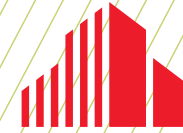


FOR SUBLEASE

47,797 SF



**CUSHMAN &
WAKEFIELD**



2251 CONNECTICUT AVE SOUTH

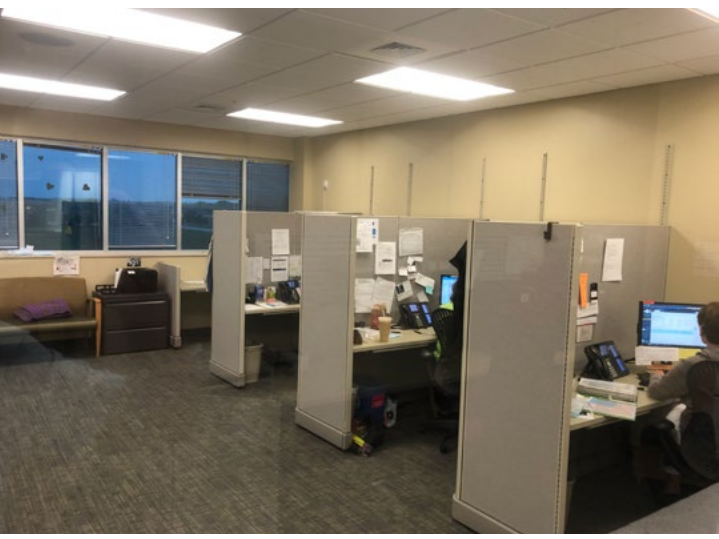
SARTELL, MN 56377

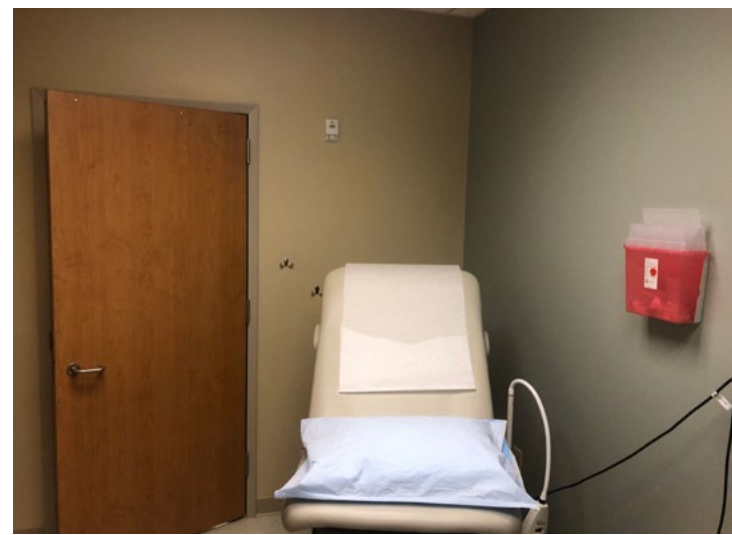
2251 Connecticut Ave South | Sartell, MN 56377

