



# Medical Space For Lease

610 Medical

6001 96th Ln N, Brooklyn Park, MN 55445

**First Floor Availability!**



**Anne E. Madyun, CCIM**

(612) 454-4172  
amadyun@davishre.com

**Jill K. Rasmussen, CCIM, SIOR**

(612) 341-3247  
jrasmussen@davishre.com

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# Property Overview



New Construction Class A medical building



Prime 1st floor space available with exterior signage opportunities



Tenant exclusive conference room available



Great visibility & access to Hwy 610



Covered patient drop-off



Ample surface parking available

**Click or Scan For Virtual Vacancy Tour!**





# Building Facts

<b>Address</b>	6001 96th Ln N, Brooklyn Park, MN 55445
<b>Building Size</b>	41,642 SF
<b>Total Available</b>	2,009 SF
<b>Stories</b>	2
<b>Year Built</b>	2022
<b>Class</b>	A
<b>Parking</b>	214 Stalls
<b>Net Rate</b>	\$26.00 PSF
<b>CAM (2025)</b>	\$12.88 PSF
<b>RE Taxes</b>	\$5.57 PSF

**To schedule a tour, please contact:**

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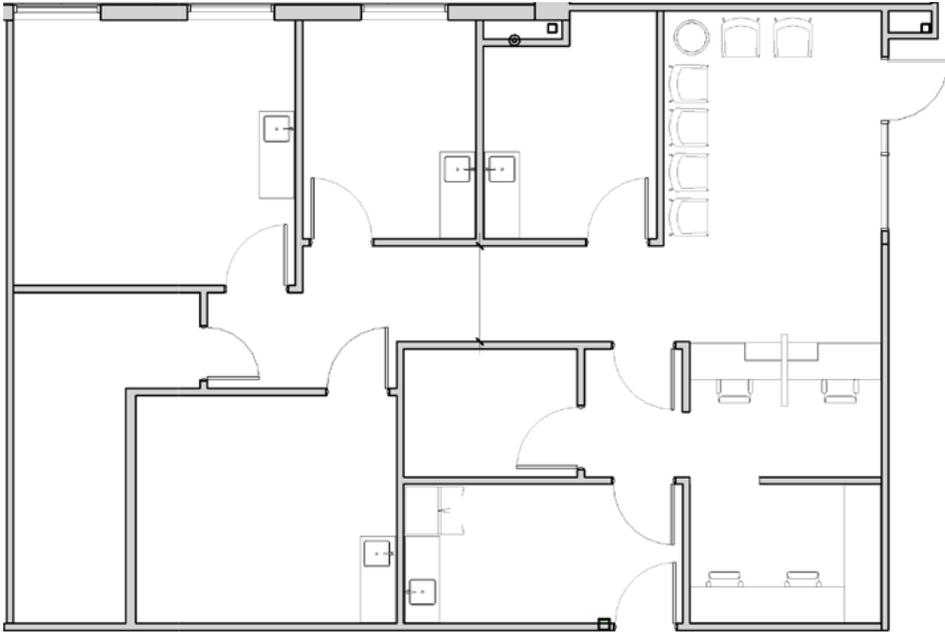
# Property Interiors

