



CENTRE POINTE

MEDICAL

2955 Centre Pointe Dr, Roseville, MN

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

centrepointemedical.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

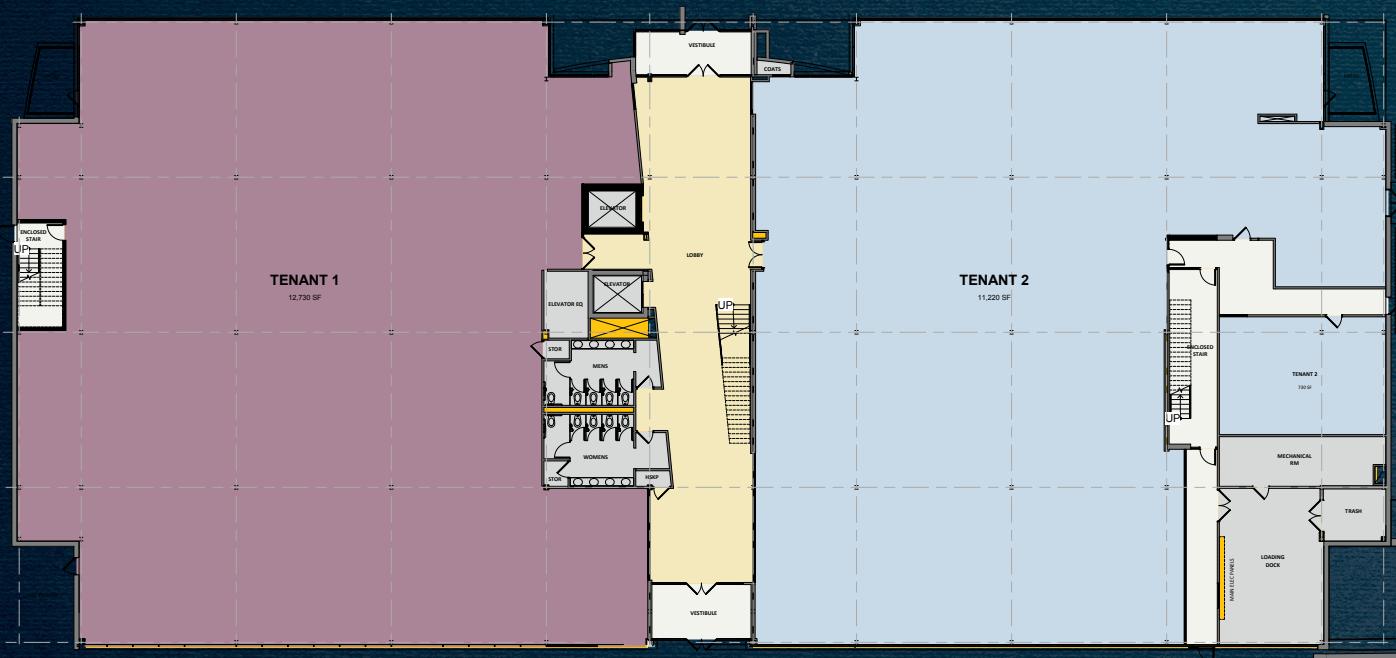
The repositioning strategy combines evidence-based design with operational excellence – delivering a setting that is as functional for medical professionals as it is restorative for patients. This is a rare opportunity to occupy space in a centrally located, amenity-rich healthcare destination that blends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

