

**For Lease Office / Medical:** Curve Crest Medical/Professional

**Address:** 2850 Curve Crest Blvd, Stillwater, MN 55082

**5,565 Rentable Square Feet Available**

**Rent:** \$20.50 **Ops/Taxes:** \$8.92 / \$6.08

**Anchor Tenants:**

Henseler Orthodontics  
The Oral Surgery Group  
Southill Dental Group  
Pediatric Dentistry

**Rentable Space:**

Total 5,565 RSF  
Max Contiguous 5,565 RSF  
Min Divisible 1,151 SF  
200 Parking Spaces



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Gross Square Footage	26,687
Square Feet Leasable	5,565
Vacant	Yes
Operating Exp & Taxes*	15.00/SF
* Excludes Utility & Cleaning	
TI Allowance	Negotiable
Direct / Sublease	Direct
Controlled Intersection	NO
Space Condition	Built Out



## LOCATION:

Building offers great access to Hwy 36 and Stillwater Blvd from Curve Crest Blvd.

Three Locations for Signage!

### Area Businesses:

Target & Lowes

Culver's & Caribou

US Bank & Wells Fargo

Chipotle & Many more!

## PROPERTY INFORMATION:

- Ideal for a Specialty Practice
- Professional Office Space
- Tremendous Glass Lines
- Two Story Building with Elevator
- Handicap Accessible
- Ample Parking. 5:1000
- Near Numerous Restaurants Close By
- Tenant Improvement Allowance Available
- State of the art digitally controlled HVAC
- Card Key Access
- Managed by MSP Commercial



2850 Curve Crest Blvd  
Stillwater, MN 55028

Suites Available:

