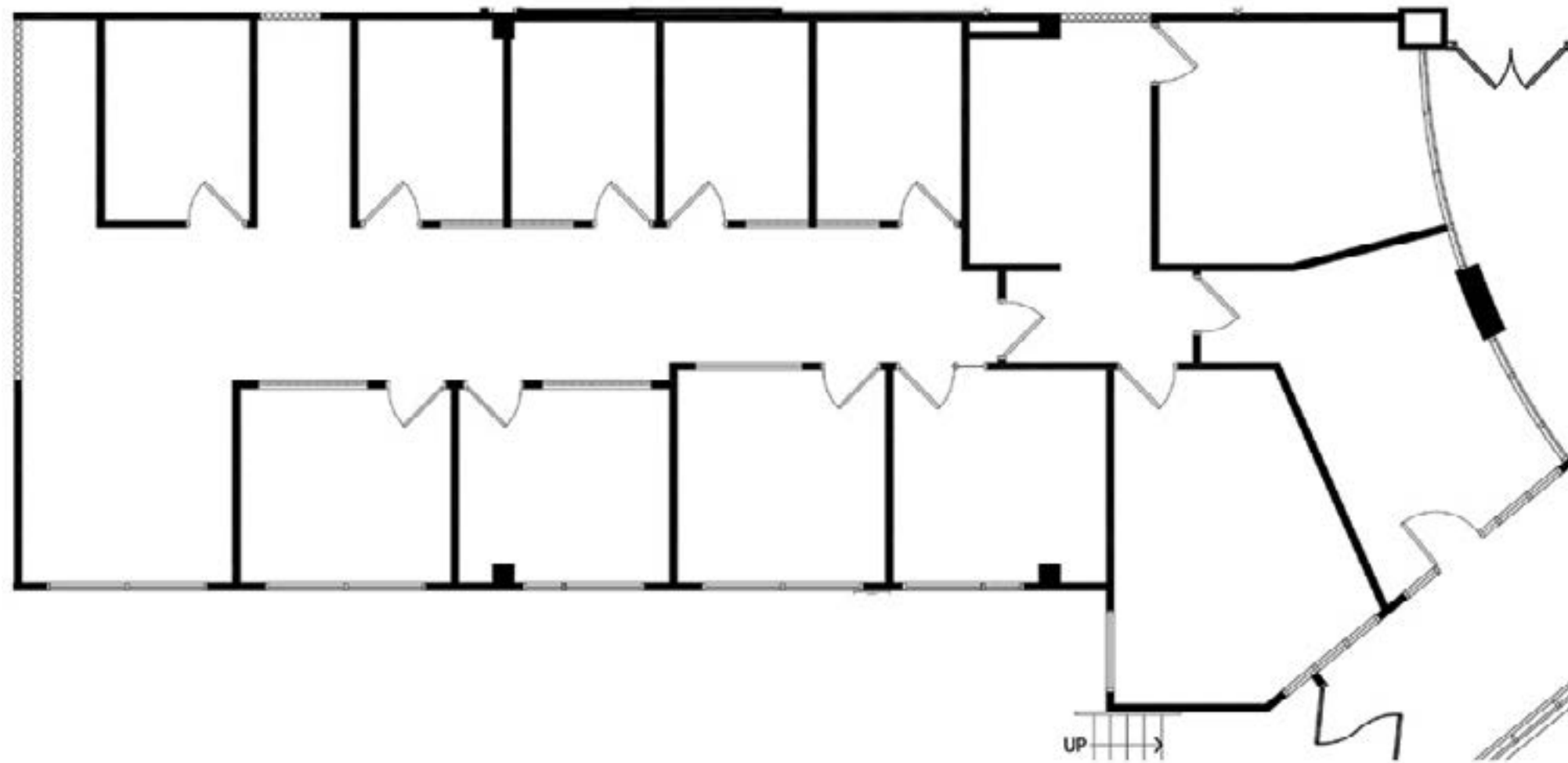
FLOOR PLANS | 6601

SUITE 130 - 7,933 SF (RETAIL SUITE WITH OUTDOOR PATIO ACCESS)