LEASING INFORMATION

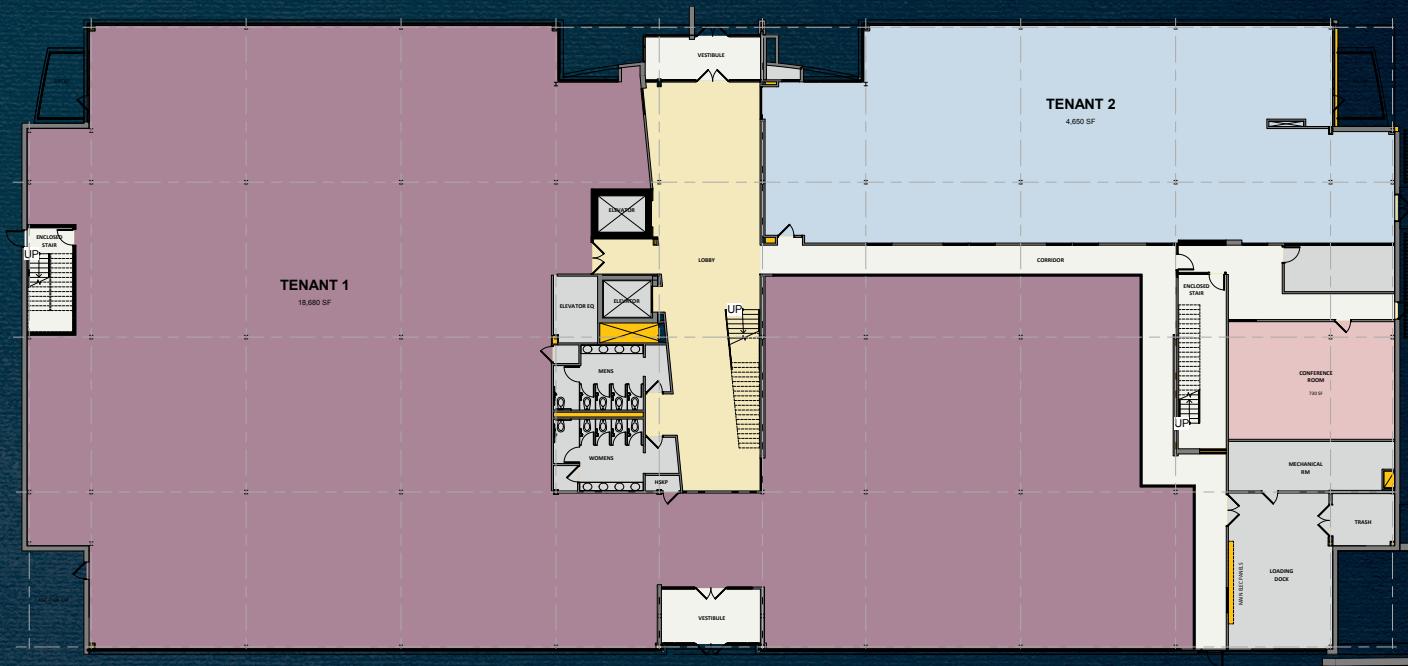
ADDRESS	2955 Centre Pointe Dr, Roseville, MN 55113
BUILDING SIZE	64,420 SF
LOT SIZE	4.04 Acres
FLOORS	Two (2)
AVAILABLE SPACE	4,500 - 64,000 SF
PARKING	5/1,000 USF
ZONING	PUD
NET RENTAL RATES	TBD
2025 TAX & CAM	TBD

