



# CENTRE POINTE

MEDICAL

2955 Centre Pointe Dr, Roseville, MN

**±60,000 SF** | **2 Stories** | **Available Now**

[centrepintemedical.com](http://centrepintemedical.com)

# PROPERTY INFORMATION

This existing office building is undergoing a comprehensive repositioning to serve as a premier medical facility, integrating state-of-the-art infrastructure and thoughtful design elements to foster a healing environment. Extensive upgrades will enhance patient comfort, clinical efficiency, and operational flexibility- incorporating modern finishes, natural light and patient-oriented wayfinding.

## STRATEGIC LOCATION

Ideally situated midway between the Minneapolis and St. Paul business districts, the property offers unparalleled accessibility for patients and providers across the Twin Cities metro. Its location within an established medical hub places it in close proximity to leading healthcare providers, specialty clinics, and diagnostic facilities, creating natural synergies for referral networks and collaborative care.

## CONNECTION TO NATURE

Beyond its clinical advantages, the property benefits from direct integration with a scenic walking trail system that connects seamlessly to the building. This unique feature promotes wellness and work-life balance for both patients and staff, aligning with modern healthcare principles that emphasize whole-person care.

## INVESTMENT IN HEALING

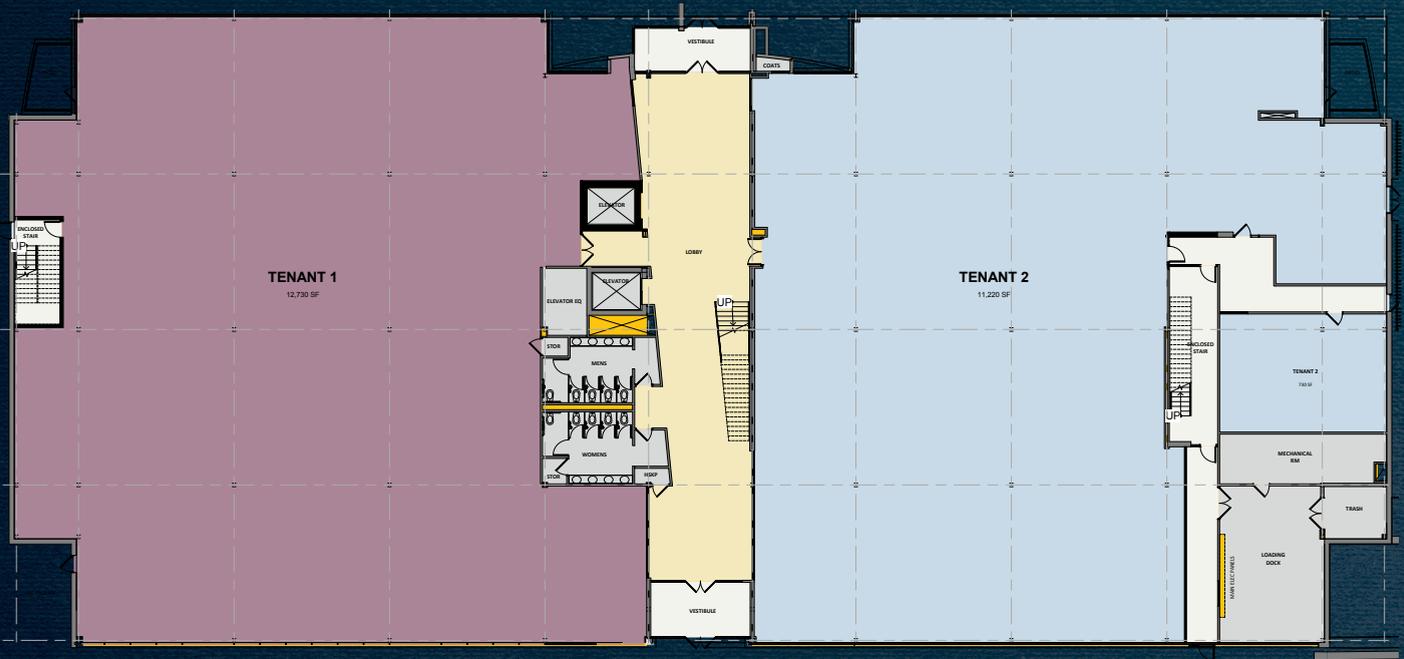
The repositioning strategy combines evidence-based design with operational excellence – delivering a setting that is as functional for medical professionals as it is restorative for patients. This is a rare opportunity to occupy space in a centrally located, amenity-rich healthcare destination that blends high-accessibility with a strong sense of place.

