

MAPLE GROVE MEDICAL CENTER

MINNESOTA HEALTH VILLAGE



BUILDING HIGHLIGHTS

The Ryan medical office building is designed and constructed with the provider, your practice and most importantly, your patients in mind.

- Space that reflects the quality of care and patient experience you provide
- Professional management that understands the needs of providers
- Flexible operating hours to meet the needs of your patients
- Maximized signage for practice visibility
- Great location and access
- Customizable suite design to maximize clinical efficiency
- Class A finishes
- Well-appointed common area restrooms
- Gurney sized elevator cab
- 14' floor-to-floor dimension

- Lease Rates: Negotiable
- Generous tenant improvement allowances
- Estimated Tax/Ops: \$16.50 PSF
- Ample Parking: 5/1,000 SF
- Physician investment opportunity



THE SITE

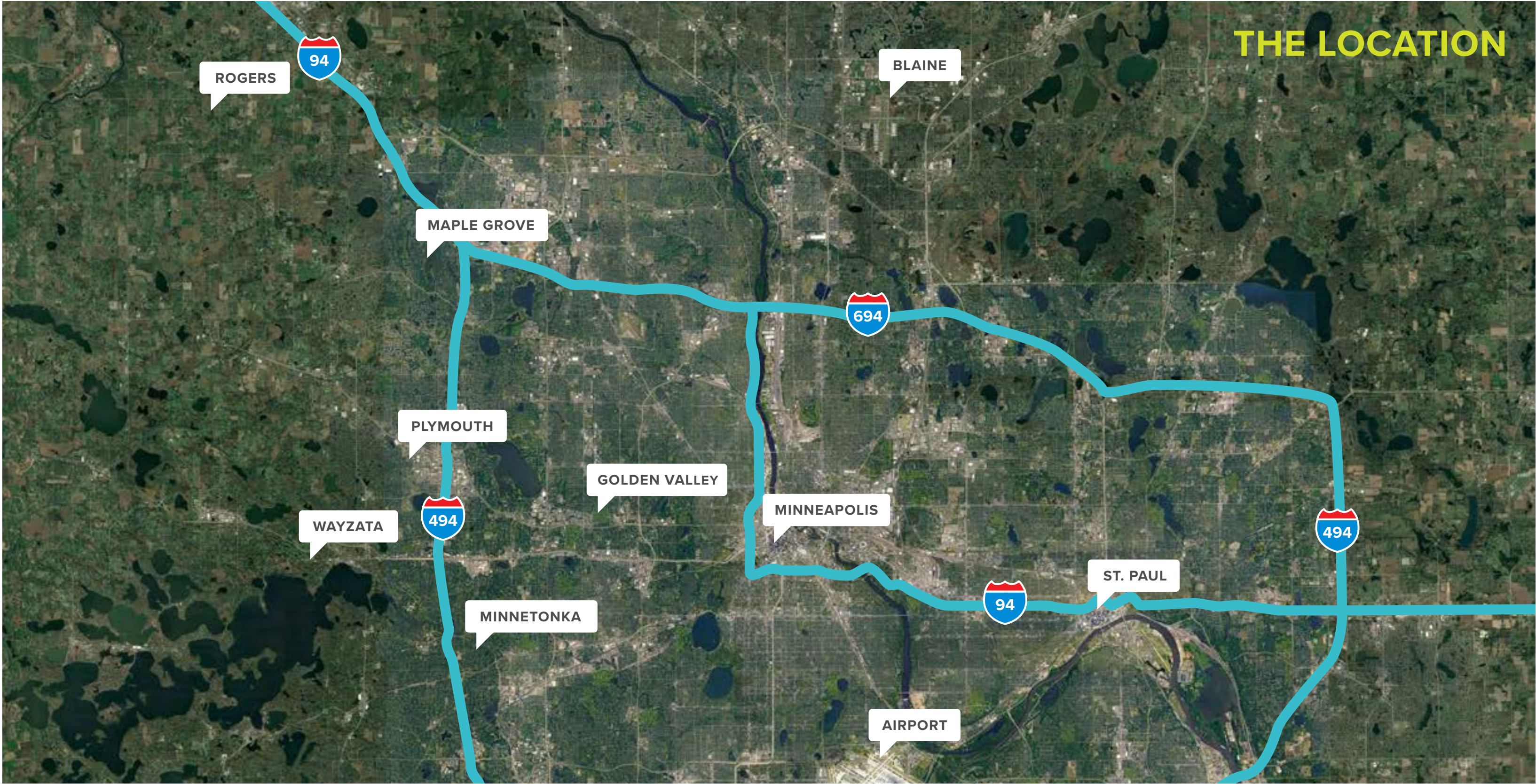
The Maple Grove Medical Center site is highly visible from Interstate 94 and Hwy 610, which sees **119,000** and **17,900 vehicles per day** respectively. The site has prime access from Maple Grove Parkway N, boasting **18,800 vehicles per day**, giving your practice a prominent location in this strategic service area. New road infrastructure connecting Grove Circle N. was completed in fall 2020 and construction starting soon thereafter.