FLOOR PLANS | 6601

SUITE 310 - 3,023 SF

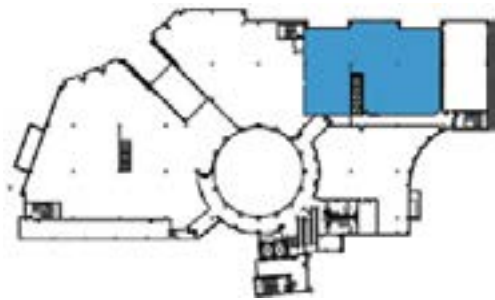
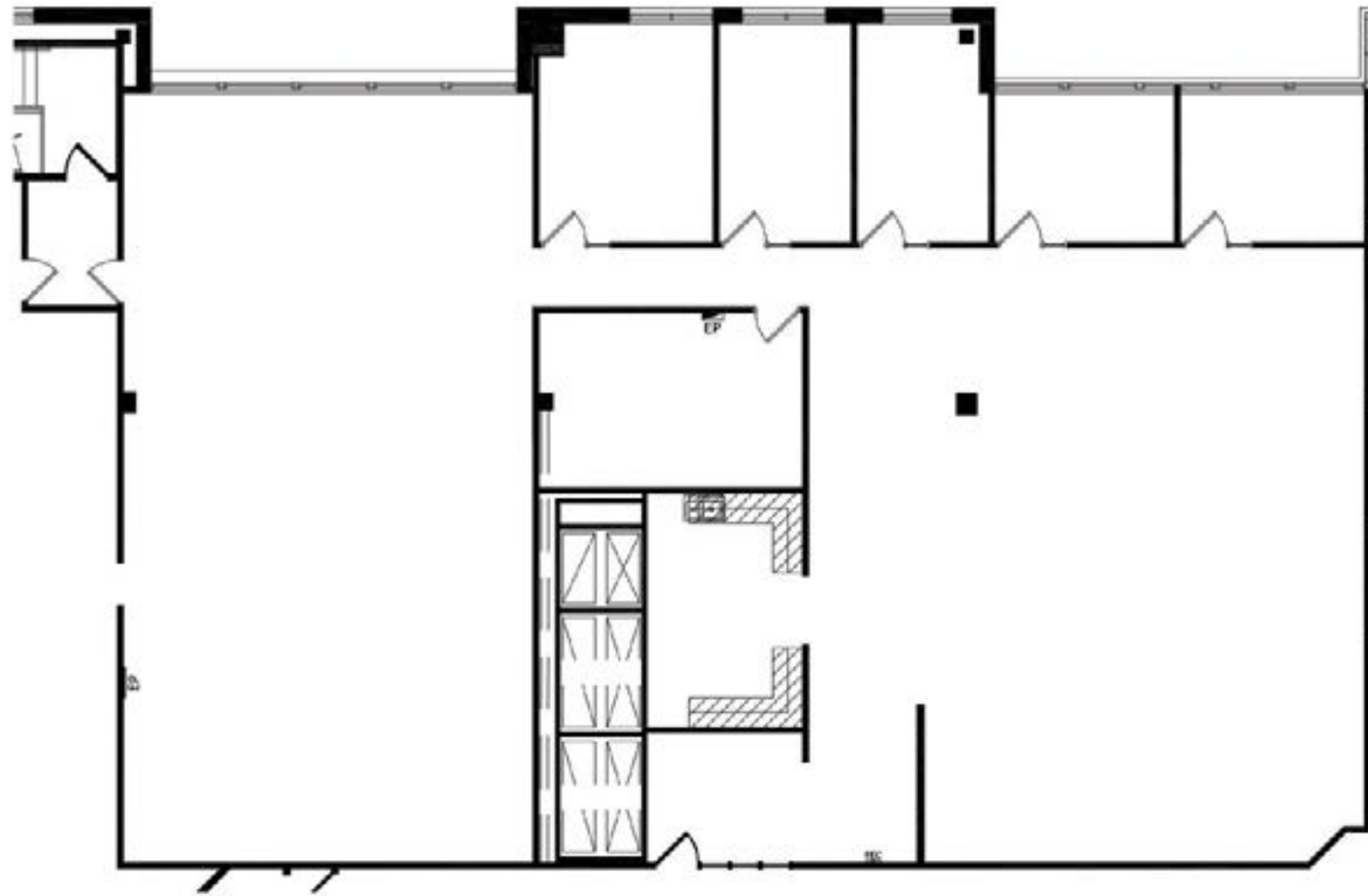