# LEASING INFORMATION

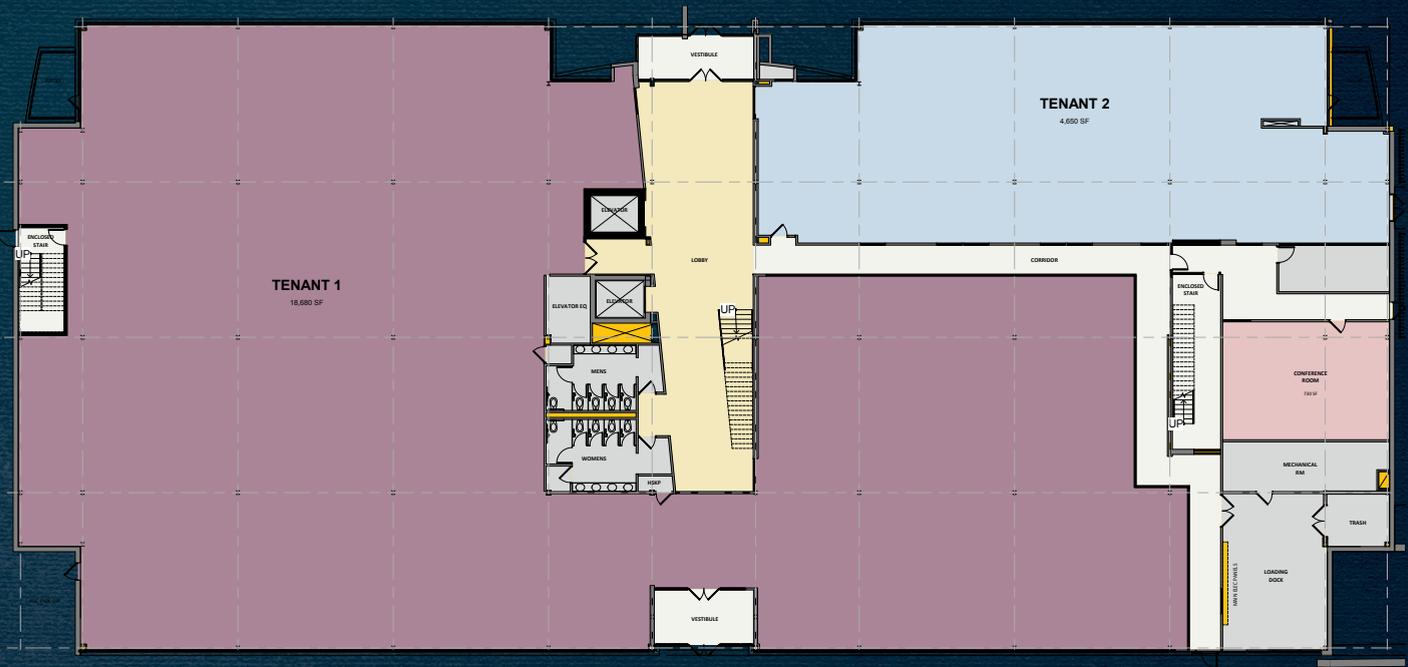
<b>ADDRESS</b>	2955 Centre Pointe Dr, Roseville, MN 55113
<b>BUILDING SIZE</b>	64,420 SF
<b>LOT SIZE</b>	4.04 Acres
<b>FLOORS</b>	Two (2)
<b>AVAILABLE SPACE</b>	4,500 - 64,000 SF
<b>PARKING</b>	5/1,000 USF
<b>ZONING</b>	PUD
<b>NET RENTAL RATES</b>	TBD
<b>2026 TAX &amp; CAM</b>	TBD

# FLOOR PLANS | FIRST FLOOR

The first floor offers a variety of flexible layouts, with these three options representing possible ways the space could be divided to suit different tenant needs.