Suite 210 – 4,414 RSF

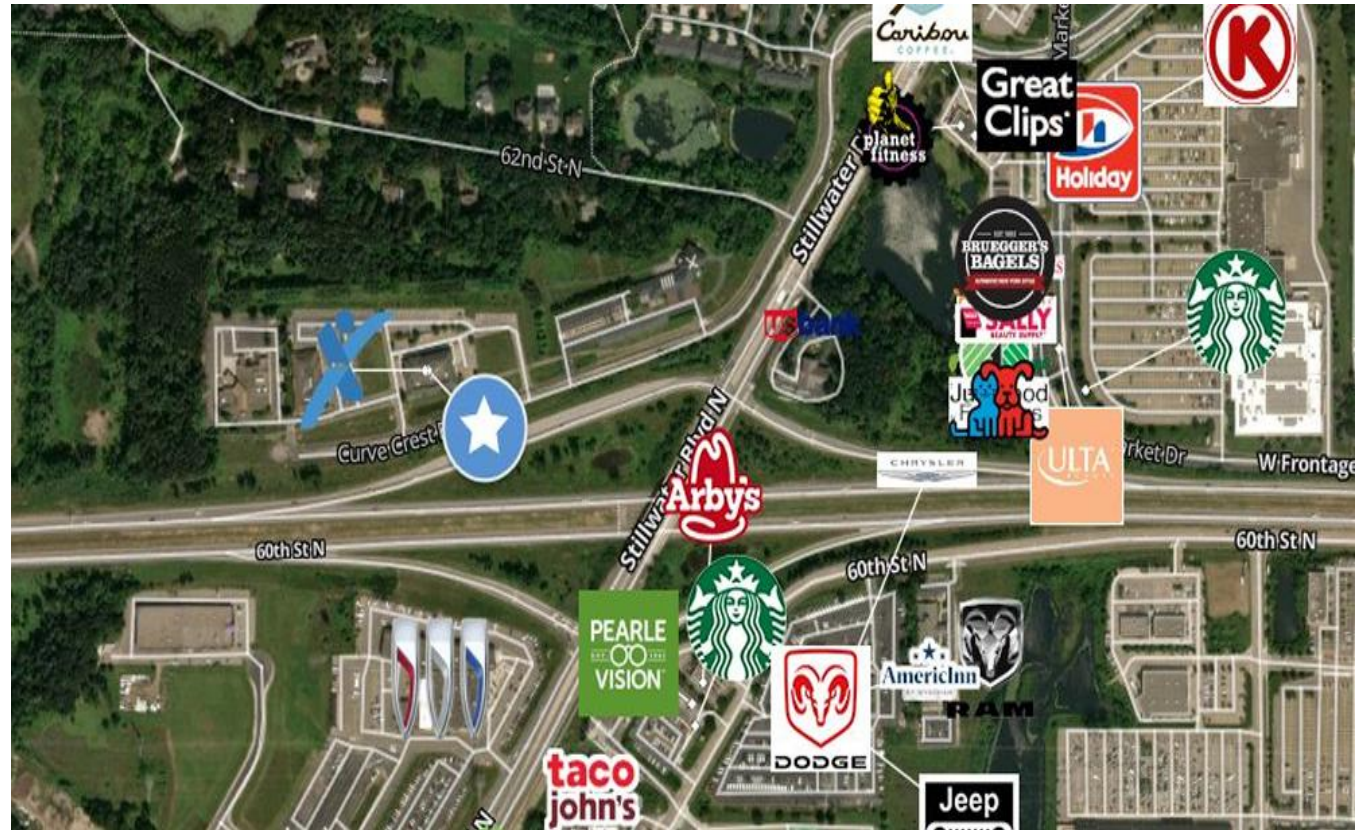
Suite 220 – 1,115 RSF

Next door to the land  
purchased for the new  
hospital.

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Building 1<sup>st</sup> Floor Stairs



Building Lobby



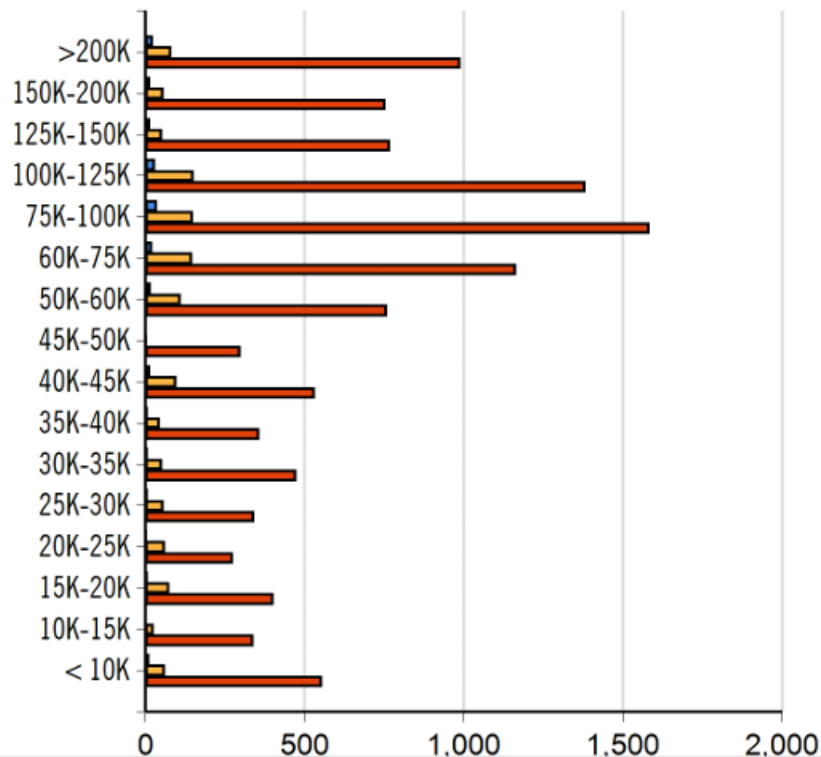
Lobby Elevator



## MEDIAN HH INCOME

**\$78,523**

### Household Income



## HOME OWNERSHIP

Renters: **2,359**

Owners: **8,593**

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Radius	Aggregate Household Income
3-Minute	\$18,415,371.08
5-Minute	\$91,053,233.25
10-Minute	\$966,899,437.65

### Population

Distance	Male	Female	Total
3- Minute	271	286	557
5- Minute	1,455	1,558	3,014
			30,332

### Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
3-Minute	3	0	11	45	6	42	23	7	29	68	15	9	16
5-Minute	25	3	38	210	61	202	133	27	174	340	72	44	124
10-Minute	192	7	836	2,135	349	1,736	700	255	1,677	3,348	1,012	658	935