Key Plan - 3rd Floor



FLOOR PLANS | 6601

SUITE 335 - 5,612 SF

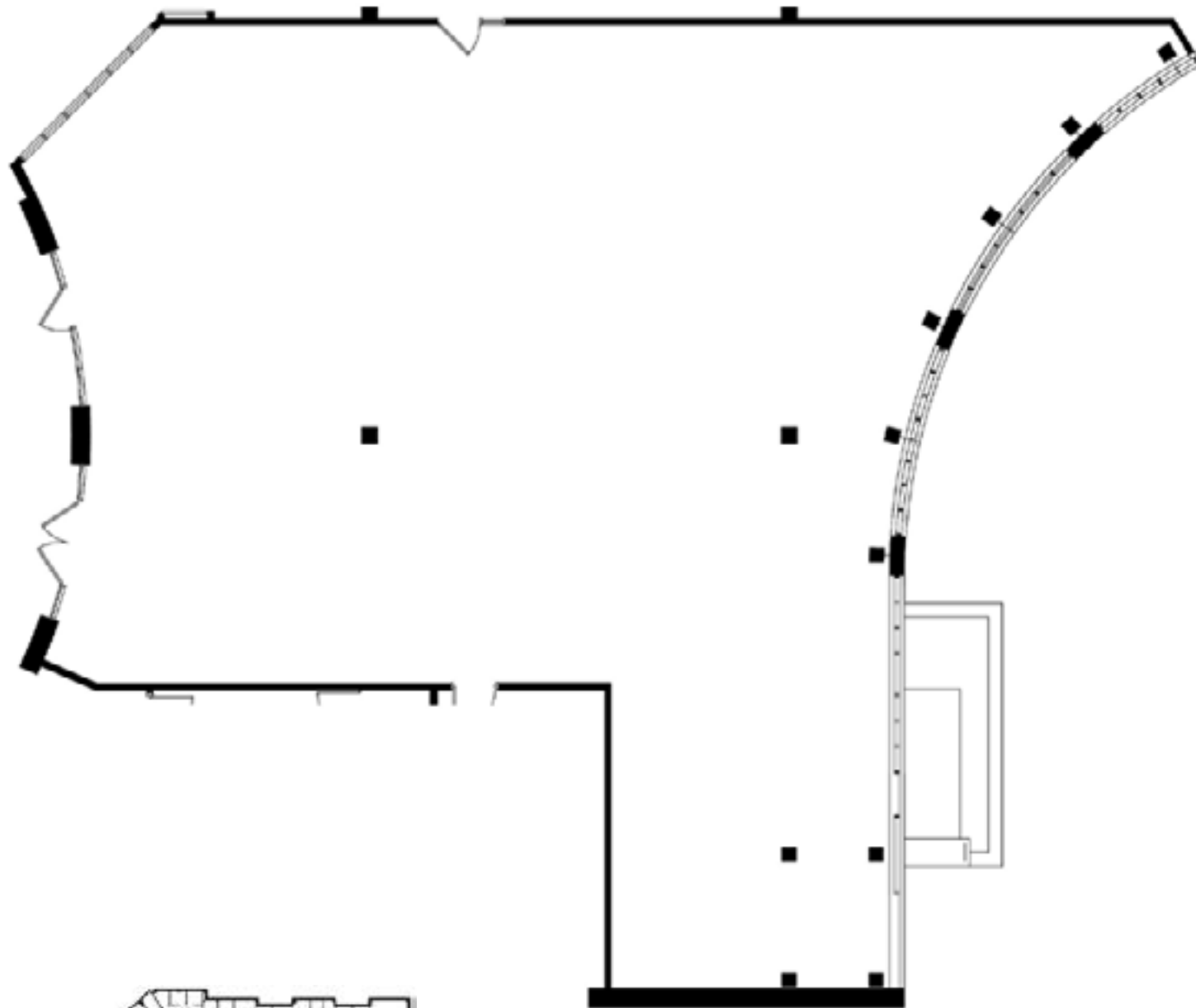


Key Plan - 3rd Floor



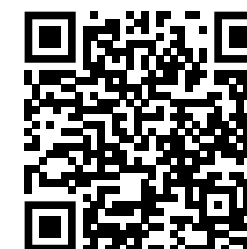
FLOOR PLANS | 6601

SUITE 350 - 3,820 SF



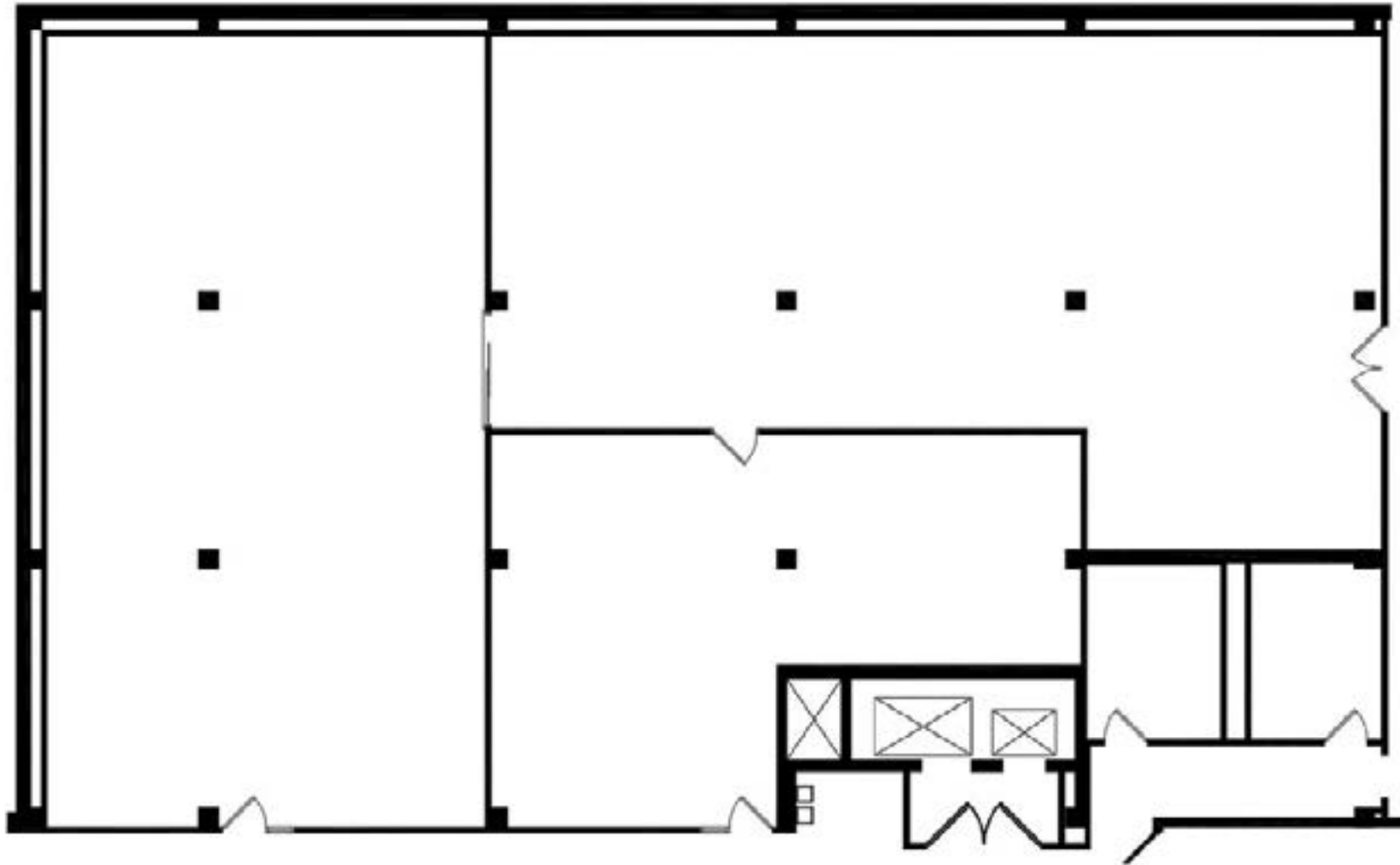
Key Plan - 3rd Floor