**OPTION 1 – 2 TENANTS AND NO CONFERENCE ROOM**

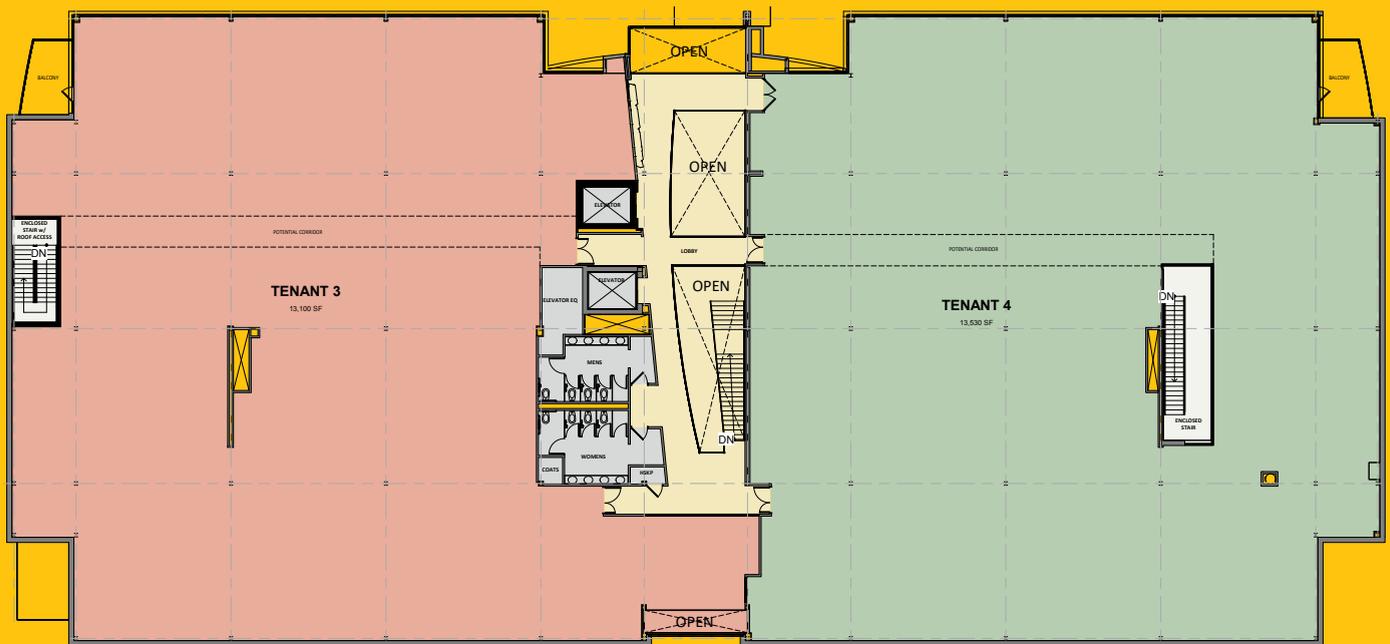


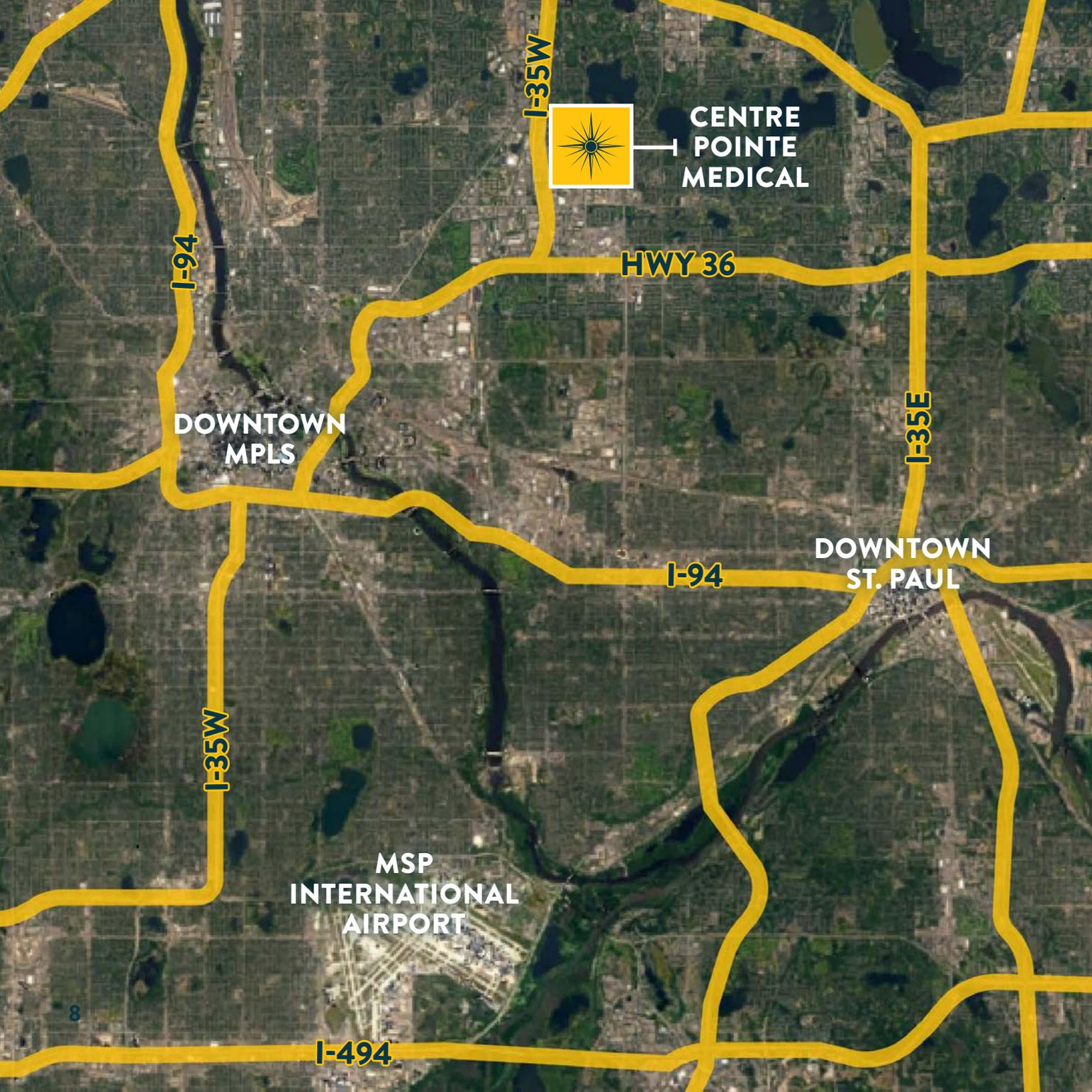
**OPTION 2 – 2 TENANTS AND 1 CONFERENCE ROOM**



## OPTION 3 — 2 TENANTS AND 1 CONFERENCE ROOM

# FLOOR PLANS | SECOND FLOOR





**CENTRE  
POINTE  
MEDICAL**

**I-94**

**I-35W**

**HWY 36**

**DOWNTOWN  
MPLS**

**I-35E**

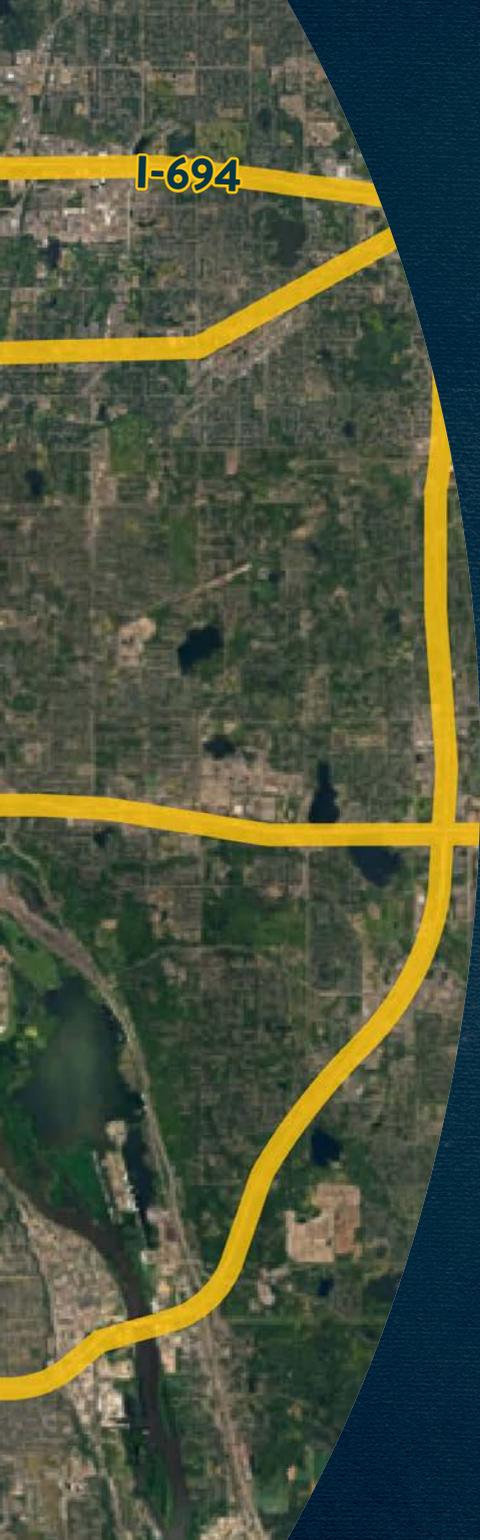
**I-94**

**DOWNTOWN  
ST. PAUL**

**I-35W**

**MSP  
INTERNATIONAL  
AIRPORT**

**I-494**



# WHERE ACCESS MEETS OPPORTUNITY

This centrally located, two-story medical facility offers 60,000 SF of space with planned updates in Q1 2026. Positioned between Minneapolis and St. Paul, the site provides excellent visibility from I-35 and seamless access via I-694, I-35, and Highway 62.

