



Accelerating success.



Engler Health Center, Phase II

1210 Chaska Creek Way | Chaska, MN

Medical / Office Space For Lease

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M S P
COMMERCIAL

Property Profile



- Now leasing for Phase II
- Up to 34,000 SF on two levels
- On-building and monument signage available
- Easy access to Highway 212
- Visible by traffic counts of over 195,000 vpd on Highway 212
- Fast growing community with over 1,000 single family lots delivered in the past few years and another 500 in planning

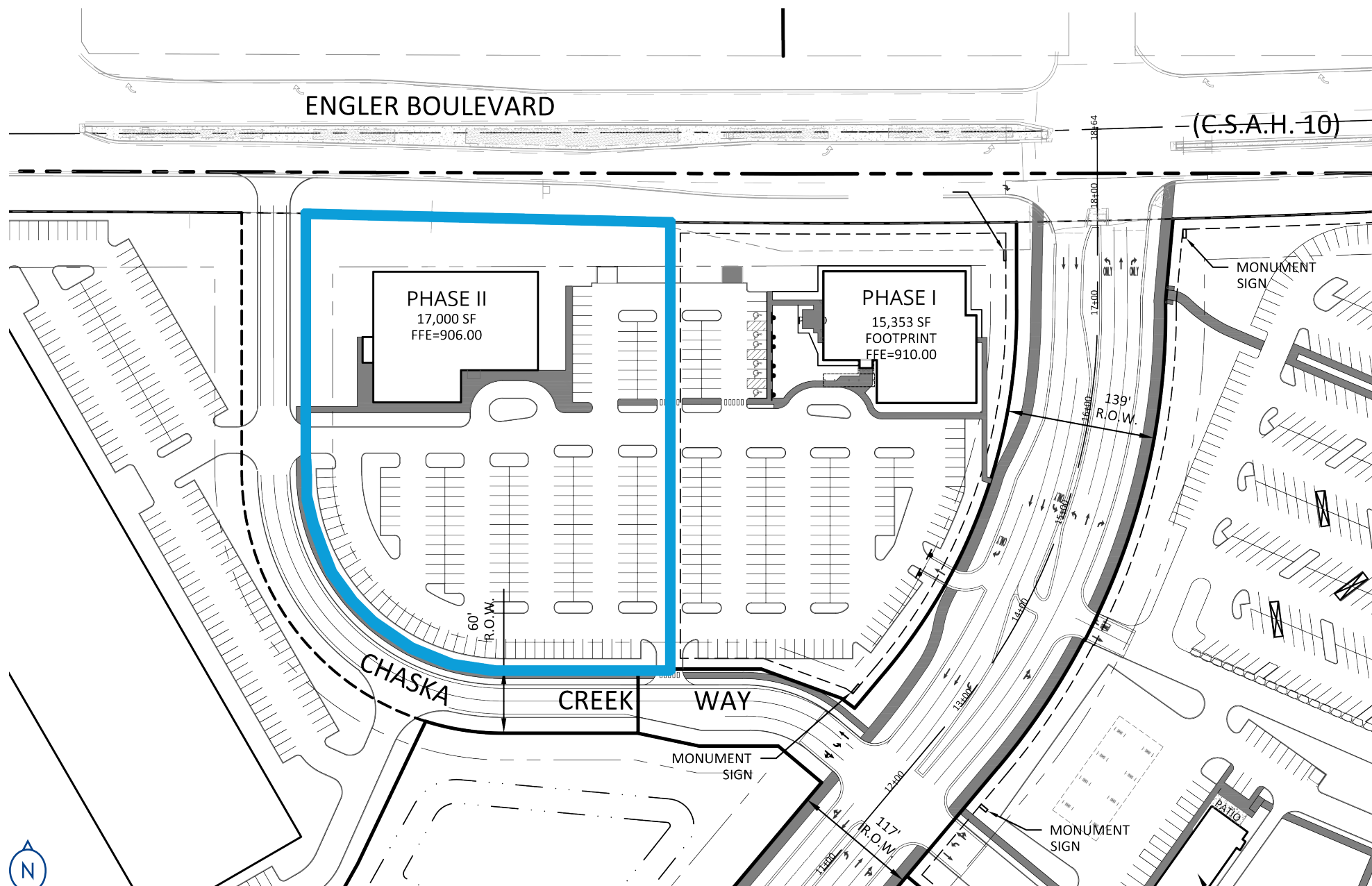
Building Information

Address	1210 Chaska Creek Way, Chaska, MN 55318
Building Size	34,000 SF
Year Built	TBD
Floors	Two (2)
Parking Ratio	5.00 / 1,000