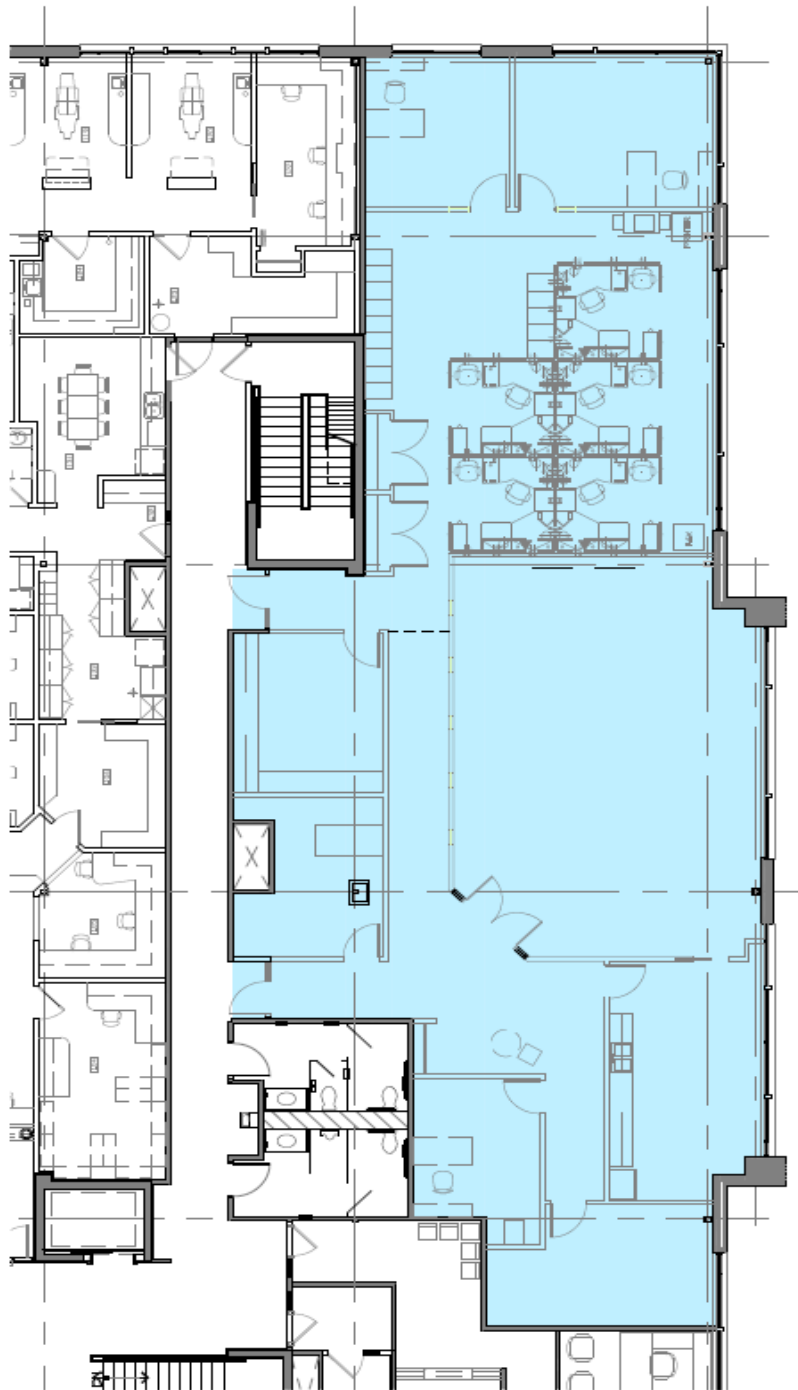
# 2850 Curve Crest Professional Building

## Suite 210 – 4,414 SF



## Suite 220 – 1,151 SF





SUITE PLAN (1/16" = 1'-0")

# Suite 210

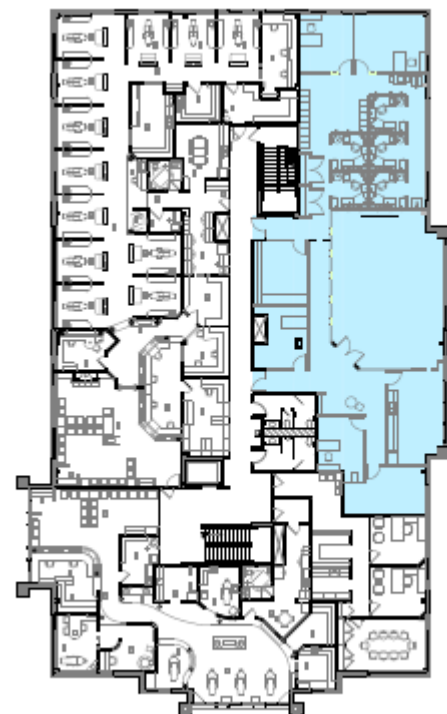
4,414 R.S.F.