## TRAFFIC COUNTS

I-35W: 107,321 vpd



## 18.9 MILES

To MSP international Airport



## 11.1 MILES

To downtown St. Paul



## 8.8 MILES

To downtown Minneapolis



# IN THE MEDICAL HUB

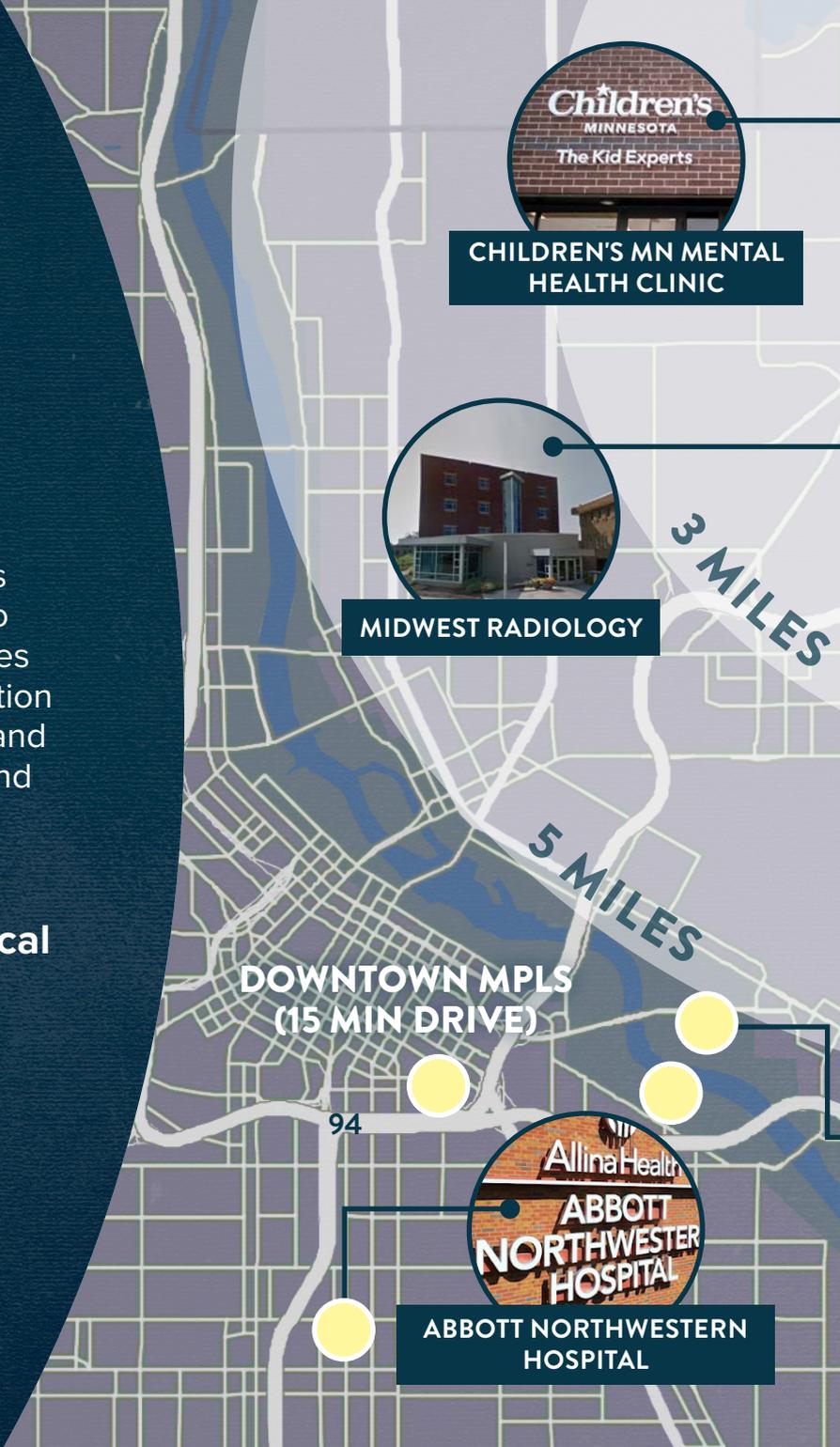
Situated near a concentration of hospitals and specialty clinics, this location offers seamless access to a wide range of healthcare services and professionals. Its central position supports collaboration, referrals, and convenience for both providers and patients.



**Centre Pointe Medical**



**Hospitals/Clinics**





1 MILE

I-35W

I-694

I-35E

HWY 36



**CHILDREN'S MN  
PHYSICAL REHAB CLINIC**



**HEALTH PARTNERS  
FAMILY PHYSICIANS**



**COMMUNITY MEDICAL  
SERVICES**



**NUVIA DENTAL CENTER**



**REGIONS HOSPITAL**



**M HEALTH FAIRVIEW  
EAST BANK**



**M HEALTH FAIRVIEW  
MIDWAY CAMPUS**

**DOWNTOWN ST. PAUL  
(15 MIN DRIVE)**

# BUILT FOR HEALING. READY FOR MEDICAL.

This highly adaptable building is transitioning from office to medical, with infrastructure that supports high-acuity uses, making it ideal for surgery centers, specialty clinics, and wellness groups.