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

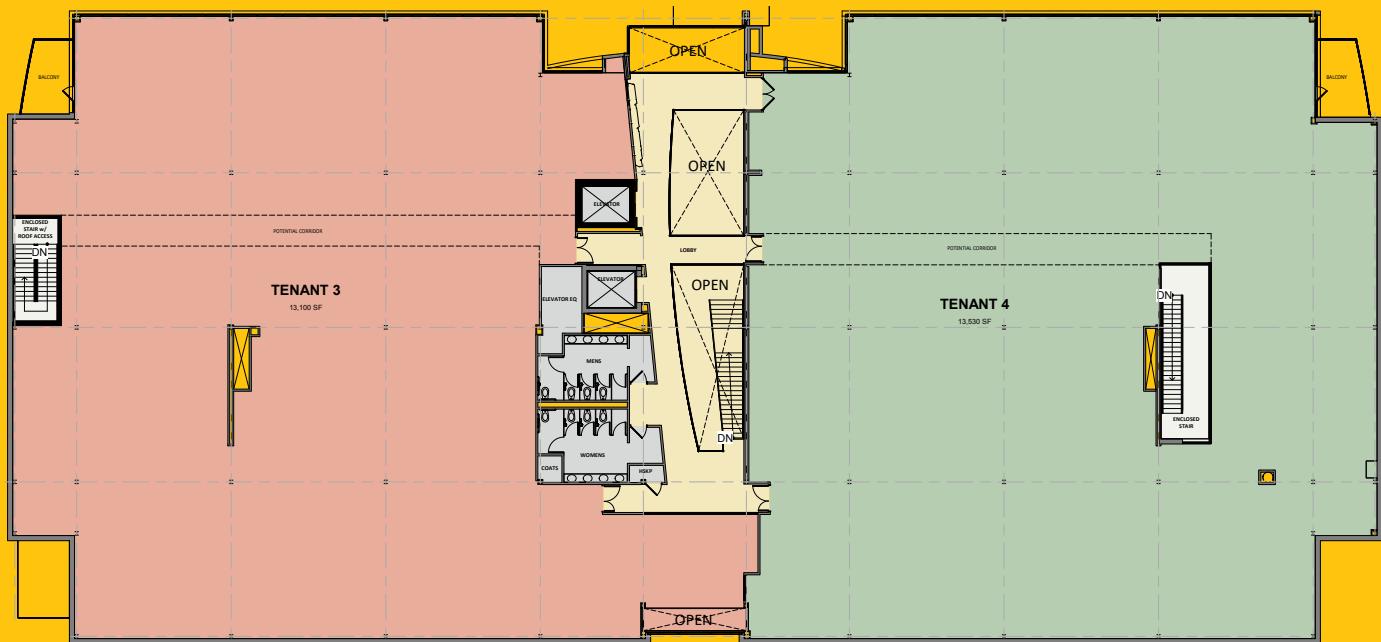