Lease Terms

Space Available	Up to 34,000 SF
Date Available	Q4 2025
Net Rental Rate	Negotiable

Site Plan



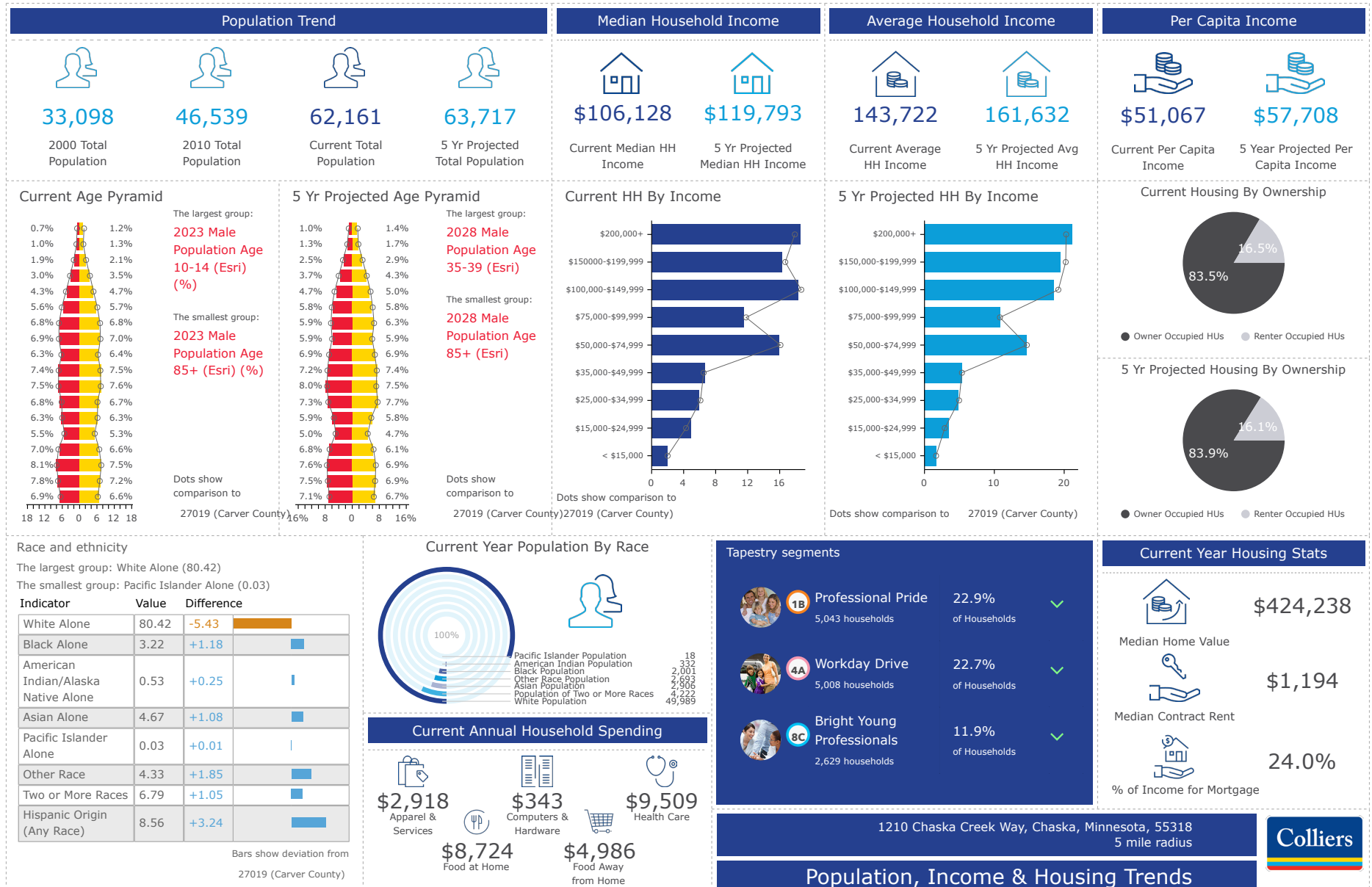
Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2023 Volume	2028 Volume	2033 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2024 Volume Estimate	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate
Endocrinology	252	322	382	27.8%	51.6%	5.02%	264	278	291	306
Vascular	1,709	2,095	2,536	22.6%	48.4%	4.16%	1779	1853	1930	2011
Podiatry	1,470	1,796	2,235	22.2%	52.1%	4.08%	1529	1592	1657	1725
Ophthalmology	9,144	11,102	13,350	21.4%	46.0%	3.96%	9505	9881	10272	10679
Spine	219	265	304	21.0%	39.0%	3.89%	227	236	245	254
Cardiology	10,195	12,282	14,468	20.5%	41.9%	3.80%	10581	10983	11400	11833
Pain Management	1,233	1,447	1,676	17.4%	36.0%	3.26%	1272	1314	1356	1401
Psychiatry	16,985	19,890	21,026	17.1%	23.8%	3.21%	17530	18092	18672	19271
Lab	48,864	56,830	65,135	16.3%	33.3%	3.07%	50362	51906	53498	55139
Orthopedics	3,419	3,946	4,643	15.4%	35.8%	2.91%	3518	3620	3725	3834
Physical Therapy/Rehabilitation	30,859	35,597	43,124	15.4%	39.7%	2.90%	31753	32673	33620	34594
Nephrology	600	687	768	14.6%	28.1%	2.76%	616	633	650	668