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FLOOR PLANS | 6625

LOWER LEVEL 100 - 5,956 SF

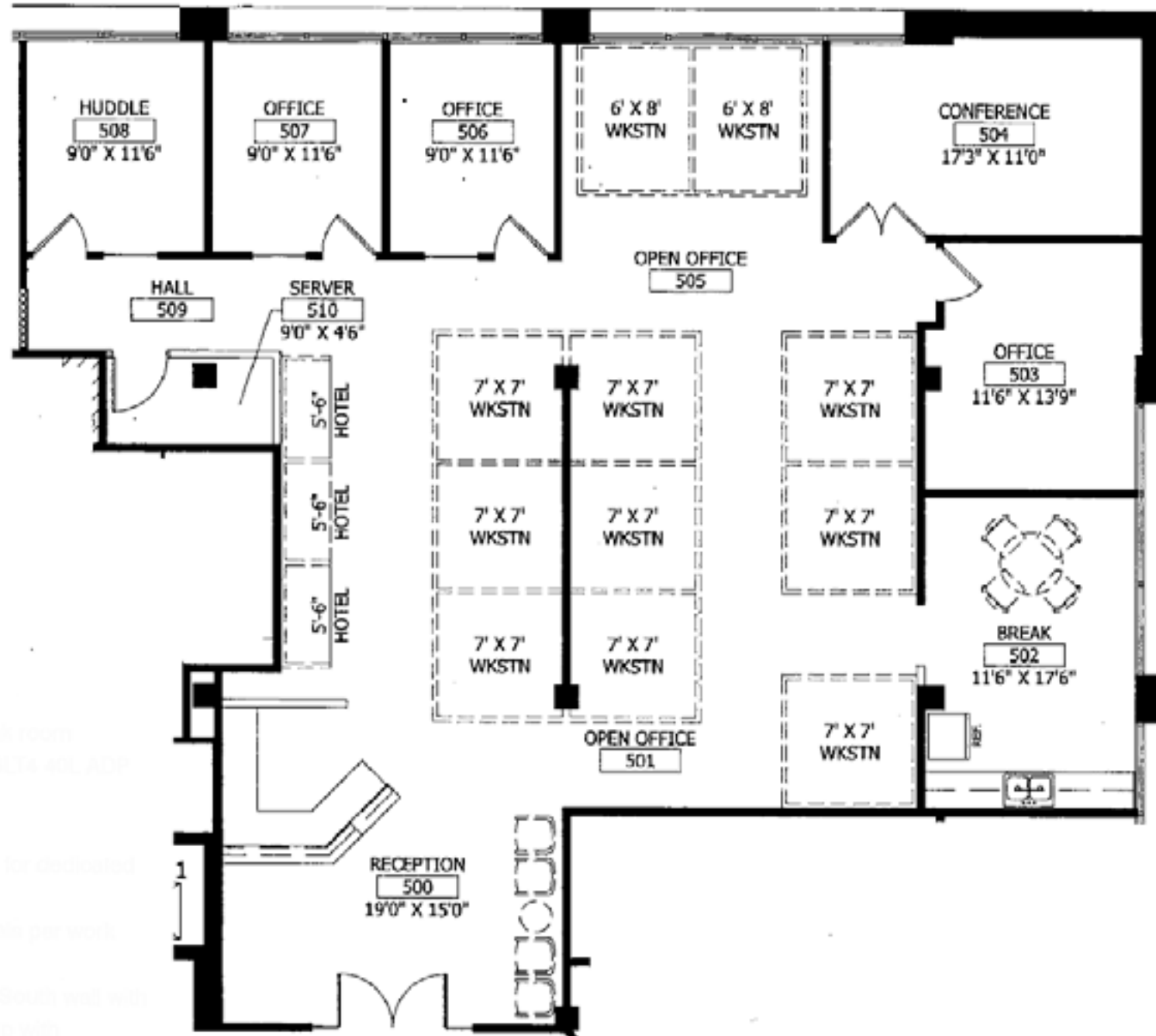


Key Plan - Lower Level



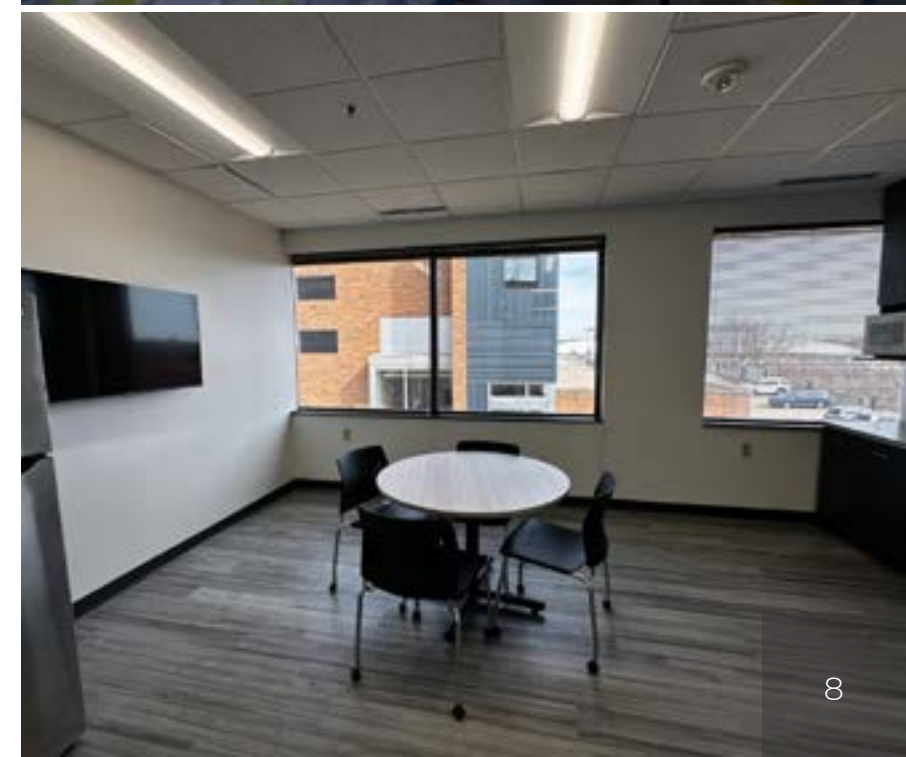
SPEC SUITE | 6625

5TH FLOOR - 3,054 SF



Private Offices: 3
Individual Workstations: 14
Break Room: 1
Conference Room: 1

- Fresh carpet throughout with PVC plank flooring in the break room
- Updated lighting and freshly painted interiors
- Secure card access system for suite entry
- New build out for data coset in space
- Modern kitchen with full counter, sink, refrigerator, and ample upper cabinet storage