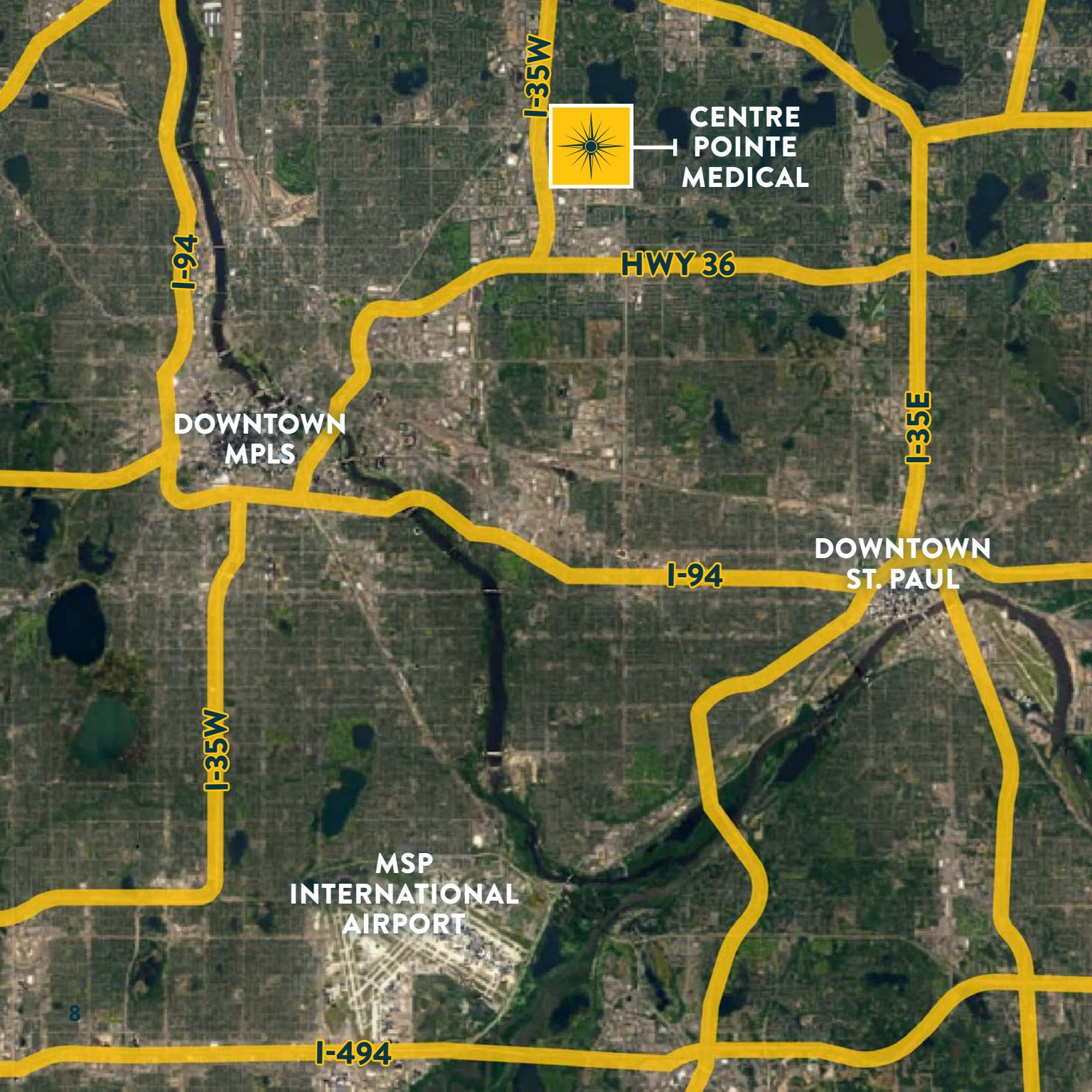
OPTION 2 – 2 TENANTS AND 1 CONFERENCE ROOM