Miscellaneous Services	24,211	27,693	32,180	14.4%	32.9%	2.72%	24870	25547	26243	26958
ENT	4,059	4,565	5,096	12.5%	25.6%	2.37%	4155	4254	4355	4458
Thoracic Surgery	60	67	73	11.8%	22.5%	2.26%	61	62	63	65
Oncology	1,709	1,908	2,144	11.6%	25.4%	2.23%	1747	1786	1826	1866
Trauma	843	938	1,052	11.3%	24.8%	2.16%	860	879	898	917
Radiology	33,120	36,714	40,929	10.9%	23.6%	2.08%	33809	34513	35232	35965
Urology	1,049	1,160	1,328	10.6%	26.6%	2.04%	1069	1091	1114	1136
Evaluation and Management	118,018	130,089	142,980	10.2%	21.2%	1.97%	120338	122705	125118	127579
Gastroenterology	2,702	2,957	3,226	9.4%	19.4%	1.82%	2751	2801	2852	2904
Dermatology	5,049	5,515	6,052	9.2%	19.9%	1.78%	5139	5230	5323	5418
General Surgery	685	739	807	7.8%	17.8%	1.52%	695	706	716	727
Neurology	2,103	2,263	2,452	7.6%	16.6%	1.47%	2134	2165	2197	2230
Neurosurgery	109	117	131	7.4%	20.2%	1.44%	110	111	113	114
Cosmetic Procedures	955	992	1,031	3.9%	7.9%	0.77%	962	969	977	984
Gynecology	1,102	1,134	1,212	2.9%	9.9%	0.57%	1108	1114	1121	1127
Pulmonology	1,658	1,672	1,653	0.9%	-0.3%	0.18%	1660	1663	1666	1669
Obstetrics	441	413	413	-6.5%	-6.4%	-1.33%	435	429	423	418