LOCAL TENANTS

Parking Ramp

AlinaHealth

407th W. 66th

AlinaHealth
COURAGE KENNY
REHABILITATION
INSTITUTE

GR^{OW}
PEDIATRICS

Metro
Dentalcare

KSM
KIDNEY SPECIALISTS
OF MINNESOTA

downtown eyes

Memorial
Blood Centers

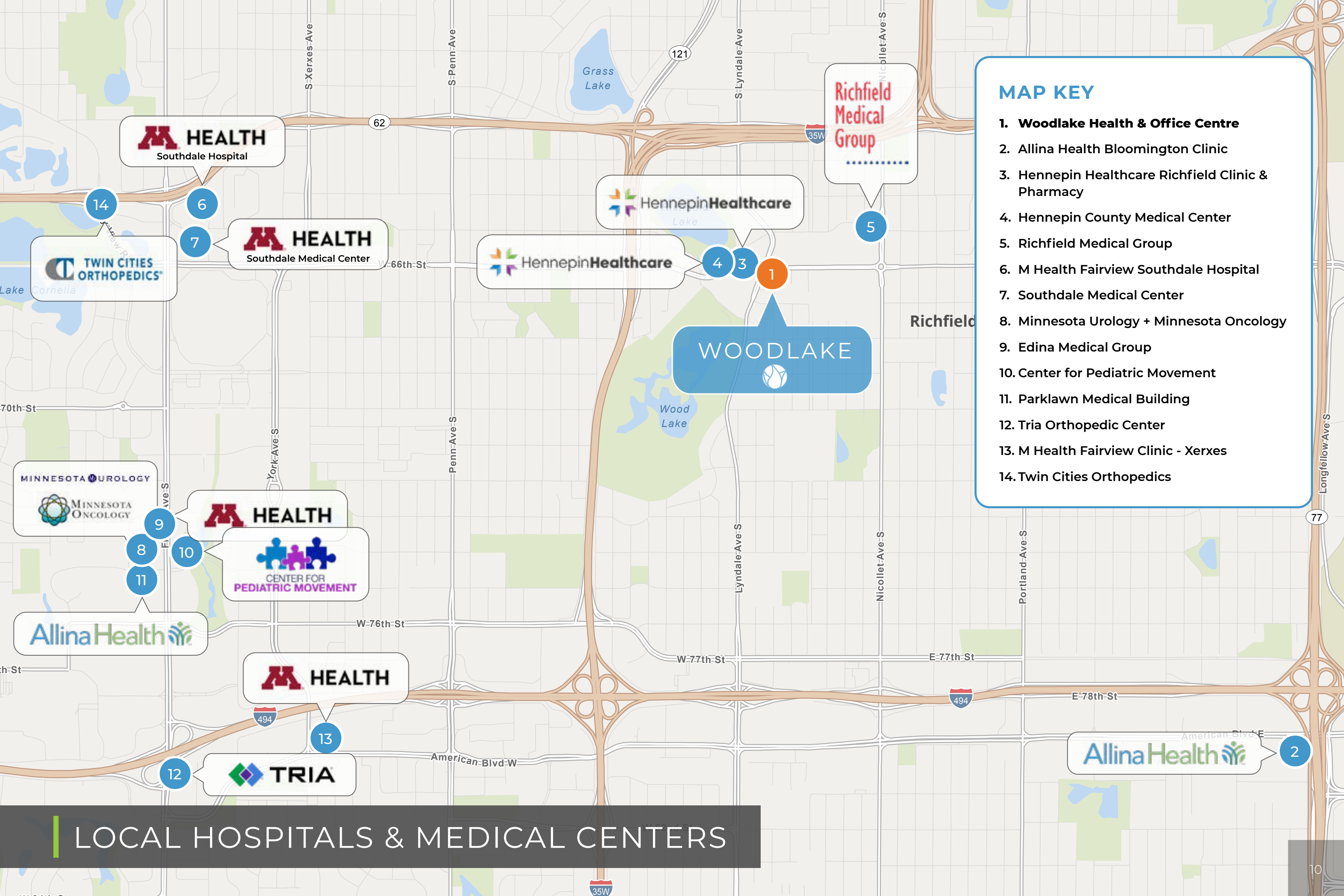
gillette
CHILDREN'S

Building 6625

Building 6601

66th Street

Lyndale Ave.



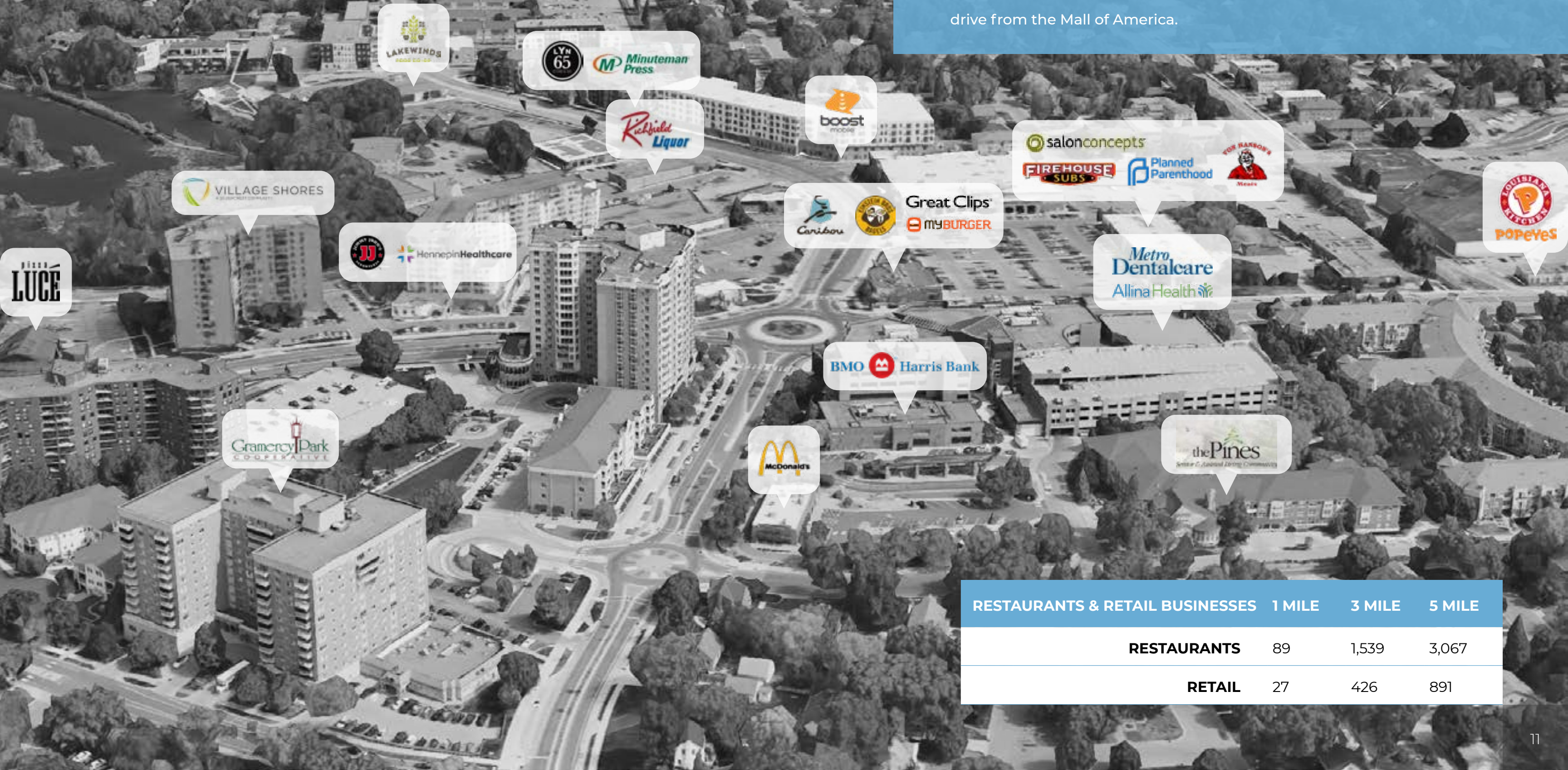
MAP KEY

1. Woodlake Health & Office Centre
2. Allina Health Bloomington Clinic
3. Hennepin Healthcare Richfield Clinic & Pharmacy
4. Hennepin County Medical Center
5. Richfield Medical Group
6. M Health Fairview Southdale Hospital
7. Southdale Medical Center
8. Minnesota Urology + Minnesota Oncology
9. Edina Medical Group
10. Center for Pediatric Movement
11. Parklawn Medical Building
12. Tria Orthopedic Center
13. M Health Fairview Clinic - Xerxes
14. Twin Cities Orthopedics