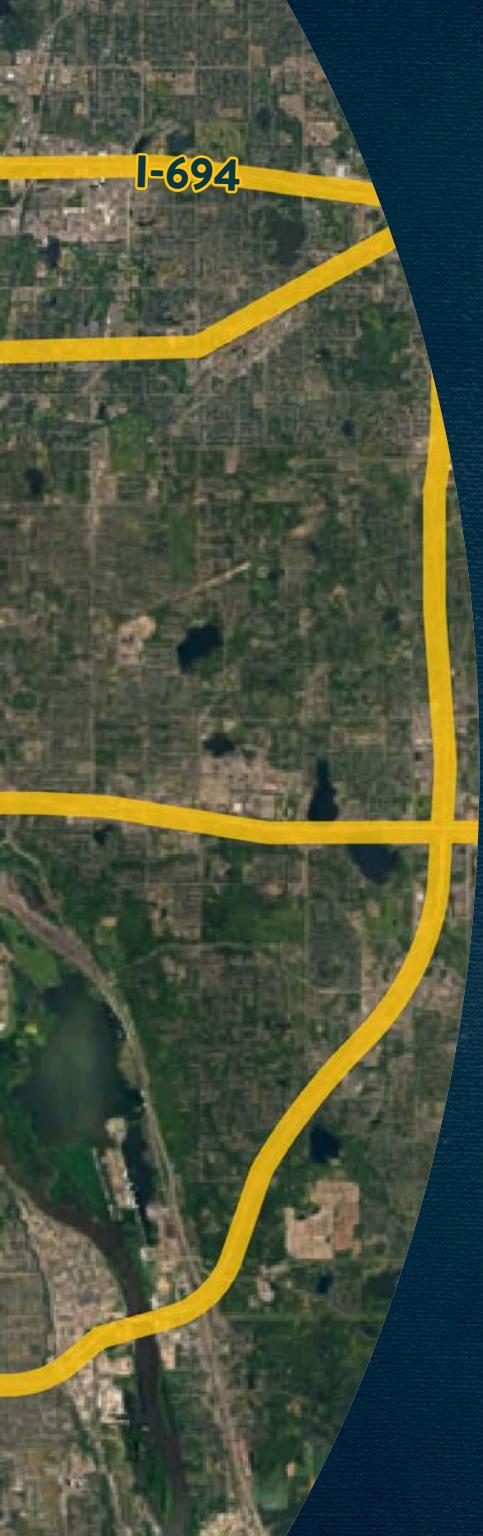


OPTION 3 – 2 TENANTS AND 1 CONFERENCE ROOM

FLOOR PLANS | SECOND FLOOR







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: 103,436 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

CHILDREN'S MN MENTAL
HEALTH CLINIC

MIDWEST RADIOLOGY

DOWNTOWN MPLS
(15 MIN DRIVE)