The Minnesota Health Village is a gateway to the Twin Cities and is just a short commute to the urban core. The development is located adjacent to Maple Grove Hospital, a thriving community hospital set to grow and uniquely positioned to serve the rapidly growing surrounding community.

The five-mile area surrounding the Minnesota Health Village has **grown a reported 16.2% in the last five years**, meaning compelling new resident demographics indicate **additional physician demand** and a need for additional medical services.



THE LOCATION



LIVE • WORK • PLAY • HEAL

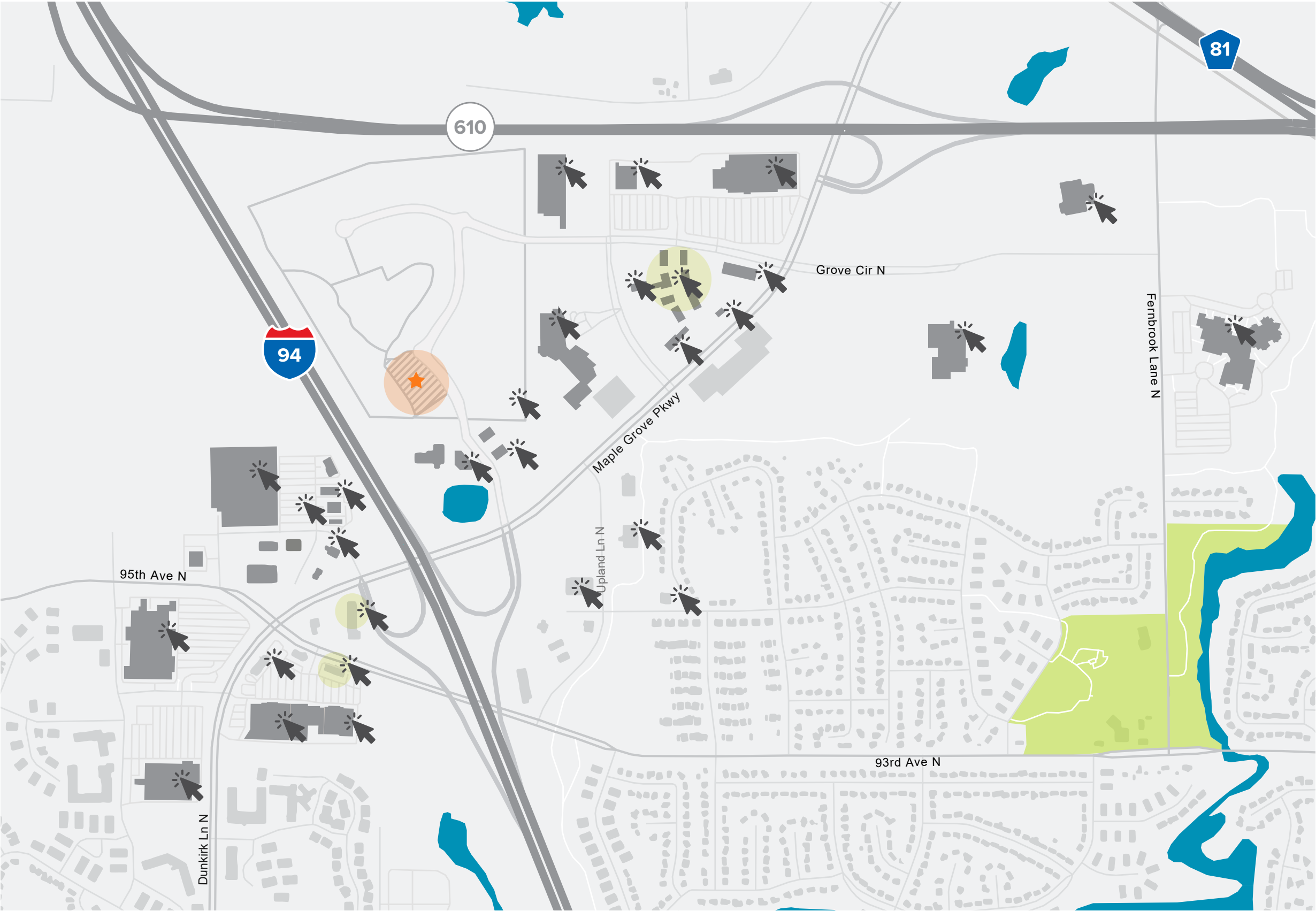


THE VISION

The Minnesota Health Village is a **100-acre, mixed-use development** in one of Minnesota's most sought after communities. Anchored by Maple Grove Hospital, one of America's top performing hospitals, and The Grove Retail Village, the Minnesota Health Village will serve as a destination for care providers

AREA AMENITIES

- Surrounded by area amenities, including major retailers, restaurants, and service providers for providers
- The surrounding five-mile area has grown **16.2% in the last 5 years**
- Area demographics generally exceed national, state, county, 10-mile, and 15-mile radii benchmarks indicating the Minnesota Health Village as very **favorable for new investment**. Median **household incomes** for surrounding area are **28% higher** on average than that of Hennepin County



