

FOR SALE OR LEASE

Six10 **HEALTH**⁺
EAST



5400 94TH AVE N,
BROOKLYN PARK, MN

**Elevating
Healthcare,
Empowering
Communities.**

Create a space that mirrors the **excellence** of your care and enhances the patient experience.

Ryan Companies Six10 Health East medical office development offers prime visibility and accessibility in a growing commercial area.

- Highly visible exterior signage opportunity, with 86,000 vpd on Hwy 610.
- Experience professional management attuned to the needs of healthcare providers.
- Ideal location with convenient accessibility off Hwy 610 and Zane Avenue N.
- Offers an abundance of parking, ensuring that all tenants and visitors have convenient access to ample spaces.



A Community Epicenter



Ryan and the City of Brooklyn Park have a long-standing partnership that has resulted in numerous successful developments, including Target Northern Campus, Hy-Vee, Olympus Surgical Technologies America, and others. Ryan is delighted to offer this premier Brooklyn Park location to medical service providers seeking space in this dynamic, growing suburb.





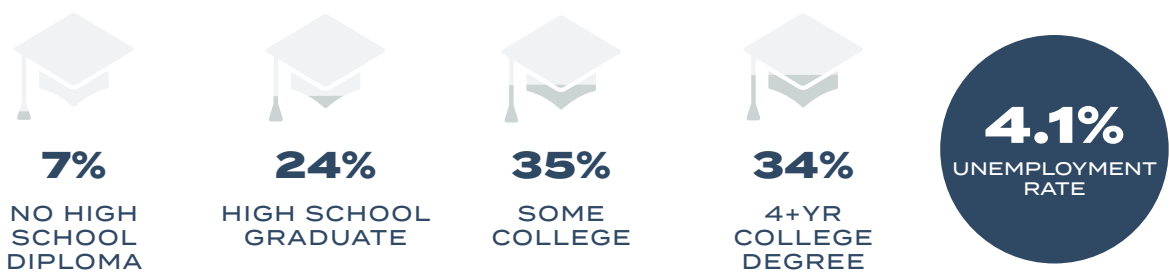
Hospital Proximity

Six10 Health East is located between four major hospitals and will serve as the healthcare hub in the market. With hospital drive times well over what patients expect in today’s environment, the location is well positioned for emergent care and other services. Area growth is projected to accelerate once the Hwy 610 extension to I-94 is completed in 2024.