Allina Health
ABBOTT
NORTHWESTERN
HOSPITAL

ABBOTT NORTHWESTERN
HOSPITAL

3 MILES

5 MILES



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



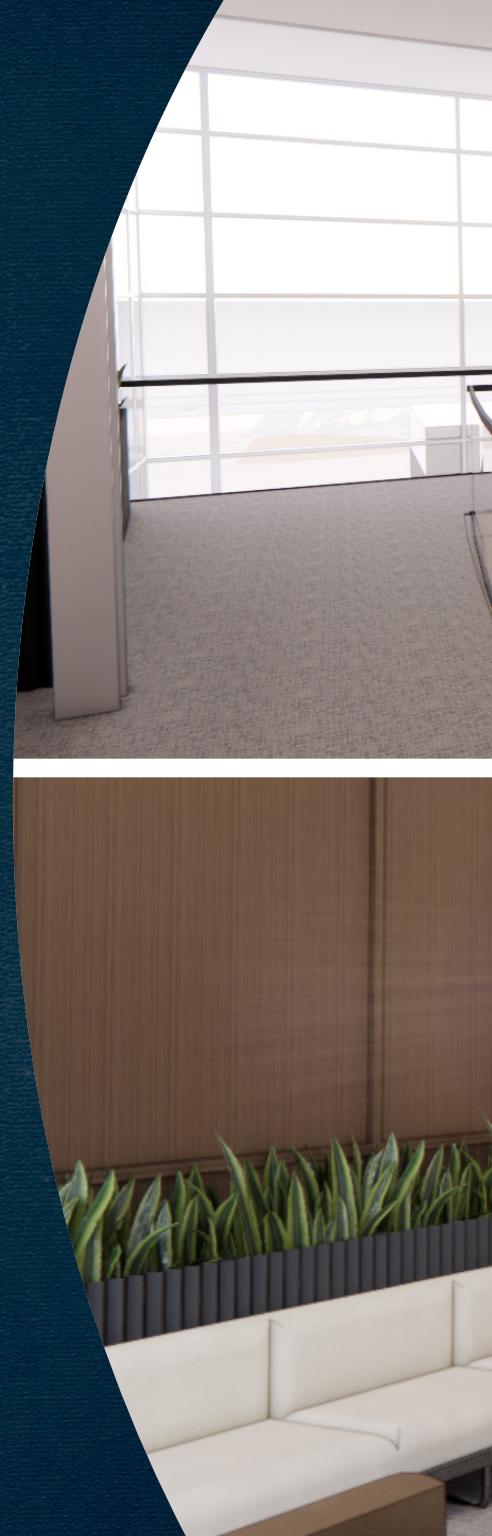
IDEAL INFRASTRUCTURE FOR SURGICAL USE



ONSITE GENERATORS



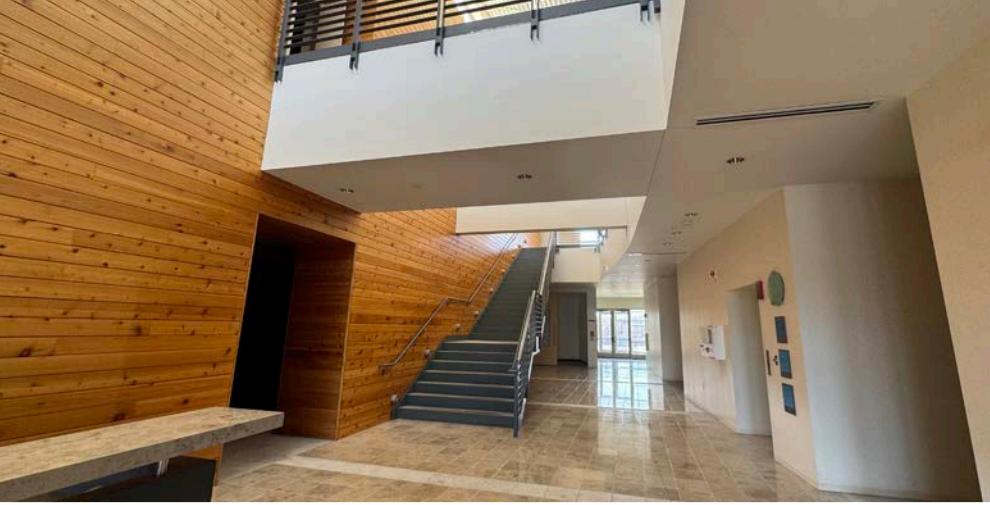
ON-BUILDING SIGNAGE





RENDERINGS OF
THE FUTURE LOBBY
RENOVATION









SAMPSON PARK

ARDEN HILLS
BEACH PARK

CREPEAU
NATURE PRESERVE

SAMPSON PARK

TONY SCHMIDT
REGIONAL PARK

CREPAEU NATURE
PRESERVE

HAZELNUT PARK

INGERSON PARK

HAZELNUT PARK

INGERSON PARK

CENTRE
POINTE
MEDICAL

LANGTON LAKE PARK

AUTUMN GROVE
PARK

COTTONTAIL PARK

COTTONTAIL PARK



LAKE JUDY 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.