Retail



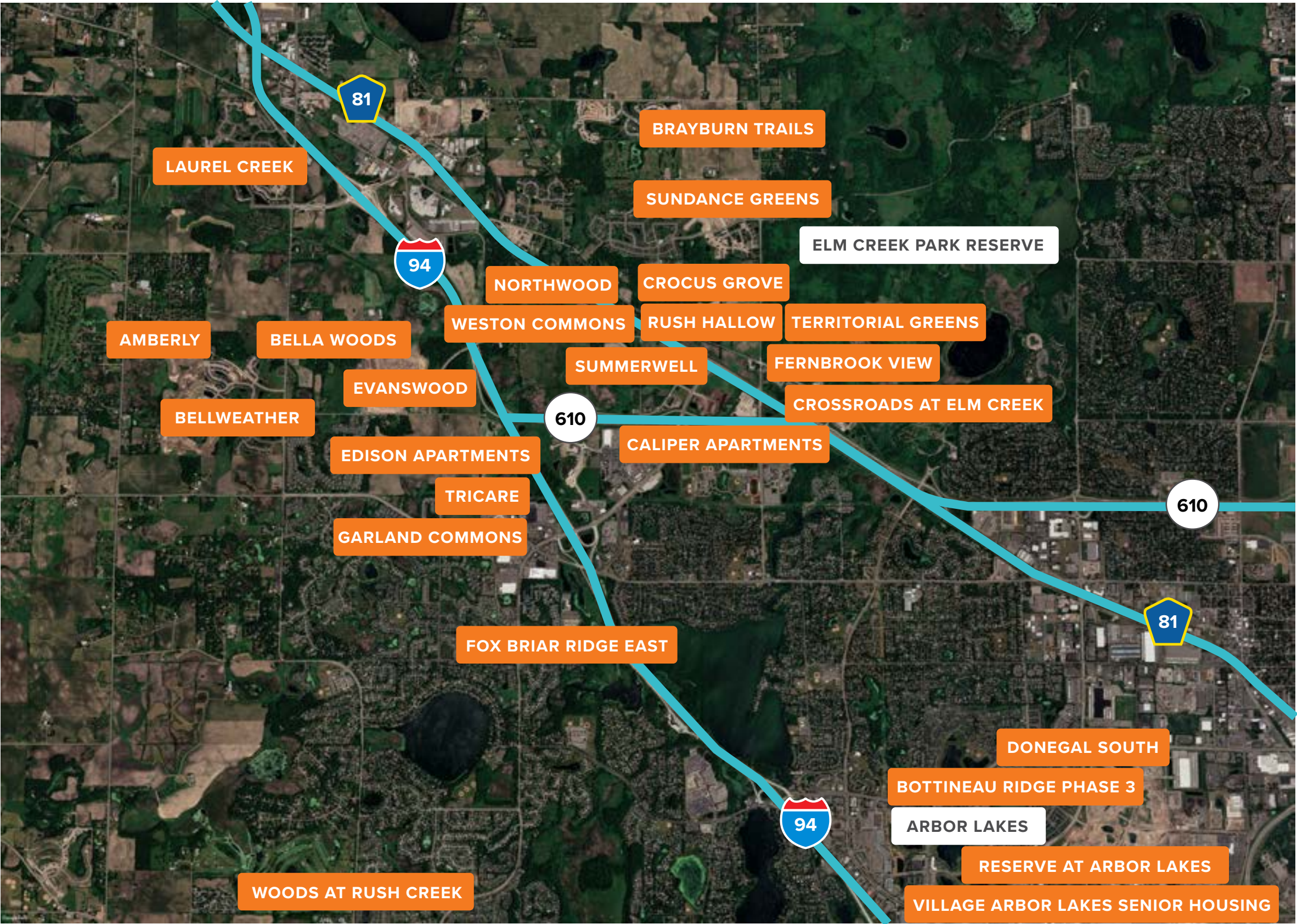
Restaurants



Healthcare



Schools



THE DRAW

The Minnesota Health Village is surrounded by nearly **5,000 new, or under construction housing units within a 3 mile radius** making this a high demand area for healthcare practices.

Single-Family	2,000
Apartments	1,000
Townhomes	950
Senior/Assisted Living	950

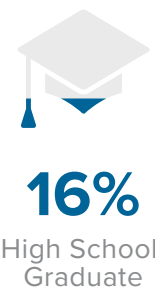
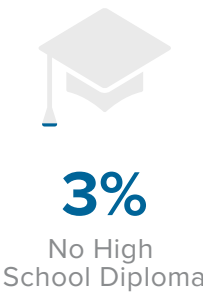
DEMOGRAPHICS

