

# HIGH POINTE HEALTH CAMPUS

8650 HUDSON BLVD NORTH, LAKE ELMO, MN 55042



 MLL CAPITAL

  
TRANSWESTERN  
REAL ESTATE  
SERVICES



# PROPERTY SPECIFICATIONS

## BUILDING INFORMATION

High Pointe Health Campus is a Class A medical office building located on Hudson Boulevard, along I-94. This property offers great visibility and convenient patient access with available building and monument signage. Nearby amenities include restaurants, hotels, and entertainment venues.

## PROPERTY SUMMARY

- Building Size: 60,558 SF
- Number of Stories: 3 stories
- Available Space: 2,176 - 40,342 SF
- Max Contiguous: 19,845 SF
- Lease Rate: Negotiable
- Operating Expenses & Real Estate Taxes:
- Tax: \$4.76 PSF
- Opex: \$10.53 PSF
- Total: \$15.29 PSF
- Parking Ratio: 6.00 / 1,000 SF

## PROPERTY AMENITIES/HIGHLIGHTS

- Park like setting
- Outpatient surgery center
- Easy access from I-494 and I-94
- Abundance of retail and dining options



# AREA DEMOGRAPHICS

## POPULATION TRENDS & KEY INDICATORS



**149,444**  
POPULATION



**55,887**  
HOUSEHOLDS



**2.65**  
AVG. SIZE  
HOUSEHOLD



**37.5**  
MEDIAN AGE

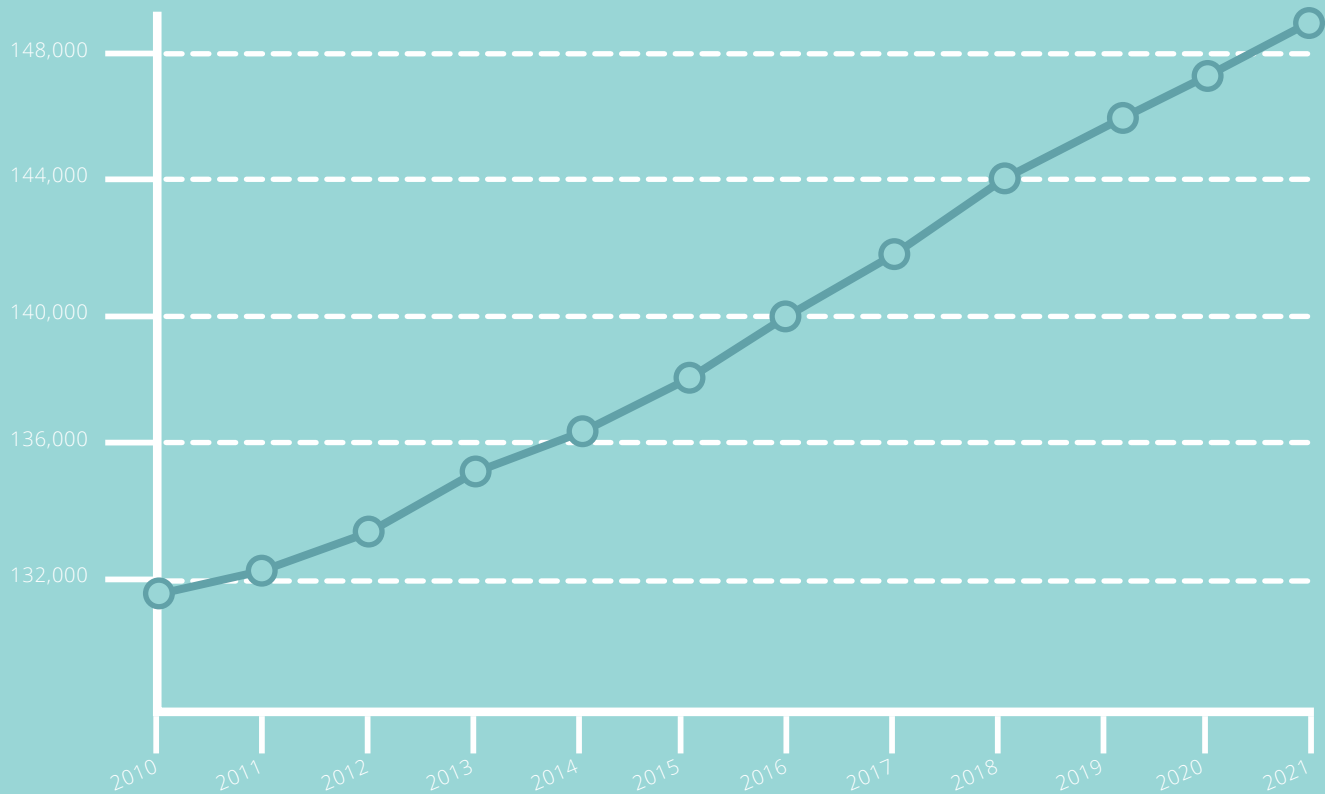


**55**  
DIVERSITY  
INDEX



**\$90**  
ME  
HOUS  
INC

## HISTORICAL TRENDS: POPULATION





**10,523**  
DIAN  
EHOLD  
OME



**\$44,358**  
PER CAPITA  
INCOME



**\$290,085**  
MEDIAN NET  
WORTH



**\$305,014**  
MEDIAN HOME  
VALUE

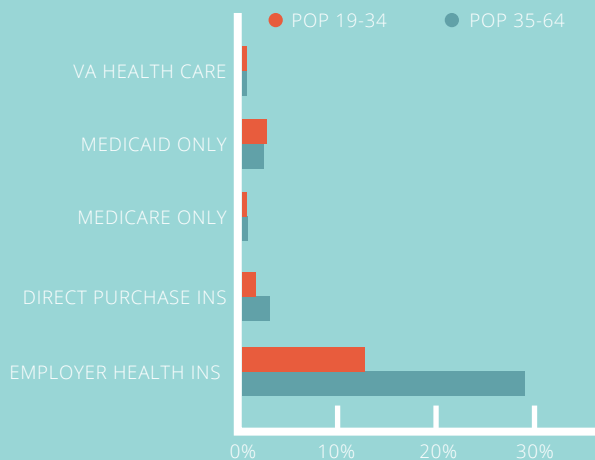


**142**  
WEALTH  
INDEX



**155**  
HOUSING  
AFFORDABILITY

## HEALTH INSURANCE COVERAGE (ACS)



HEALTH CARE (CONSUMER SPENDING)	Annual Expenditure
Blue Cross/Blue Shield	\$1,648.6
Medicare Payments	\$962.3
Physician Services	\$387.4
Dental Services	\$580.8
Eyecare Services	\$101.8
Lab Tests / X-rays	\$101.2
Hospital Room & Hospital Service	\$292.4
Convalescent / Nursing Home Care	\$43.0