**HIGH CEILINGS**



**LOADING DOCK**



**IDEAL INFRASTRUCTURE  
FOR SURGICAL USE**



**ONSITE GENERATORS**

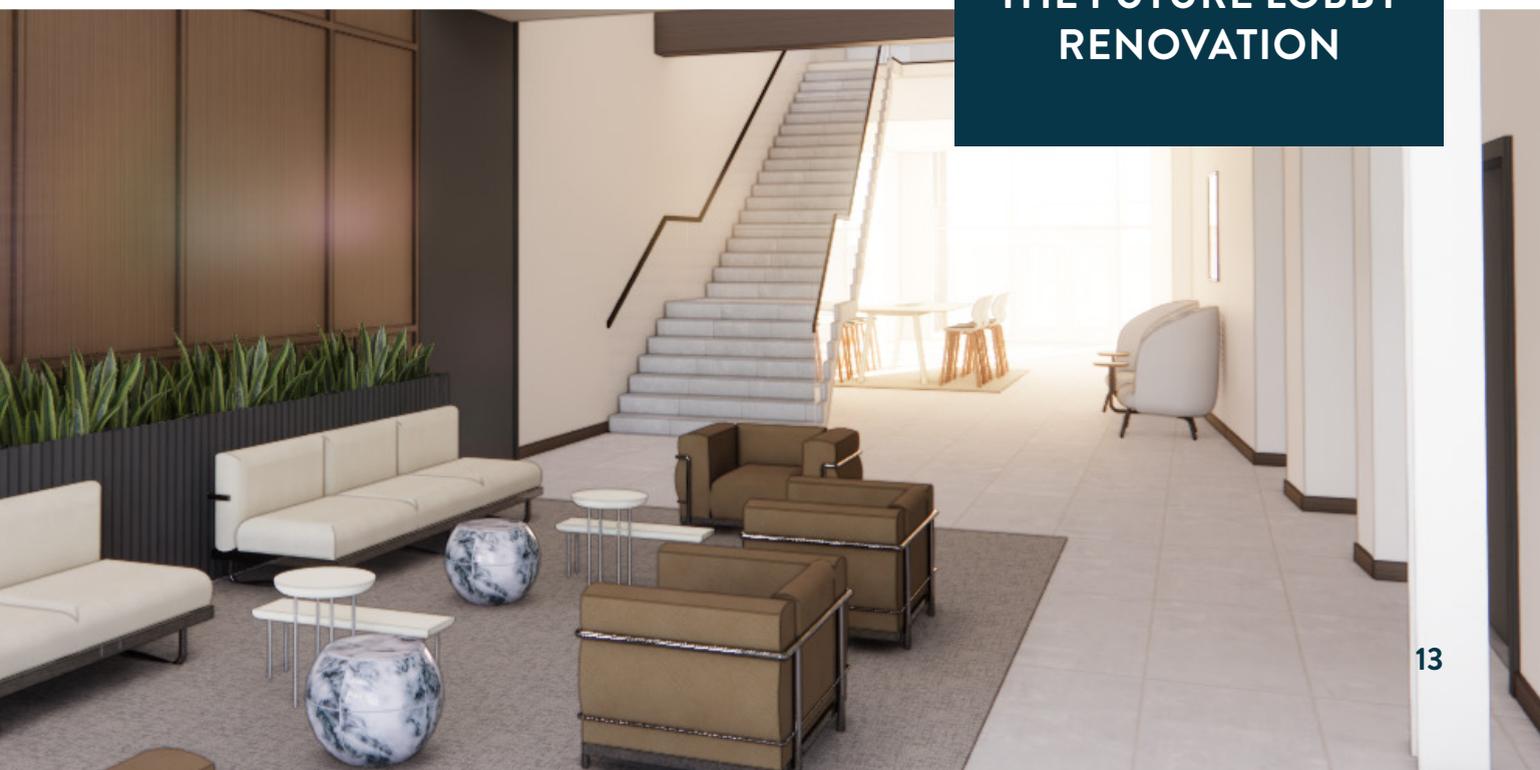


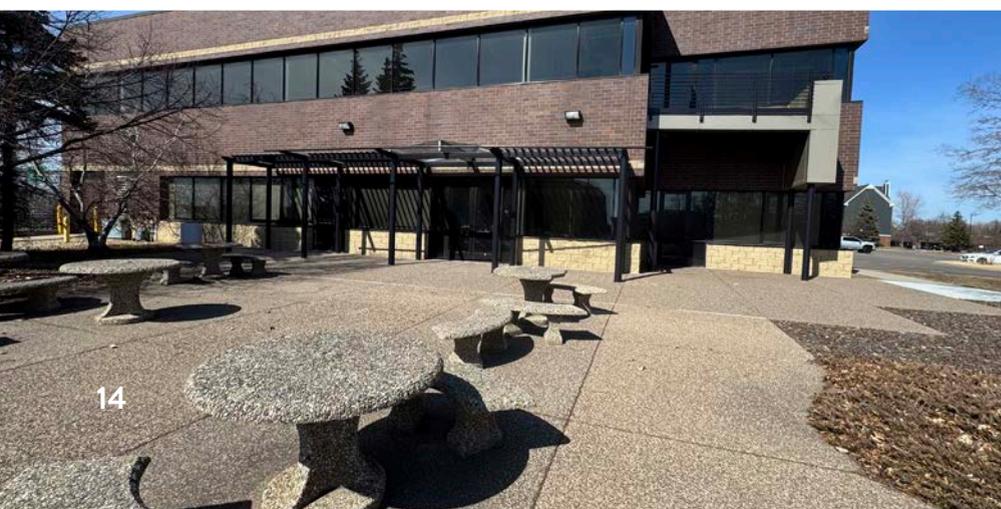
**ON-BUILDING SIGNAGE**

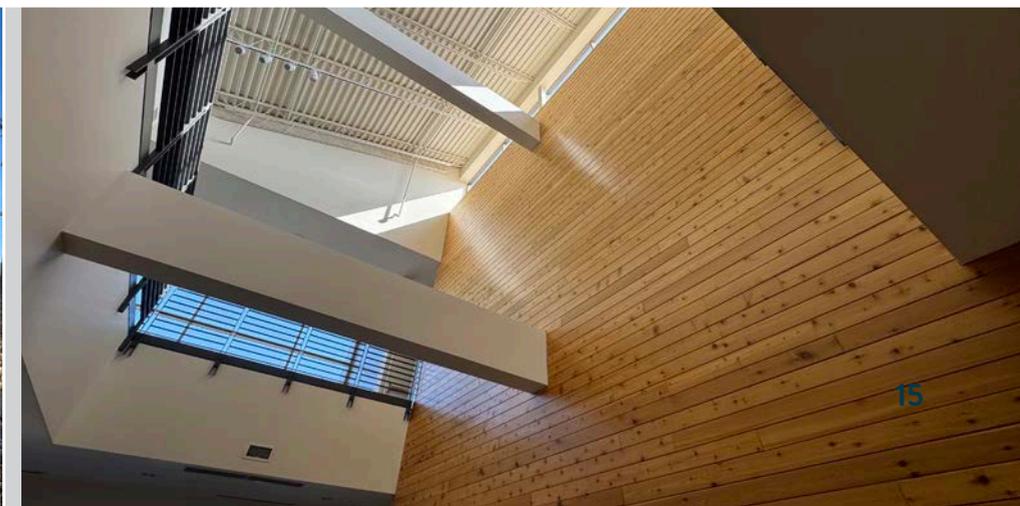




**RENDERINGS OF  
THE FUTURE LOBBY  
RENOVATION**









**ARDEN HILLS  
BEACH PARK**



**CREPEAU NATURE  
PRESERVE**



**SAMPSON PARK**



**TONY SCHMIDT  
REGIONAL PARK**