610 MEDICAL



# First Floor Availability

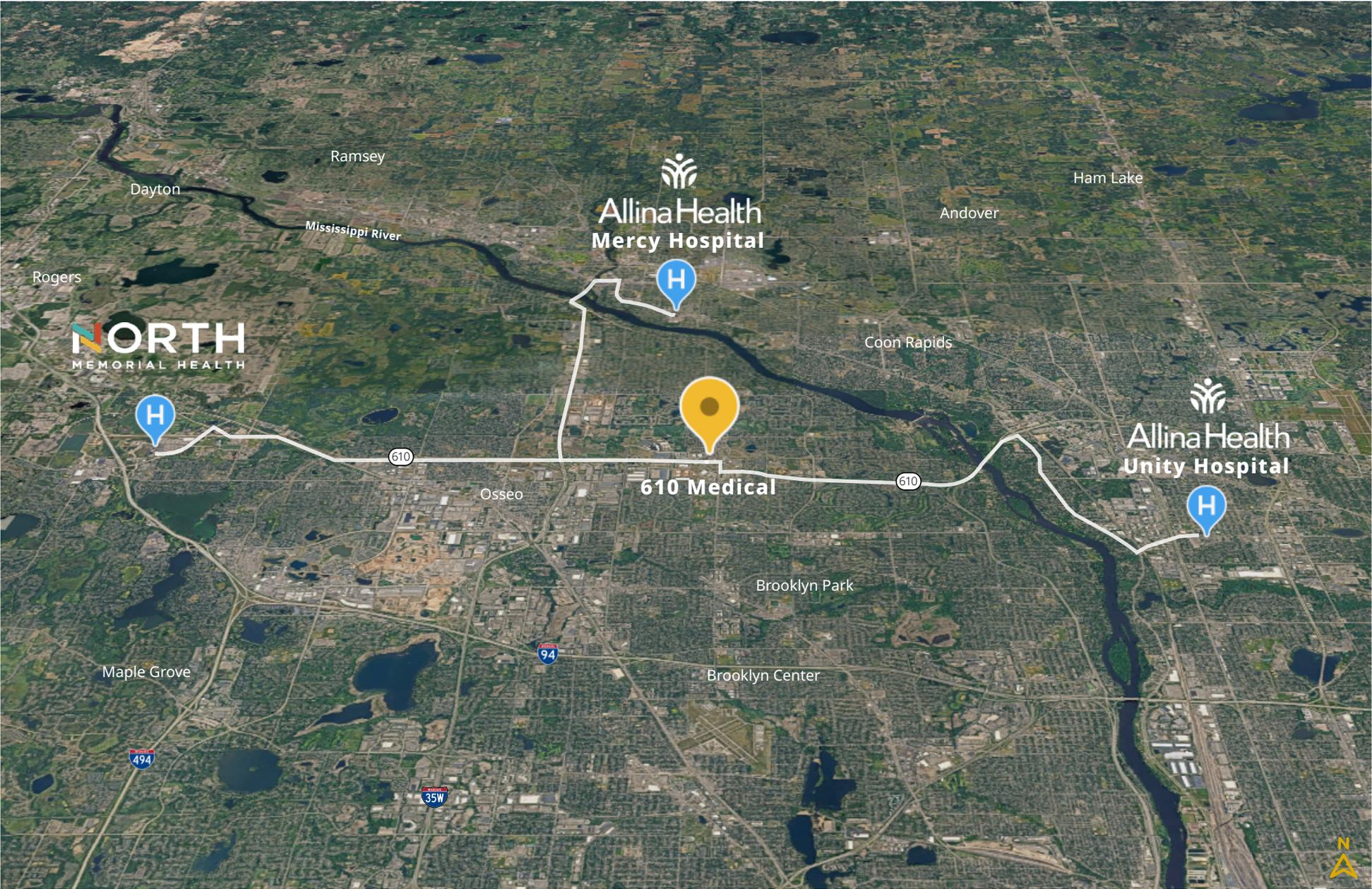
2,009 RSF



Click or Scan For Virtual Vacancy Tour!



# Healthcare Proximity Map



# Healthcare and Insurance

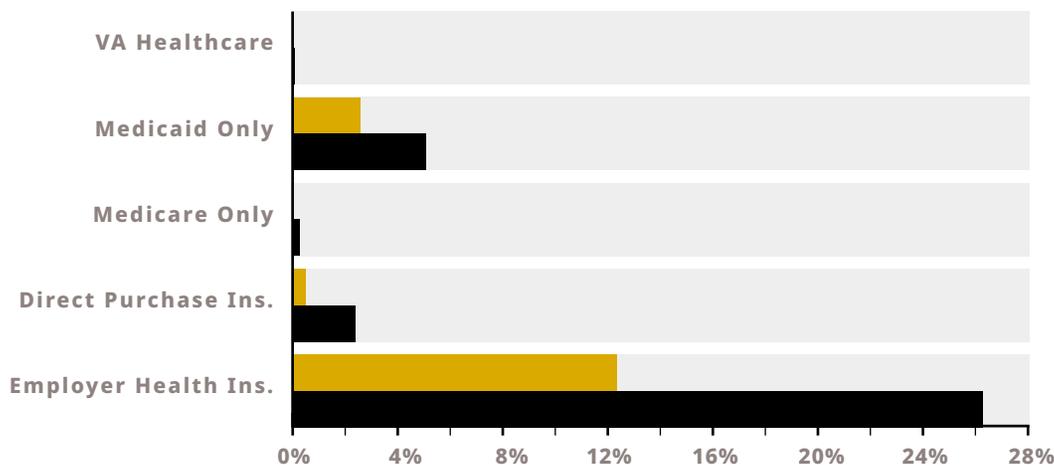
3-MILE RADIUS

## Health Insurance Coverage by Age

	19<	19-34	35-64	65+
% With Health Insurance	23.9%	16.6%	35.0%	4.8%
% Not Insured	0.7%	1.8%	2.0%	0.1%
% of Total Population	26.4%	19.6%	39.7%	14.2%

