

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

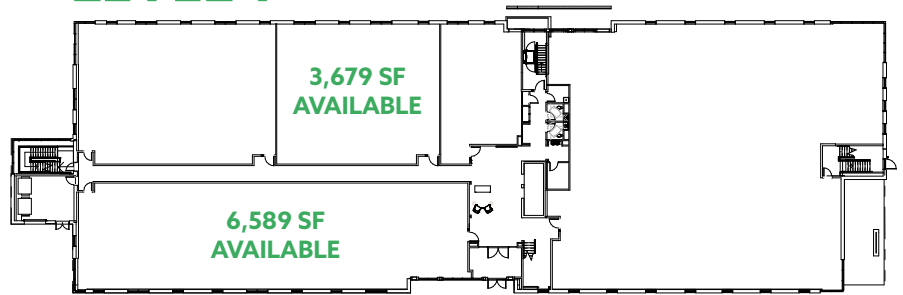
Highly desirable payer mix, high population density, growing population base, and household incomes over \$65,000



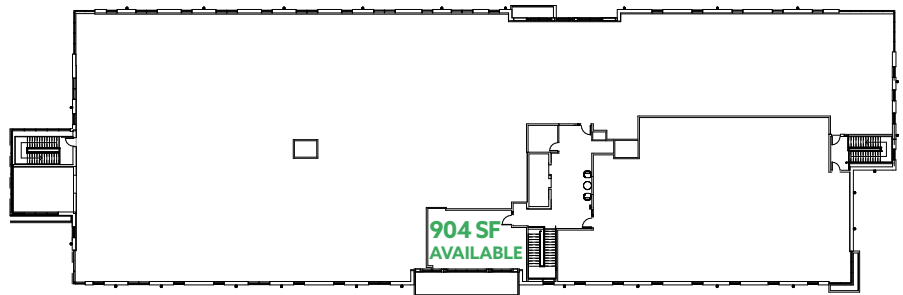
OVER 80%

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 – 6,589 SF
- Delivery: March 2023
- Net Rates: Negotiable
- Estimated Operating Expenses: \$16.61 PSF
- Parking: 4.75 / 1,000 SF with underground parking

THINKING BEYOND THE OBVIOUS



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