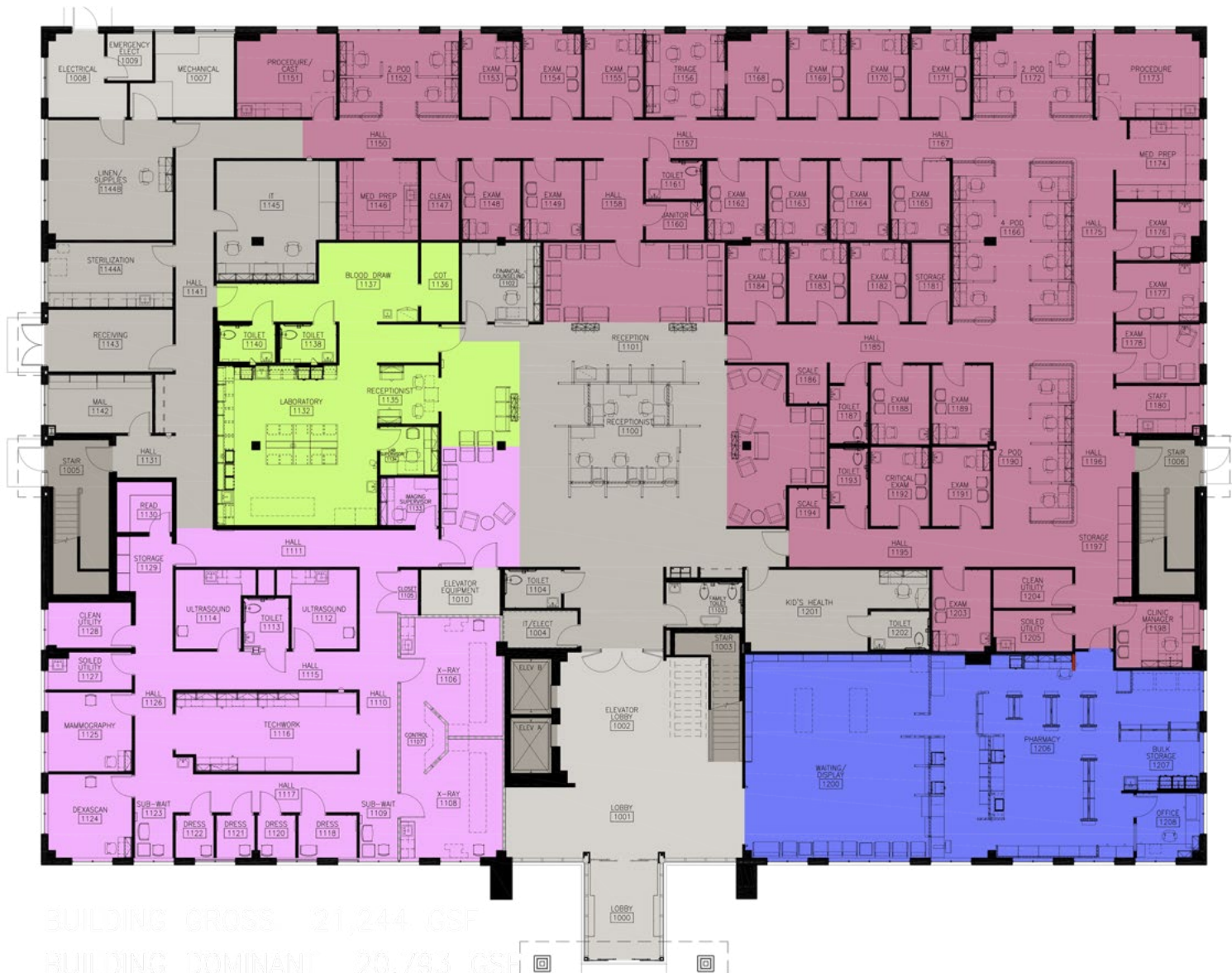
PROPERTY HIGHLIGHTS

| | |
|------------------------|---|
| Property: | 2251 Connecticut Ave S, Sartell, MN 56377 |
| Landlord: | Ventas, Inc. |
| Building Size: | 60,108 SF |
| Available Space: | 47,797 SF |
| Parking: | 317 Free Surface Spaces; 5.27/1,000 SF |
| Year Built: | 2010 |
| Lease Rate: | Negotiable |
| Lease Expiration Date: | June 30, 2025 |
| Use: | Medical Office |









| RENTABLE AREA (SQ FT) | | |
|-----------------------|---------------------|-------|
| | Bldg Common | 1,483 |
| | Floor Common | 3,749 |
| | Vertical Elements | 738 |
| | Laboratory | 1,747 |
| | Pharmacy | 2,466 |
| | Primary Care | 9,751 |
| | Radiology | 4,094 |
| | Primary Care Exam | 23 |
| | Specialties Exam | 0 |
| | Dental Exam | 0 |
| | Shared Exam/ Urgent | |
| | Care Rooms (SQ FT) | |
| | Shd Exam/Urgent | 0 |