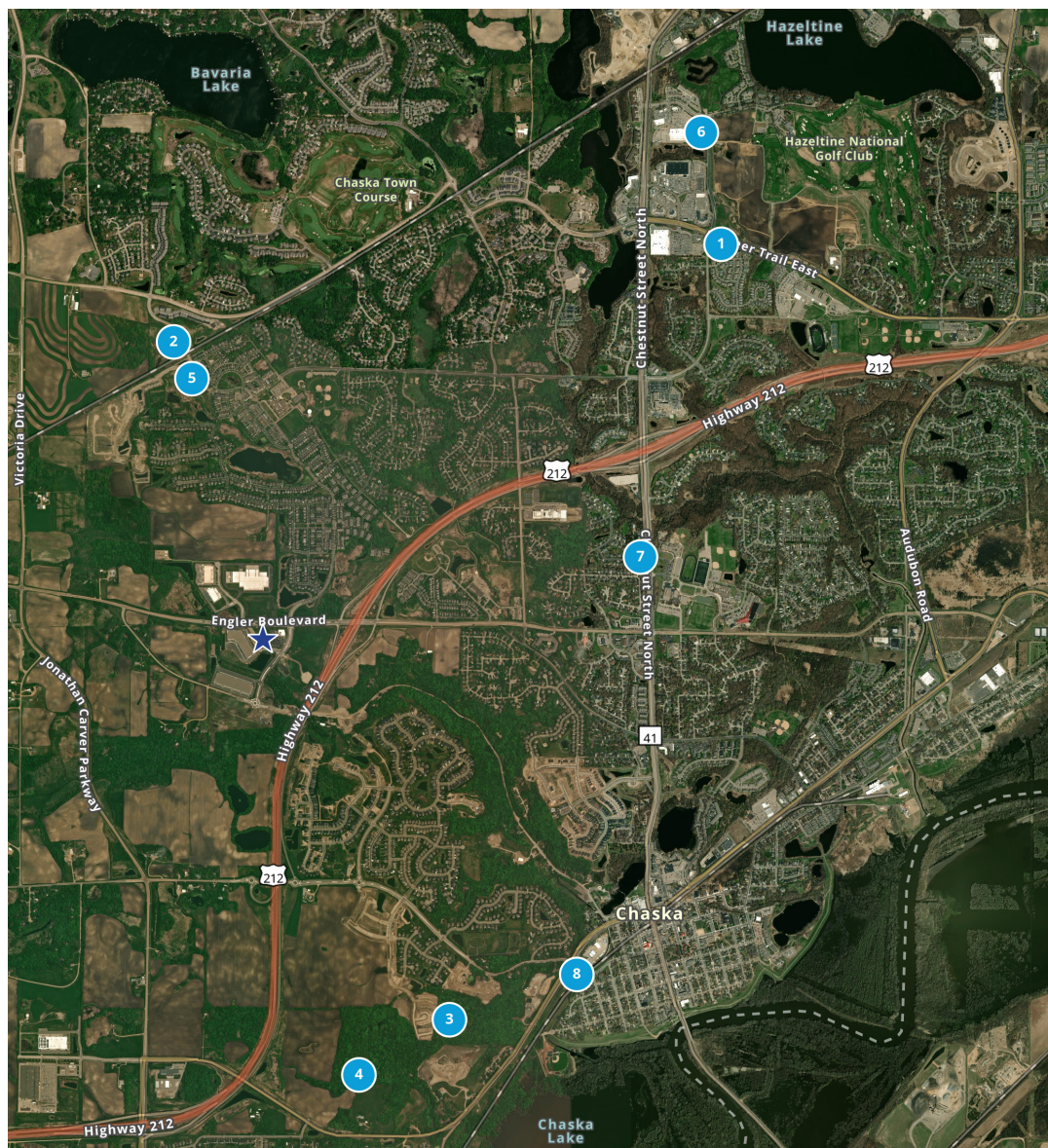
10 mile radius.

Source: 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.