LOCAL HOSPITALS & MEDICAL CENTERS

RETAIL MAP

- Population living within 3 miles of site: 130,599
- The City of Richfield's park system offers more than 460 acres of parkland, 21 neighborhood and community parks, and a nature center.
- Conveniently located within 10 minutes of the MSP Airport.
- Home to Best Buy's headquarters and a U.S. Bank major office.
- A prominent shopping destination comprising four major retail complexes, housing twenty leading retailers, conveniently situated within a 10-minute drive from the Mall of America.



RESTAURANTS & RETAIL BUSINESSES	1 MILE	3 MILE	5 MILE
RESTAURANTS	89	1,539	3,067
RETAIL	27	426	891

DEMOGRAPHICS

TRAFFIC VOLUME

75,743 VEHICLES PER DAY
FROM I-694

14,600 VEHICLES PER DAY FROM
34TH STREET NORTH

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	14,536	130,599	328,767
TOTAL DAYTIME POPULATION	12,134	156,515	369,753
MEDIAN HOUSEHOLD INCOME	\$74,341	\$96,609	\$87,002
GRADUATE / PROFESSIONAL DEGREE	15.2%	22.9%	22.1%
SOME COLLEGE / NO DEGREE	19.6%	14.8%	14.2%
HIGH SCHOOL DEGREE	15.6%	11.8%	11.4%

SPECIALTY	CURRENT NET DEMAND	5-YEAR NET DEMAND	10-YEAR NET DEMAND
PRIMARY CARE	38.5	60.5	84.4
DERMATOLOGY	-3.6	-3.2	-2.9
OPHTHAMOLOGY	-32.8	-32.1	-31.4
PEDIATRICS	5.2	6.4	7.5
GASTROENTEROLOGY	1.3	1.7	1.9
CARDIOLOGY	-3.3	-2.3	-1.4

MEDICARE POPULATION 65+

6,232

MEDICARE
ONLY

9,718

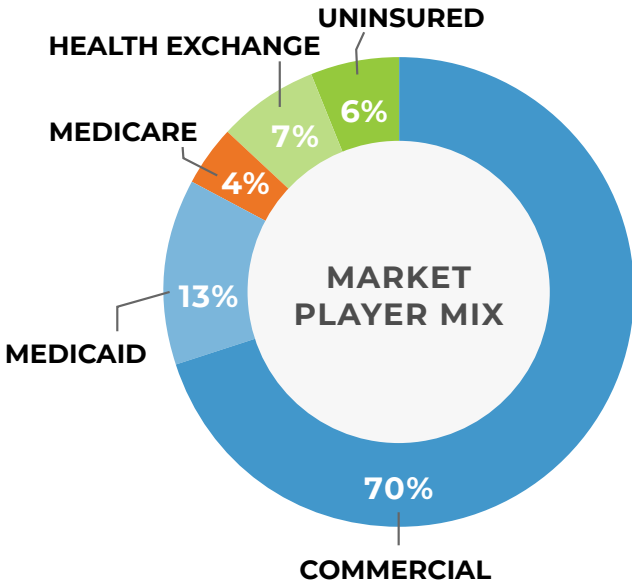
DIRECT-PURCH &
MEDICARE

4,065

EMPLOYER &
MEDICARE

1,484

MEDICARE &
MEDICAIDE



HEALTHCARE EXPENDITURE

\$5,832 ANNUAL HEALTH
INSURANCE EXPEDITURES

-\$2,868 MEDICAL
CARE EXPENDITURES

SHARE OF POPULATION - HEALTHCARE

AGE CATEGORY	19<	19-34	35-64	65+
ONE TYPE OF HEALTH INSURANCE	21.7%	18.6%	34.5%	4.1%
NO HEALTH INSURANCE	1.0%	1.5%	2.7%	0.1%
POPULATION	23.9%	21.2%	39.6%	15.3%



MEDICAL LEASING

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