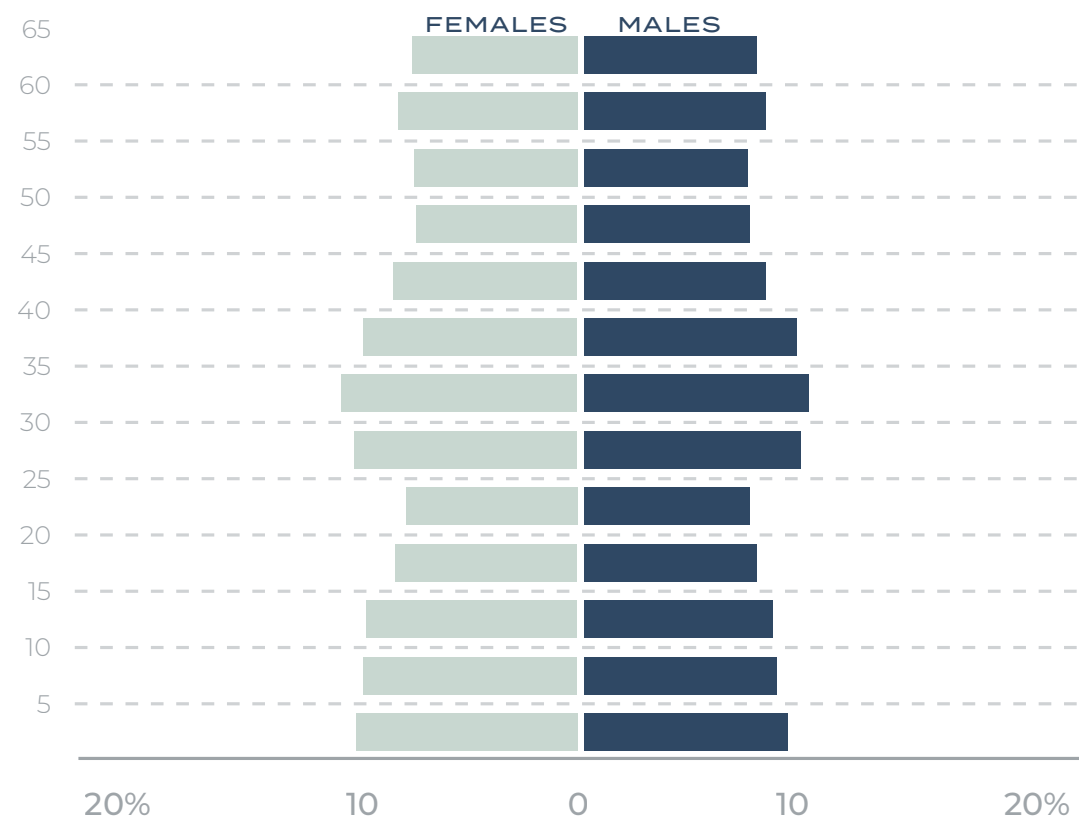
Demographics 5 MILE

With a population of more than 238,000 people and 108,000 jobs, Brooklyn Park is the sixth-largest city in Minnesota and the fourth largest in the metropolitan area. Brooklyn Park is a community that believes their residents are the city’s strongest asset and the key to making Brooklyn Park thrive and prosper.

Education



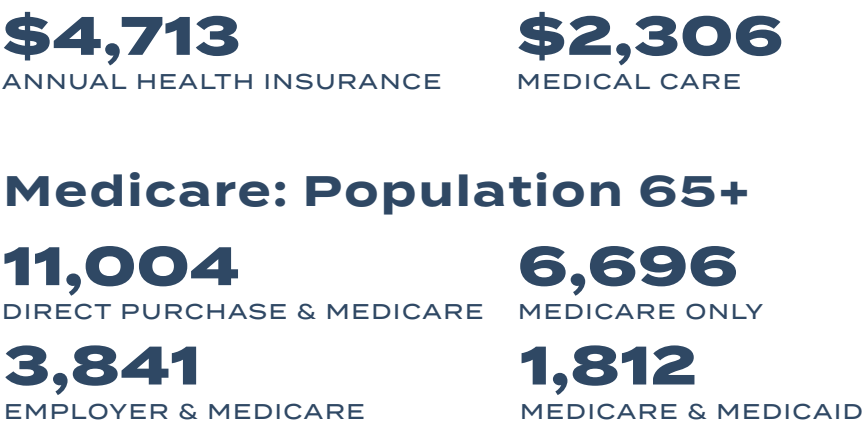
Age Pyramid



Market Payer Mix



Healthcare Expenditures:



Medicare: Population 65+



Household by Income			
Indicator	Value	Difference	Deviation from Hennepin County
<\$15,000	5.3%	-2.0%	
\$15,000 - \$24,999	4.7%	-0.3%	
\$25,000 - \$34,999	6.8%	+0.9%	
\$35,000 - \$49,999	10.5%	+1.5%	
\$50,000 - \$74,999	18.7%	+2.8%	
\$75,000 - \$99,999	15.2%	+3.6%	
\$100,000 - \$149,999	20.0%	+1.5%	
\$150,000 - \$199,999	11.1%	-0.1%	

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

Key Facts



FOR LEASE

Ryan's Six10 medical office development incorporates sustainable design, lowering the building's overall life-cycle expenses and maximizes clinical efficiency. Optimized floorplates can contribute to better energy efficiency, reducing heating, cooling, and lighting costs. This not only lowers operating expenses but also supports sustainability goals.