Population, Income & Housing Trend



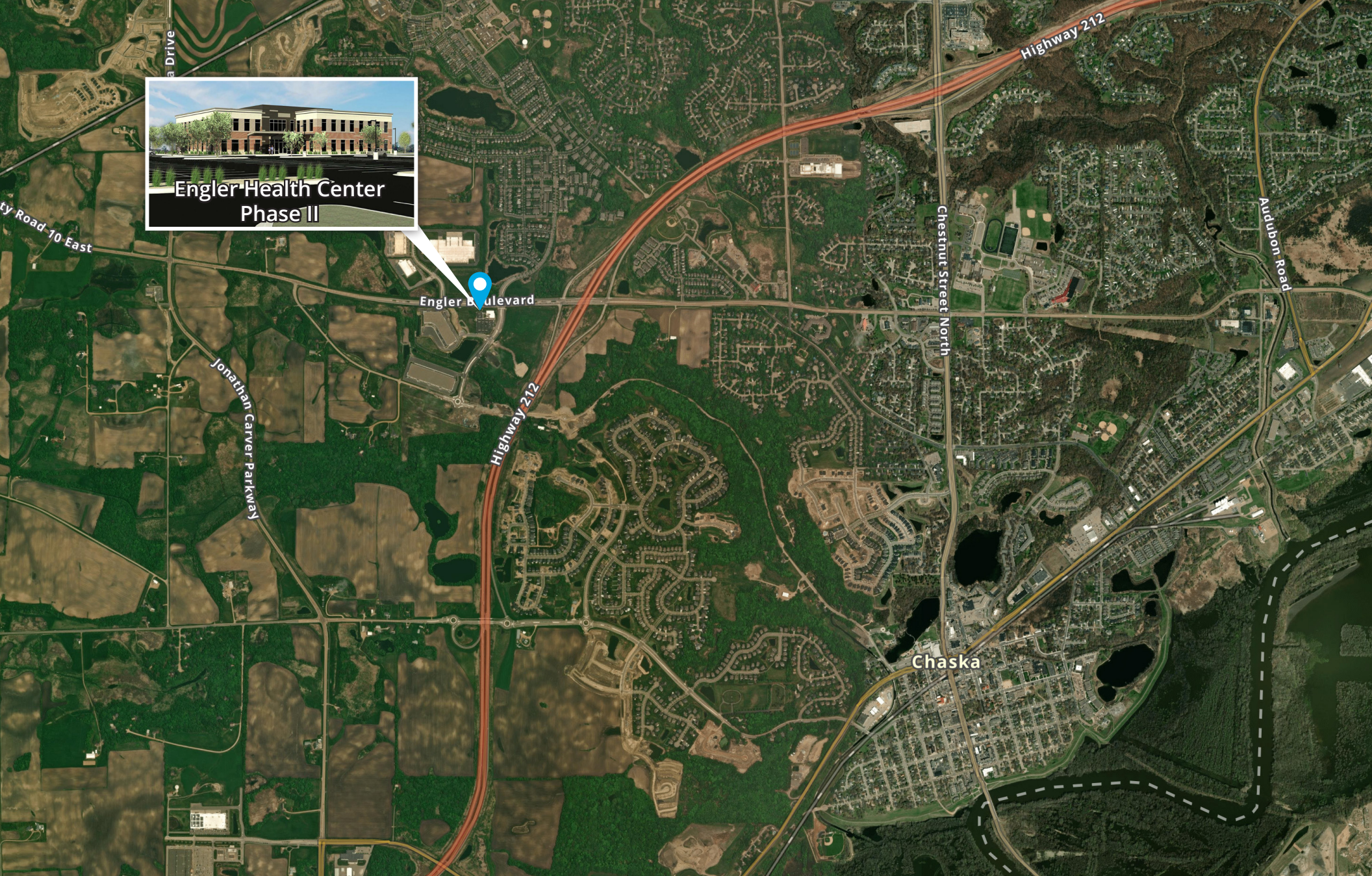
Residential Development Nearby



City of Chaska

1. **Cantissimo**
32-unit assisted living and memory care building
2. **Clover Ridge Apartments**
119-unit multi-family project
3. **Carlson Bluffs**
14 single family homes
4. **Frenz-Worm Neighborhood**
190 single family homes
5. **The Gallery Apartments**
175-unit multi-family project
6. **Hazeltine Plaza**
112-unit multi-family project
7. **Jasper Circle**
16 single family homes
8. **West Creek Apartments**
16-unit multi-family housing project

Nearly 1,000 single family lots delivered in the past 5 years and additional projects (shown above) being planned.



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