**INGERSON PARK**



**HAZELNUT PARK**



**CENTRE  
POINTE  
MEDICAL**



**AUTUMN GROVE  
PARK**



**COTTONTAIL PARK**



**LANGTON LAKE PARK**



**LAKE JUDY PARK**



**LAKE JOSEPHINE  
COUNTY PARK**



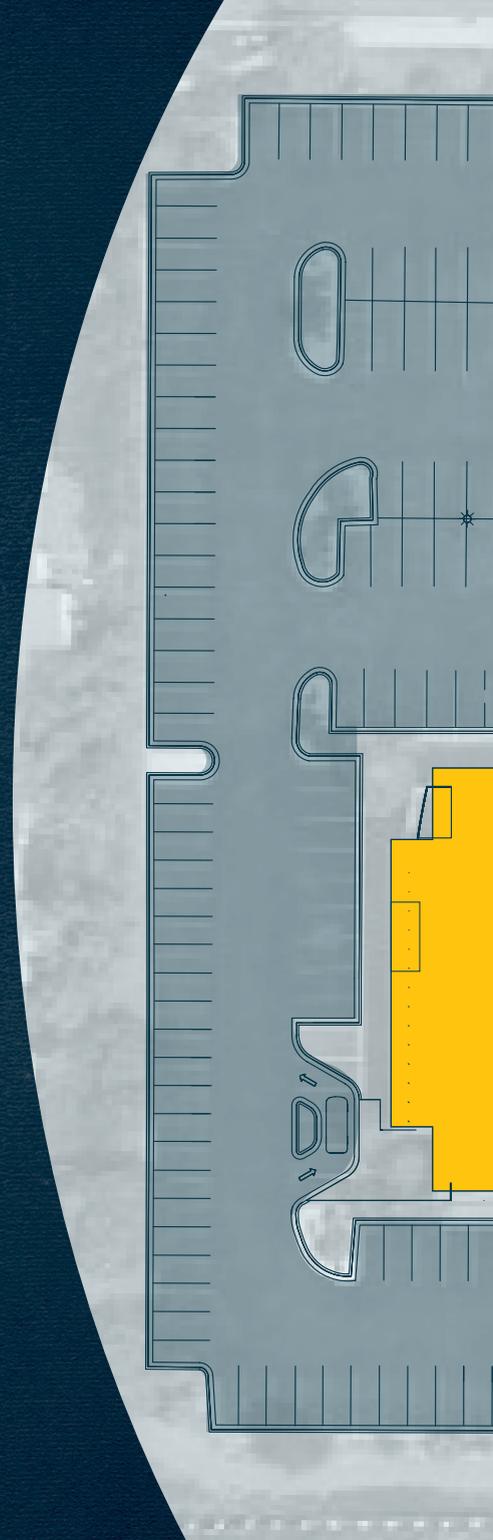
## CONNECTED TO NATURE

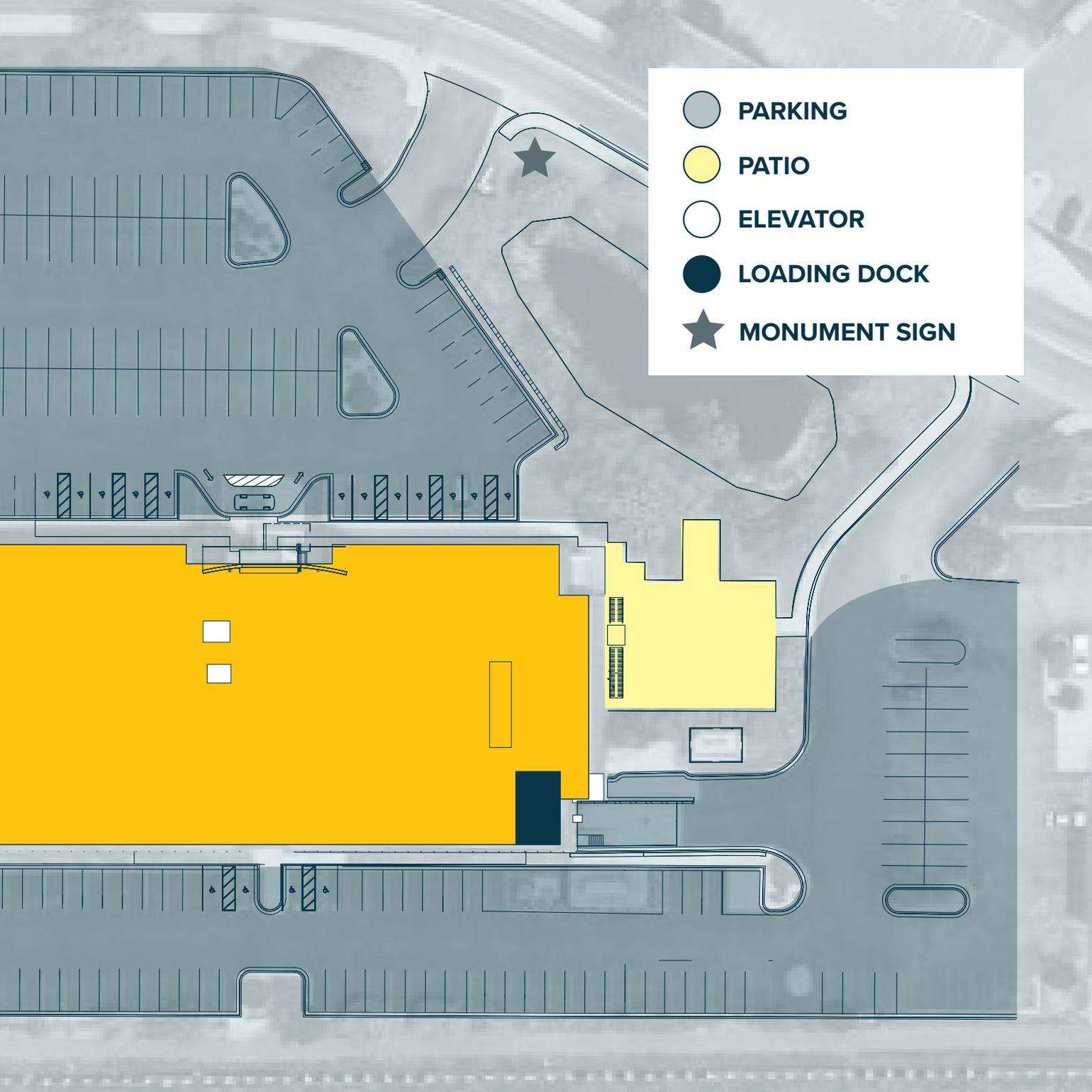
Walking paths connect to regional trails, and a calming pond offers a restorative setting—elements that contribute to reduced patient stress and improved outcomes.