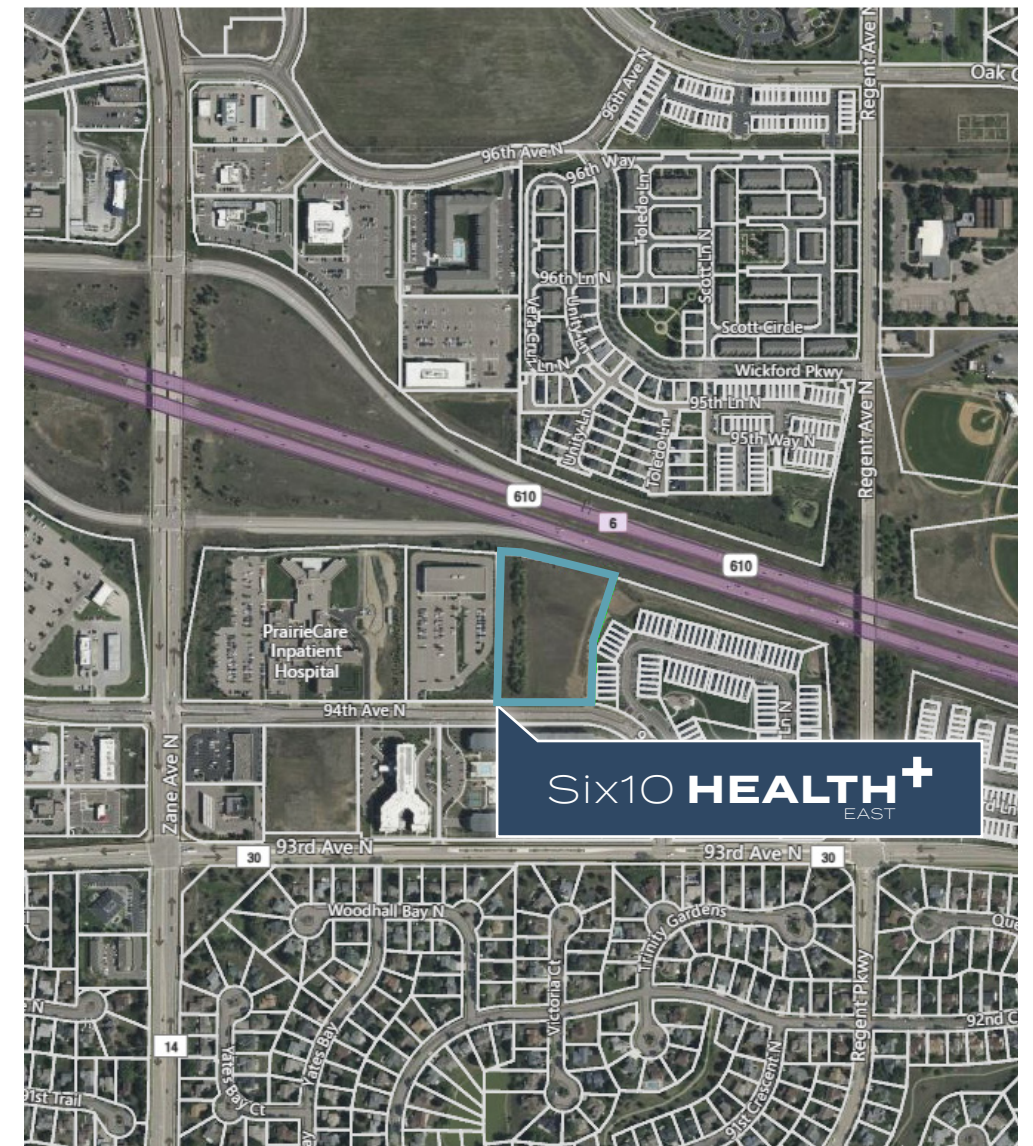
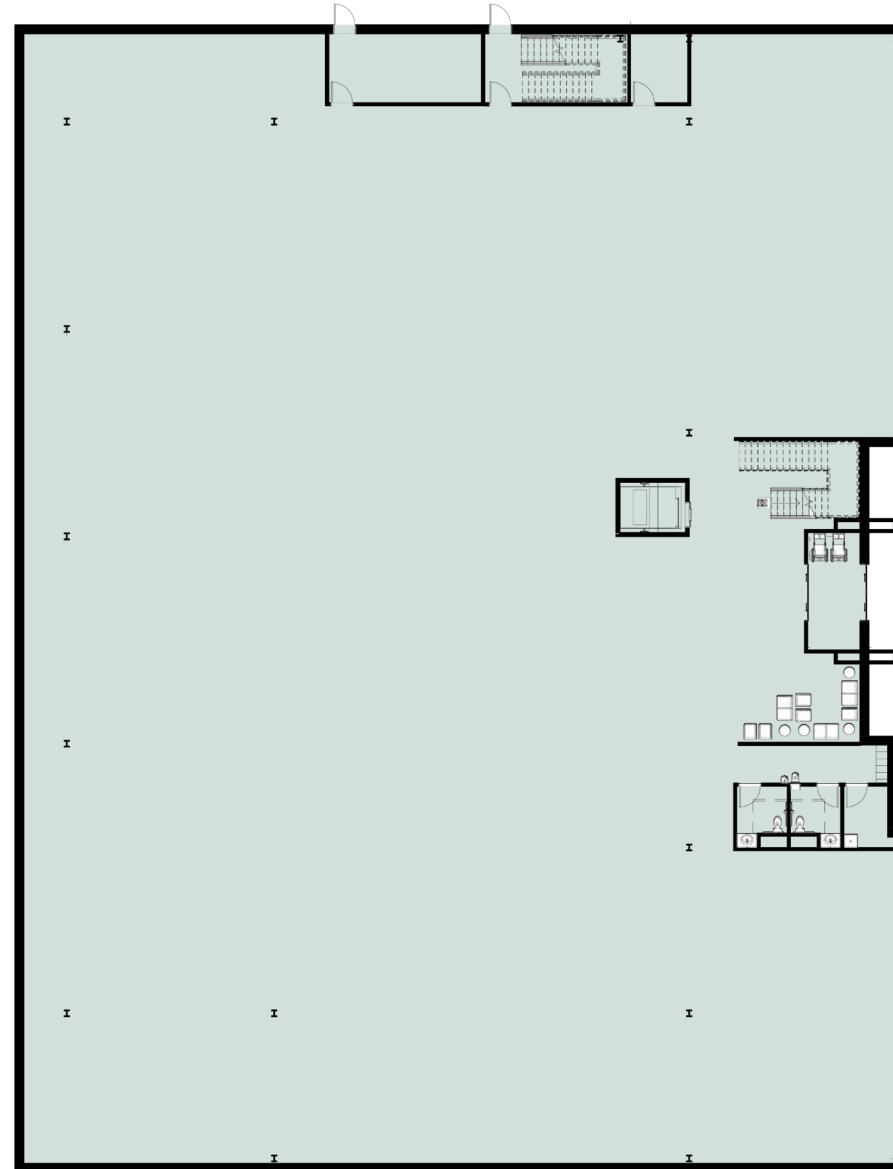
- Up to 50,000 SF
- Optimal bay depths
- 14' - 8" floor-to-floor dimension
- Covered entry
- Lab box closet
- Gurney sized elevator cab(s)
- Well appointed common area and restrooms
- Efficient floor plates for enhanced workflow

FOR SALE

The available parcel presents a prime development opportunity, ideal access to Highway 610 and a highly desirable location within an established corridor.

- Sale Price: Negotiable
- PID # 09-119-21-43-0009
- 4.65 acres

Floorplates - Up to 30,000 SF





About RYAN

Ryan Companies 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.

- Over **16.6 million SF** of space delivered for healthcare and life sciences clients
- Ranked **#2** - Design-Build Construction Firms by BD+C Giants 400 for 2023
- Ranked **#12** - Top Healthcare Development Firm for 2024 by Modern Healthcare
- Ranked **#32** - Top Architecture Firm for 2024 by Modern Healthcare
- Ranked **#38** - Top Medical Office Building Architecture + AE Firms by BD+C Giants 400 for 2023



 Transwestern Healthcare + **RYAN**

**Transforming
care one visit
at a time.**

FOR SALE OR LEASING
OPPORTUNITIES,
PLEASE CONTACT:

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