18,058 SF Available

BUILDING CROSS 21,244 GSF

BUILDING DOMINANT 20,793 GSF

FIRST FLOOR PLAN

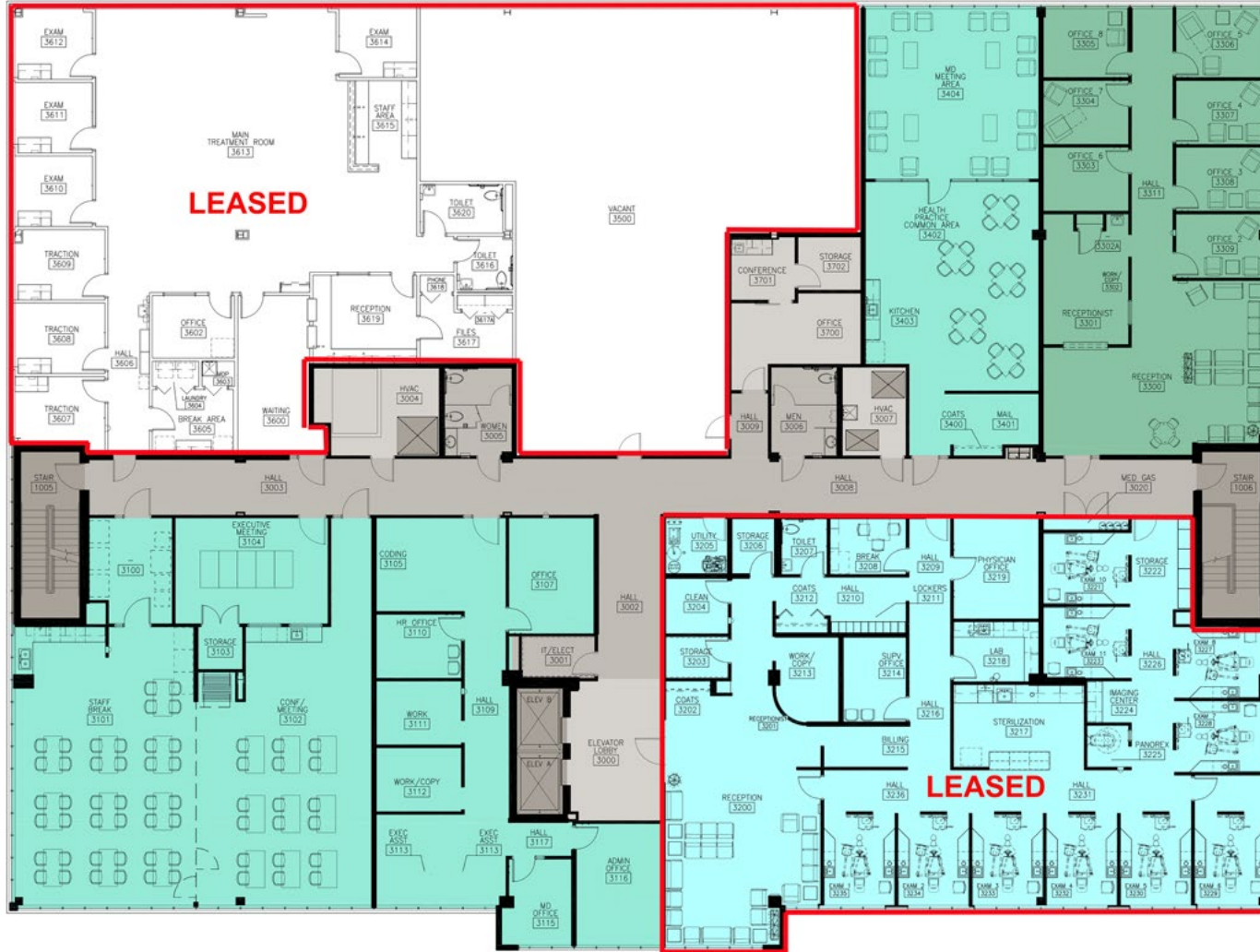


BUILDING CROSS 21,025 RSF

| RENTABLE AREA (SQ FT) | | |
|-----------------------|---------------------|--------|
| | Bldg Common | 386 |
| | Floor Common | 1,690 |
| | Vertical Elements | 1,296 |
| | Primary Care | 21,025 |
| | Primary Care Exam | 51 |
| | Specialties Exam | 0 |
| | Dental Exam | 0 |
| | Shared Exam/ Urgent | |
| | Care Rooms (SQ FT) | |
| | Shd Exam/Urgent | 0 |