## Health Insurance Coverage by Type

■ 19-34 Years Old ■ 35-64 Years Old



## Medicare Population 65+

3,447  
MEDICARE ONLY

3,378  
DIRECT-PURCH & MEDICARE

1,447  
EMPLOYER & MEDICARE

1,015  
MEDICARE & MEDICAID

## Annual Consumer Healthcare Expenditure



Blue Cross/  
Blue Shield  
\$1,535.7



Medicare  
Payments  
\$1,145.7



Dental  
Services  
\$569.7



Physician  
Services  
\$355.9



Hospital Room &  
Services  
\$308.5



Eye Care  
Services  
\$105.8



Lab Tests/  
X-Rays  
\$98.5

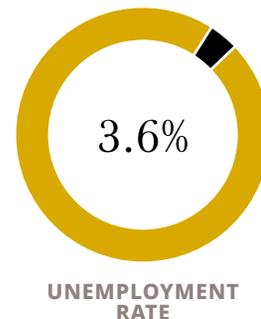
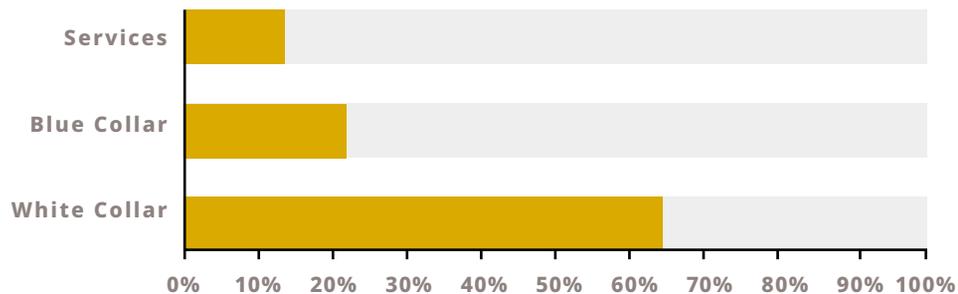


Aftercare/  
Convalescent  
\$46.4

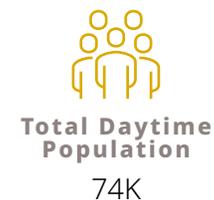
# Brooklyn Park Demographics

3-MILE RADIUS

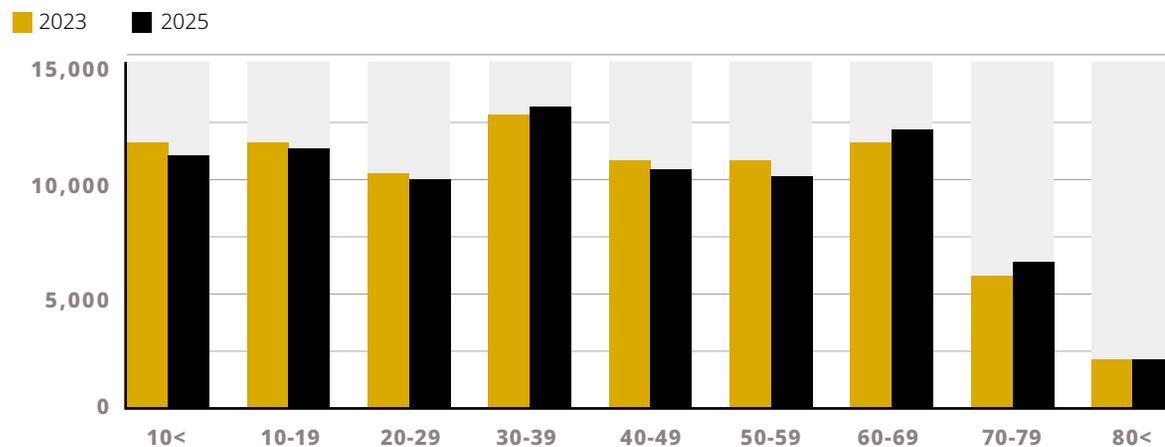
## Occupation Type



## Household Demographics



## Age Distribution



## Education



Source: esri (2025)