## EDUCATION

**6%**

NO HIGH  
SCHOOL  
DIPLOMA



**20%**  
HIGH SCHOOL  
GRADUATE



**27%**  
SOME COLLEGE



**47%**  
BACHELOR'S/GRAD/  
PROF DEGREE

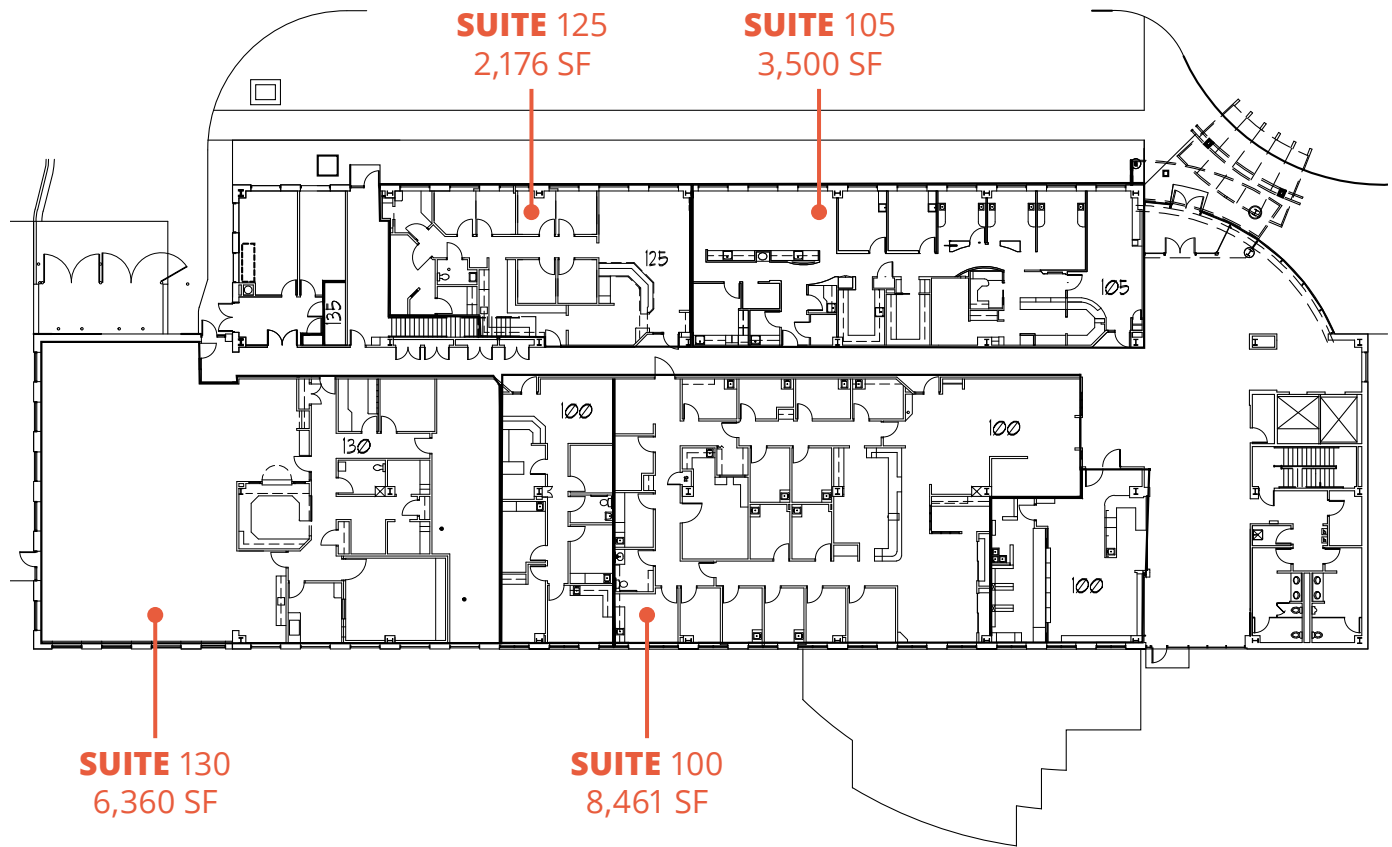




# FLOOR PLANS

## 1ST & 3RD FLOOR AVAILABILITIES

### 1ST FLOOR

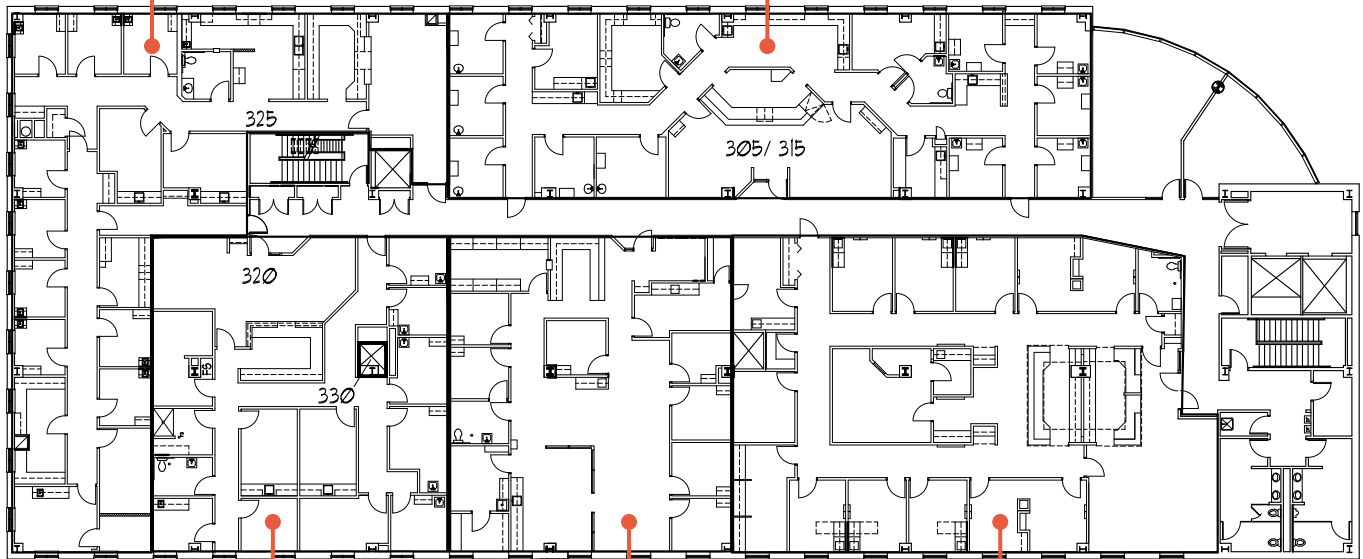




## 3RD FLOOR - 19,845 SF MAX CONTIGUOUS

**SUITE 325**  
4,316 SF

**SUITE 305/315**  
4,151 SF



**SUITE 320/330**  
3,227 SF

**SUITE 310**  
3,129 SF

**SUITE 300**  
5,022 SF







**THINKING BEYOND THE OBVIOUS**

**HIGH POINTE**  
HEALTH CAMPUS

**FOR MORE INFORMATION CONTACT:**

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