21,025 SF Available

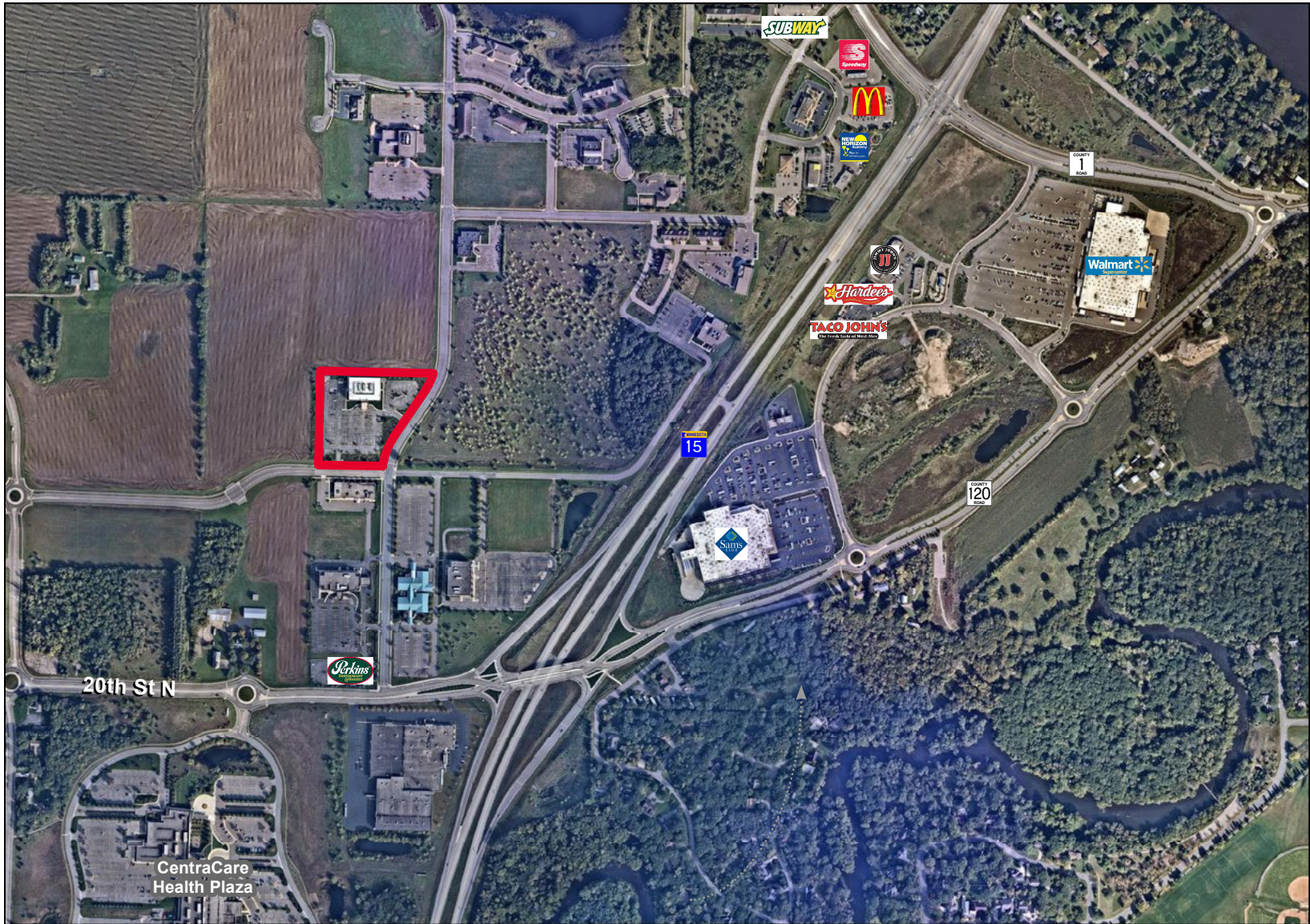
SECOND FLOOR PLAN



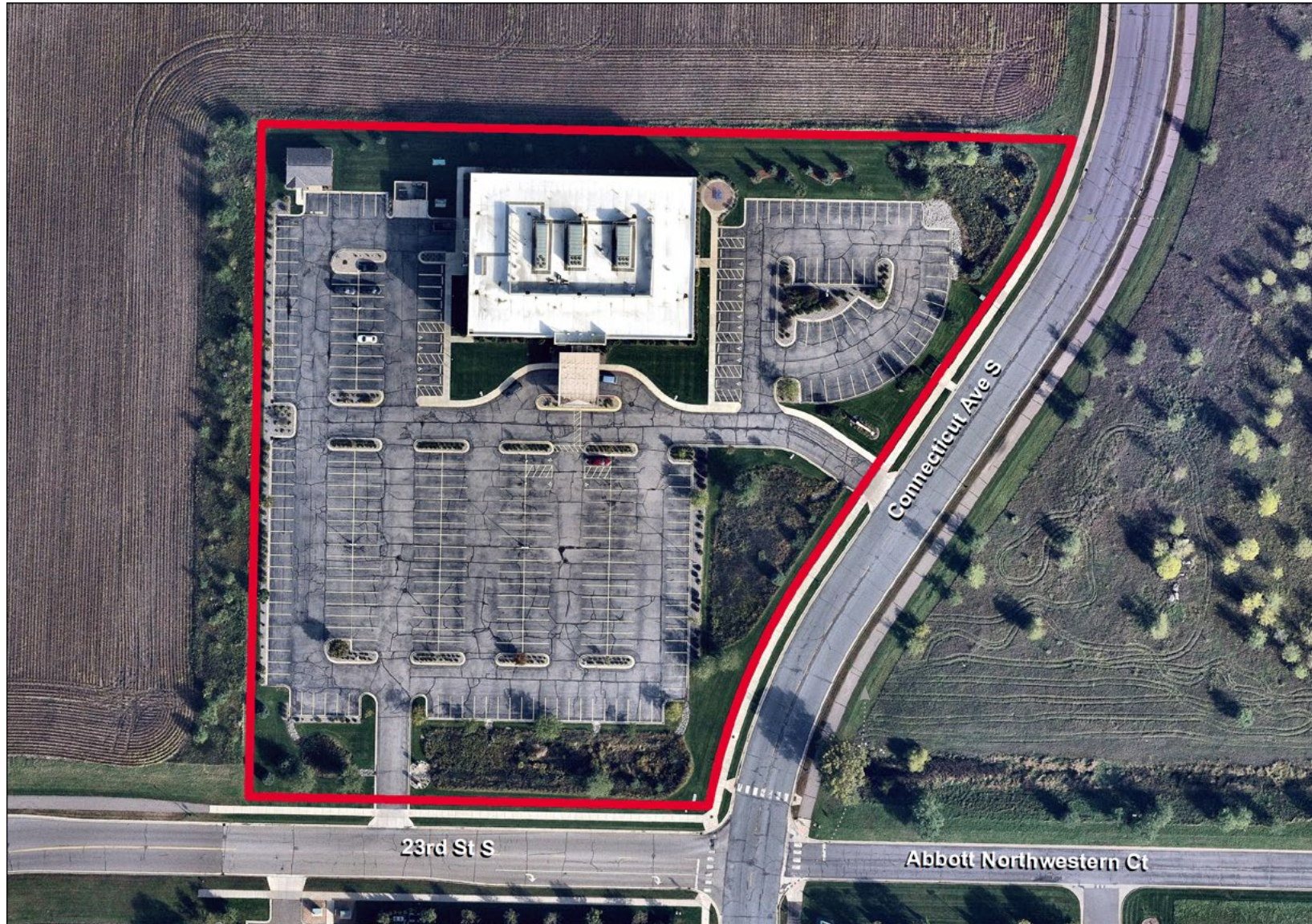
| RENTABLE AREA (SQ FT) | | |
|-----------------------|---|-------|
| | Bldg Common | 887 |
| | Floor Common | 1,819 |
| | Vertical Elements | 668 |
| | Behav Health | 2,244 |
| | Dental | 5,162 |
| | Med Support | 6,470 |
| | Primary Care Exam | 0 |
| | Specialties Exam | 0 |
| | Dental Exam | 10 |
| | Shared Exam/ Urgent Care Rooms (SQ FT) | |
| | Shd Exam/Urgent | 0 |