**CURVE CREST PROFESSIONAL BUILDING**

2850 Curve Crest Blvd.

Stillwater, MN

February 24, 2021



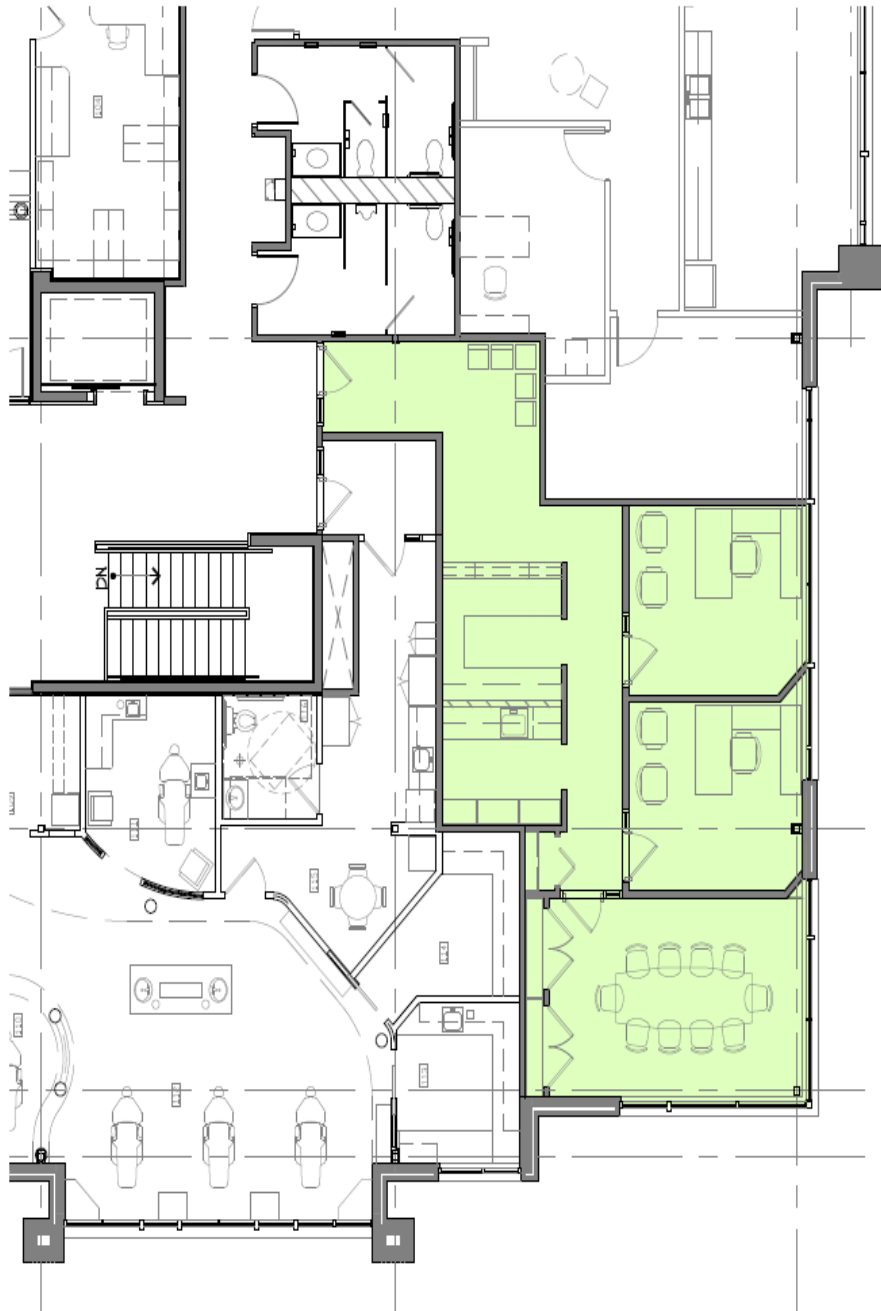
KEY PLAN (not to scale)

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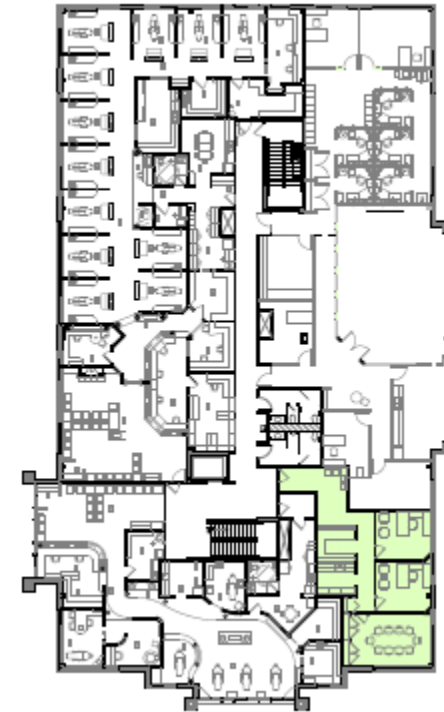
SUITE PLAN (3/32" = 1'-0")

# Suite 220

1,151 R.S.F.

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