## SITE PLAN

With 60,000 SF of space, high ceilings, abundant natural light from tall light wells, and medical-ready infrastructure, this property is ideally suited for a wide range of healthcare uses.

Surrounded by surface parking on three sides and a nearby park-and-ride, it also offers direct access to parking and loading for added convenience.





-  **PARKING**
-  **PATIO**
-  **ELEVATOR**
-  **LOADING DOCK**
-  **MONUMENT SIGN**

# DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE
<b>SUMMARY</b>			
2025 Total Population	87,603	289,945	1,258,362
Daytime Population	63,264	209,651	781,931
2025 Median Household Income	\$92,239	\$80,902	\$81,668
<b>POPULATION</b>			
2025 Total Population	87,603	289,945	1,258,362
2030 Forecast Population	88,037	295,831	1,273,653
2010 Census Total Population	80,714	249,891	1,129,351
<b>HOUSEHOLDS</b>			
2025 Total Households	36,259	122,318	518,065
2030 Total Households	36,376	125,112	526,790
2010 Census Total Households	33,670	103,750	459,966
<b>INCOME</b>			
2025 Median Household Income	\$92,239	\$80,902	\$81,668
2025 Average Household Income	\$119,758	\$109,007	\$111,292
2025 Per Capita Household Income	\$49,577	\$46,199	\$45,918
<b>HOUSING TENURE</b>			
2025 Housing Units, Owner Occupied	62.4%	49.9%	52.3%
2025 Housing Units, Renter Occupied	37.6%	50.1%	47.7%

# ROSEVILLE DEMOGRAPHICS



**\$379,438**

Median Home  
Value



**\$89,126**

Median Household  
Income



**\$101,546**

Average Household  
Annual Expenditure

## 20 MINUTE DRIVE-TIME RADIUS



**1,415,165**

2025 Population



**862,862**

Daytime Population



**\$112,799**

Average Household  
Income

# MARKET SCENARIO PLANNER

## DATA/ANALYTICS | MARKET SCENARIO PLANNER – OUTPATIENT

SERVICE LINE	2024 VOLUME	2029 VOLUME	2034 VOLUME	5 YR GROWTH	10 YR GROWTH
Endocrinology	7,358	9,131	10,022	24.1%	36.2%
Psychiatry	486,301	566,641	595,643	16.5%	22.5%
Physical Therapy	887,700	1,012,793	1,129,583	14.1%	27.2%
Spine	6,637	7,347	7,709	10.7%	16.2%
Cardiology	314,056	337,315	362,647	7.4%	15.5%
Vascular	53,275	56,976	60,675	6.9%	13.9%
Pain Management	36,883	39,102	40,909	6.0%	10.9%
Misc Services	698,212	738,740	774,191	5.8%	10.9%
Lab	1,486,134	1,569,427	1,646,235	5.6%	10.8%
Orthopedics	98,666	104,077	112,054	5.5%	13.6%
Ophthalmology	284,444	299,673	312,459	5.4%	9.8%
ENT	112,907	118,910	123,530	5.3%	9.4%
Cosmetic Procedures	26,608	27,914	27,803	4.9%	4.5%
Oncology	47,539	49,735	52,430	4.6%	10.3%
Nephrology	16,974	17,560	18,095	3.4%	6.6%
Podiatry	51,114	52,710	55,022	3.1%	7.6%
Evaluation & Mgmt	3,664,574	3,775,444	3,773,248	3.0%	3.0%
Neurosurgery	3,122	3,200	3,434	2.5%	10.0%
Neurology	58,285	59,465	60,495	2.0%	3.8%
Radiology	975,232	993,577	1,017,064	1.9%	4.3%

## ANNUAL VOLUME ESTIMATES BASED ON 5 YR CAGR

SERVICE LINE	5 YR COMPOUND ANNUAL GROWTH RATE (CAGR)	2025 VOLUME ESTIMATE	2026 VOLUME ESTIMATE	2027 VOLUME ESTIMATE	2028 VOLUME ESTIMATE
Endocrinology	4.41%	7,682	8,021	8,375	8,745
Psychiatry	3.11%	501,401	516,971	533,024	549,575
Physical Therapy	2.67%	911,417	935,767	960,768	986,437
Spine	2.06%	6,773	6,912	7,054	7,199
Cardiology	1.44%	318,575	323,160	327,811	332,529
Vascular	1.35%	53,995	54,725	55,465	56,215
Pain Management	1.18%	37,316	37,755	38,198	38,647
Misc Services	1.13%	706,135	714,149	722,254	730,450
Lab	1.10%	1,502,431	1,518,907	1,535,563	1,552,403
Orthopedics	1.07%	99,724	100,795	101,877	102,971
Ophthalmology	1.05%	287,426	290,440	293,486	296,563
ENT	1.04%	114,083	115,271	116,471	117,684
Cosmetic Procedures	0.96%	26,863	27,122	27,383	27,647
Oncology	0.91%	47,970	48,405	48,844	49,288
Nephrology	0.68%	17,089	17,206	17,323	17,441
Podiatry	0.62%	51,429	51,746	52,065	52,386
Evaluation & Mgmt	0.60%	3,686,484	3,708,525	3,730,698	3,753,004
Neurosurgery	0.50%	3,137	3,153	3,168	3,184
Neurology	0.40%	58,519	58,754	58,990	59,227
Radiology	0.37%	978,873	982,529	986,198	989,880