8,714 SF Available

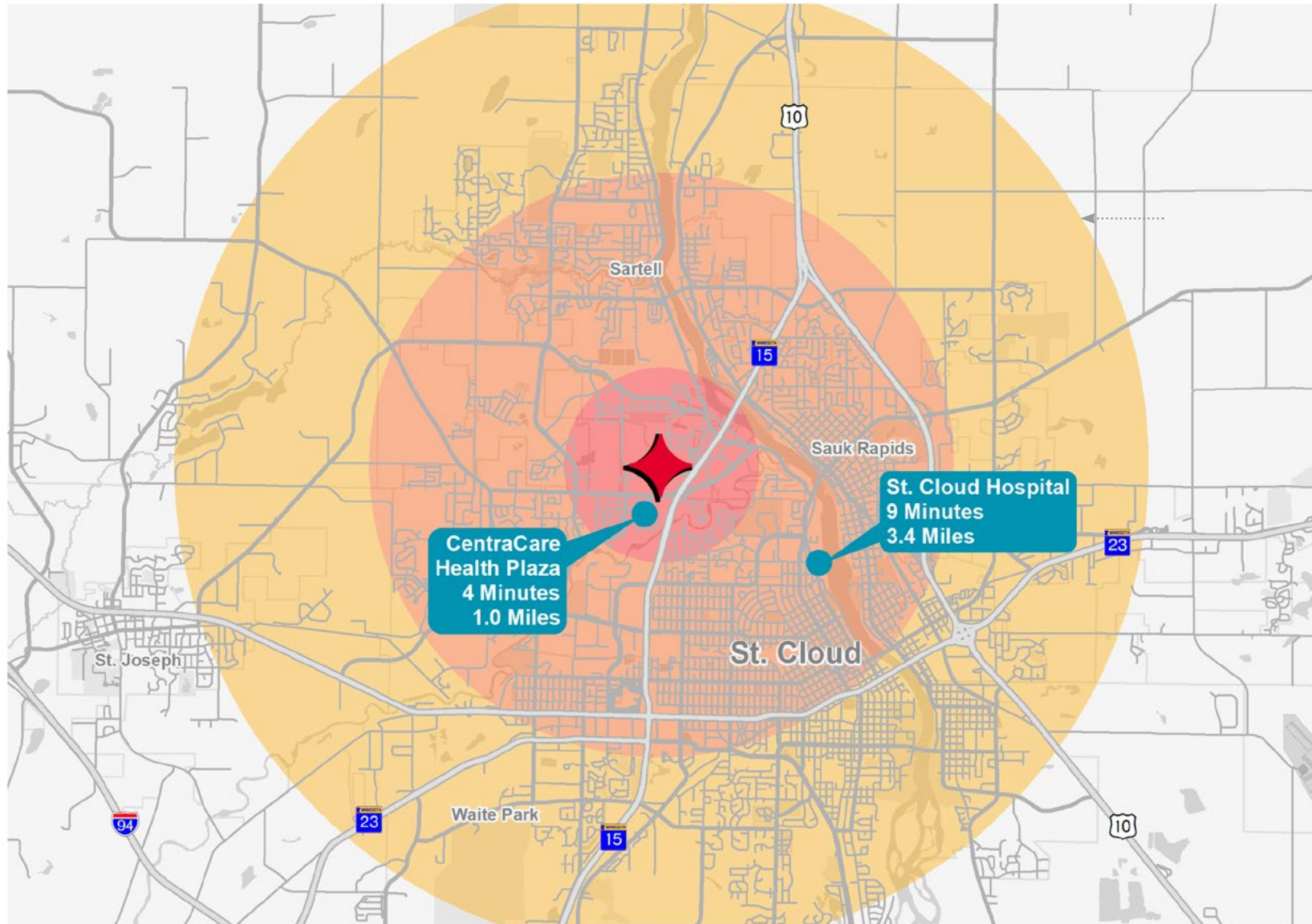
THIRD FLOOR PLAN



AMENITIES MAP



AERIAL MAP



LOCATION MAP

DEMOGRAPHIC ANALYSIS

| | 1 Mile | 3 Miles | 5 Miles |
|----------------------------------|----------|----------|----------|
| POPULATION | | | |
| 2019 Total Population | 3,296 | 57,115 | 106,102 |
| 2024 Forecast Total Population | 3,559 | 60,040 | 111,222 |
| 2019-2024 Annual Rate | 1.55% | 1.00% | 0.95% |
| 2019 Median Age | 37.0 | 36.3 | 32.5 |
| HOUSEHOLDS | | | |
| 2019 Total Households | 1,275 | 23,464 | 41,813 |
| 2024 Forecast Total Households | 1,376 | 24,635 | 43,807 |
| INCOME | | | |
| 2019 Median Household Income | \$68,817 | \$54,976 | \$53,098 |
| 2019 Average Household Income | \$86,951 | \$71,457 | \$71,527 |
| 2019 Per Capita Household Income | \$36,594 | \$29,392 | \$28,266 |

3-MILE RADIUS SNAPSHOT

57,115

2019 POPULATION

\$71,457

AVERAGE HOUSEHOLD
INCOME

23,464

TOTAL HOUSEHOLDS

CONTACT INFORMATION

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