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

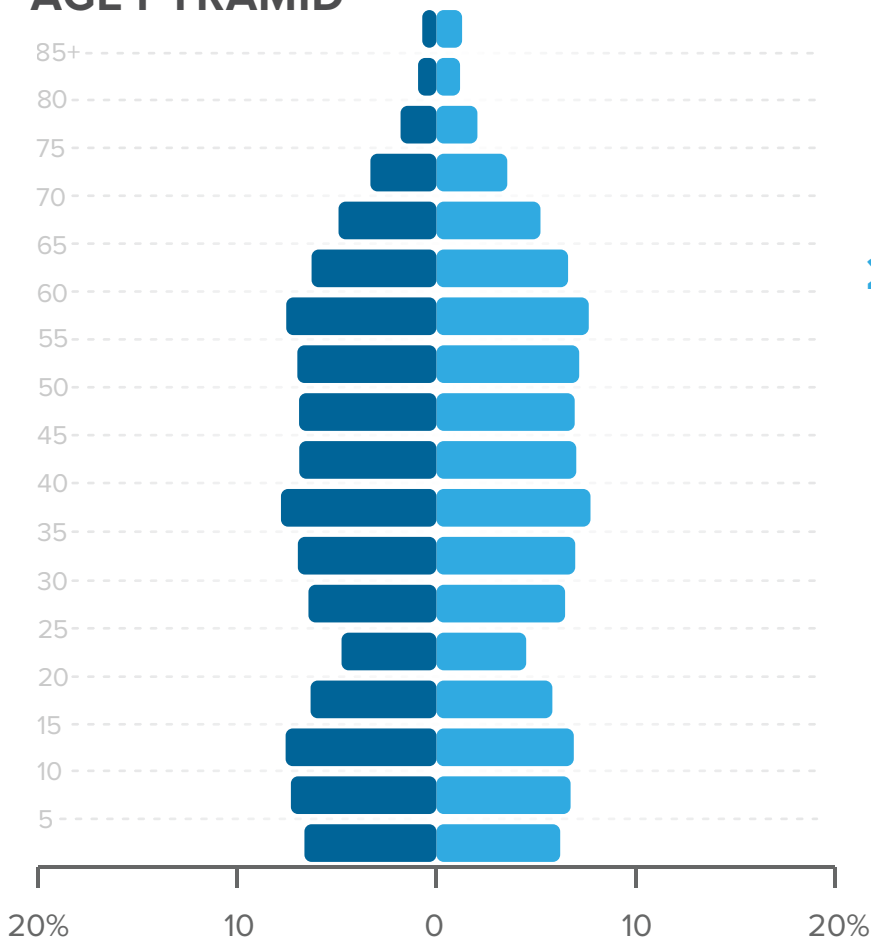
KEY FACTS



EDUCATION



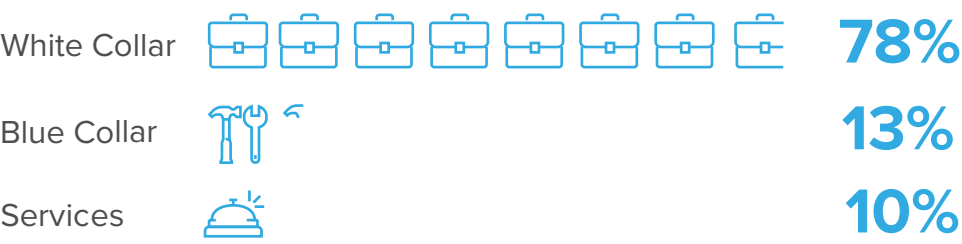
AGE PYRAMID




THE LARGEST GROUP:
2019 Female Pop.
Age 35-39
(Esri)


THE SMALLEST GROUP:
2019 Male Pop.
Age 85+
(Esri)

EMPLOYMENT



HOUSEHOLDS BY INCOME

The largest group: \$100,000 - \$149,999 (22.9%) | The smallest group: <\$15,000 (3.0%)

INDICATOR	VALUE	DIFFERENCE	
<\$15,000	3.0%	-4.5%	
\$15,000 - \$24,999	3.1 %	-3.5%	
\$25,000 - \$34,999	3.9%	-3.0%	
\$35,000 - \$49,999	7.7 %	-3.3%	
\$50,000 - \$74,999	14. 2%	-2.2%	
\$75,000 - \$99,999	13. 1%	+0.5%	
\$100,000 - \$149,999	22.9%	+5.7%	
\$150,000 - \$199,999	15. 3%	+5.8%	
\$200,000+	16. 8%	+4.5%	

Bars show deviation from Hennepin County



TOP 50
HEALTHCARE
CONSTRUCTION
FIRMS BD+C Magazine
Giants 300 List, 2019

TOP 10
OUTPATIENT
HEALTHCARE
DEVELOPERS
Revista, 2019

RYAN HAS
SERVED 85+
UNIQUE HEALTHCARE CUSTOMERS

RYAN'S HEALTHCARE TEAM

Ryan is a national team of developers, strategic planners, capital strategists, designers, constructors, and real estate managers that has specialized in fully integrated solutions for over 80 years. In the past 5 years we have delivered over 90 healthcare projects across the country.

Developing healthcare facilities that are successful today and for the future of healthcare is our focus, and we're known for delivering customized facility and real estate solutions that improve the quality of care, patient safety, and the patient experience with unparalleled speed-to-market. We have served over 85 unique healthcare customers, including health systems, hospitals, independent provider groups, and surgery center operators.



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