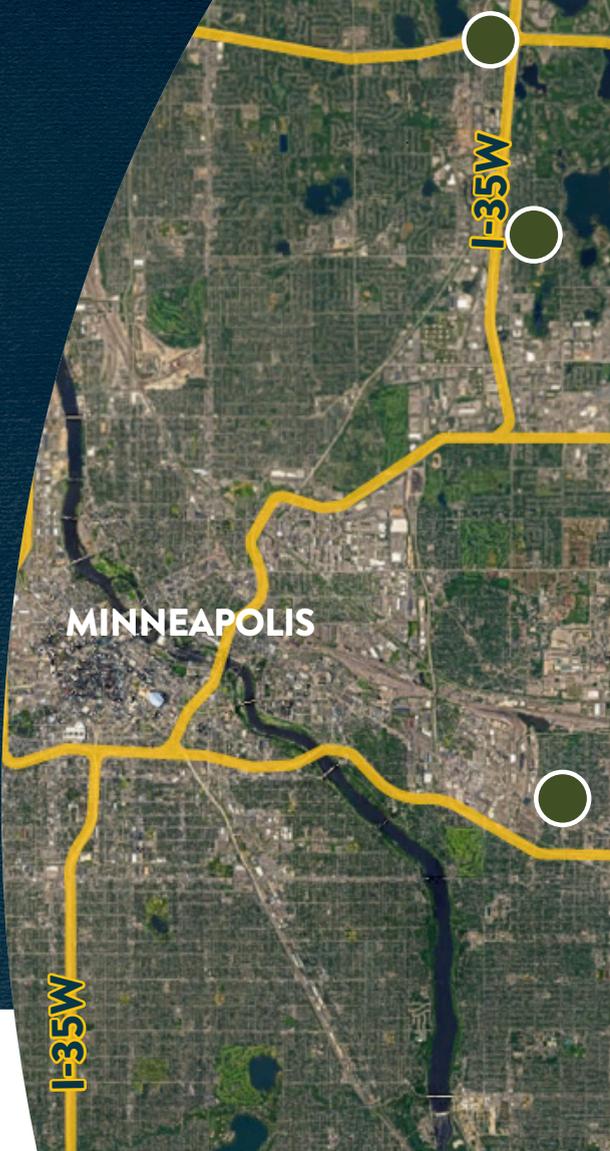
The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit [www.advisory.com](http://www.advisory.com).



# HEALTHCARE REAL ESTATE EXPERTISE

MSP Commercial has been passionate about developing and managing high-quality healthcare real estate for over 20 years, serving Twin Cities medical providers with expertise in development, project management, and property management.

Leveraging our 60+ building portfolio of owned and managed healthcare properties throughout the Twin Cities and our long standing relationships with local vendors, trades and contractors, we create cost-savings that directly benefit clients.



## CERTIFIED PROFESSIONALS

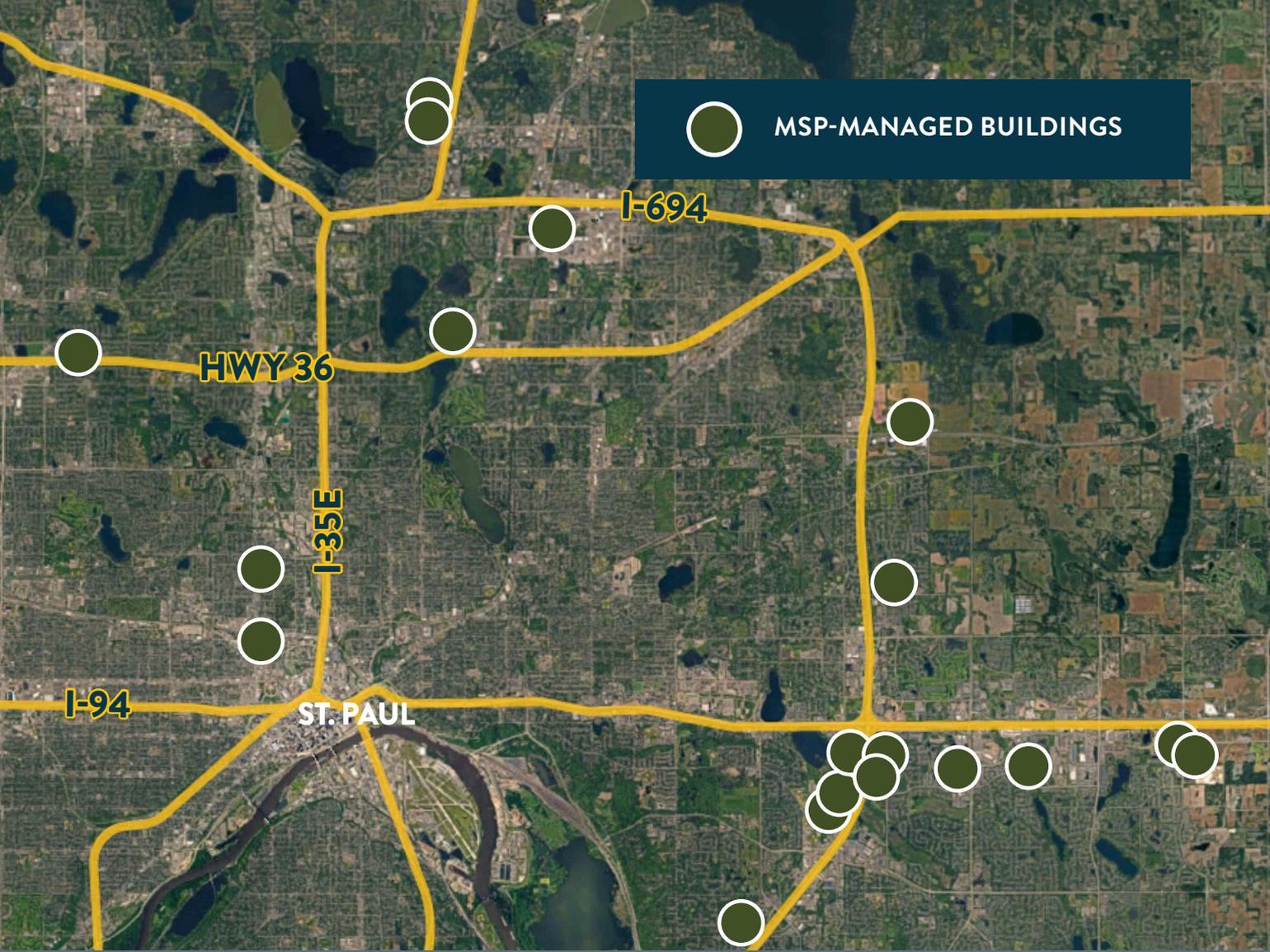
Our team is trained and certified to work in healthcare real estate.



Our Portfolio Is

# 93%

Medical Office Buildings



MSP-MANAGED BUILDINGS

Trusted By

**100+**

Companies Throughout  
the Twin Cities Metro

Currently Managing

**2M+**

SF of Medical  
Office Space

Over

**150**

Yrs Combined Experience in  
Property & Project Management

Colliers

SIGNAGE

SIGNAGE



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MEDICAL

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