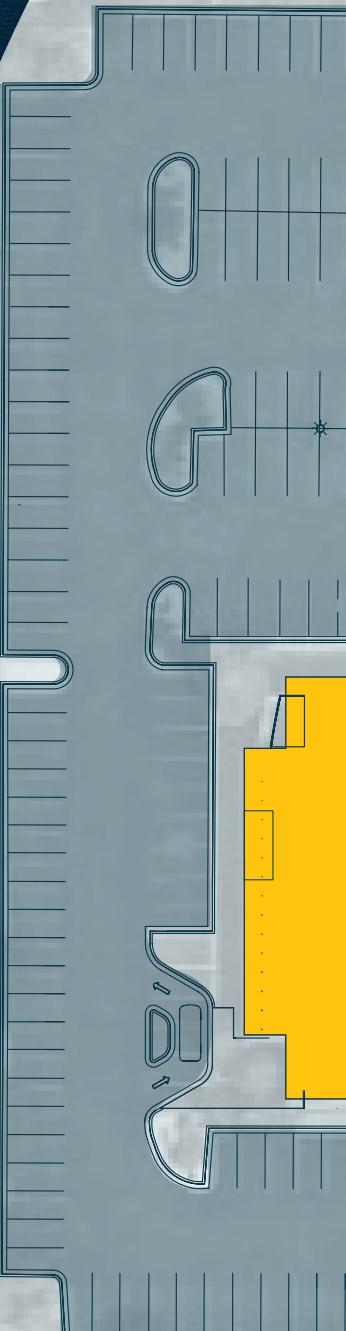
LAKE JOSEPHINE
COUNTY PARK

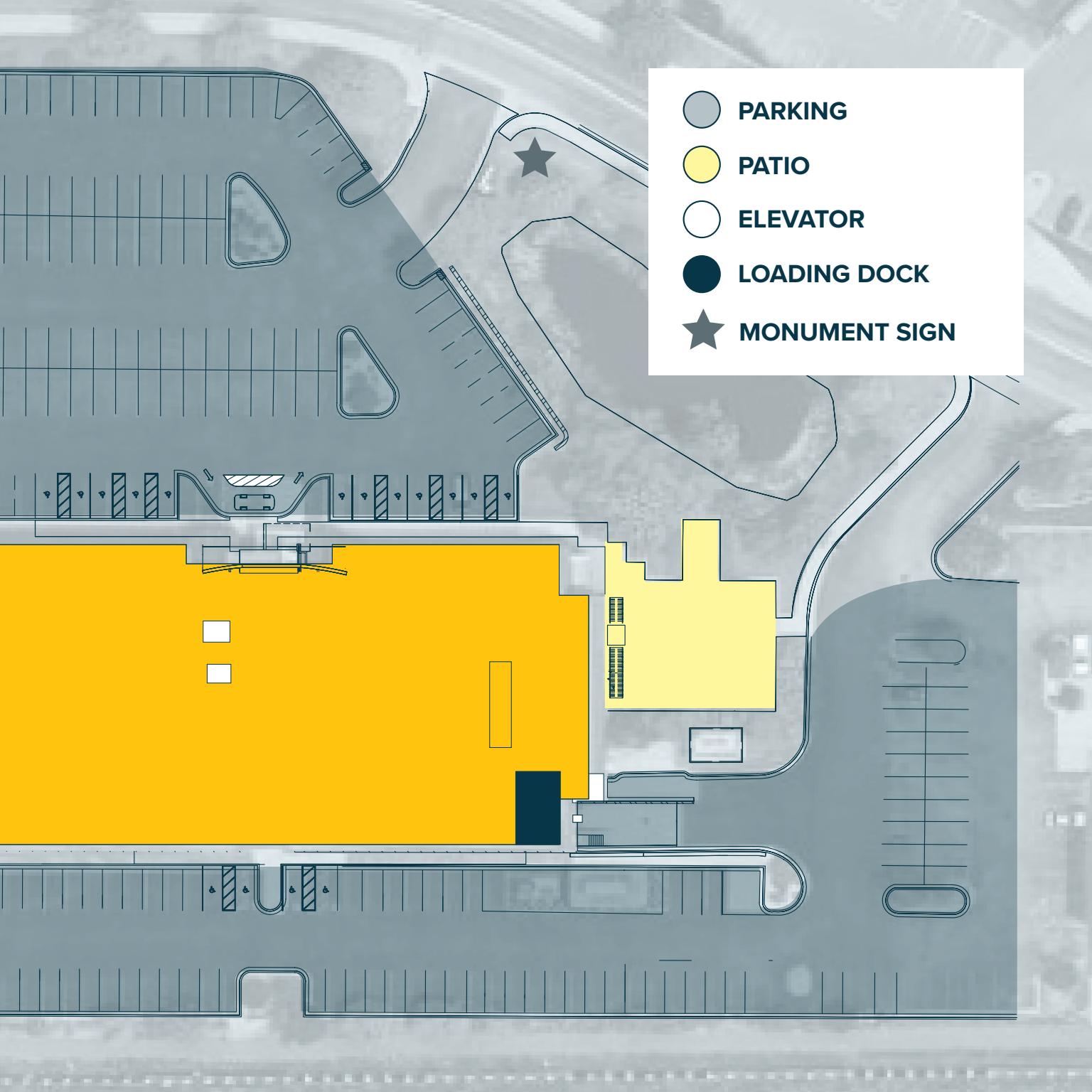


SITE PLAN

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
SUMMARY			
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
POPULATION			
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
HOUSEHOLDS			
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
INCOME			
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
HOUSING TENURE			
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.

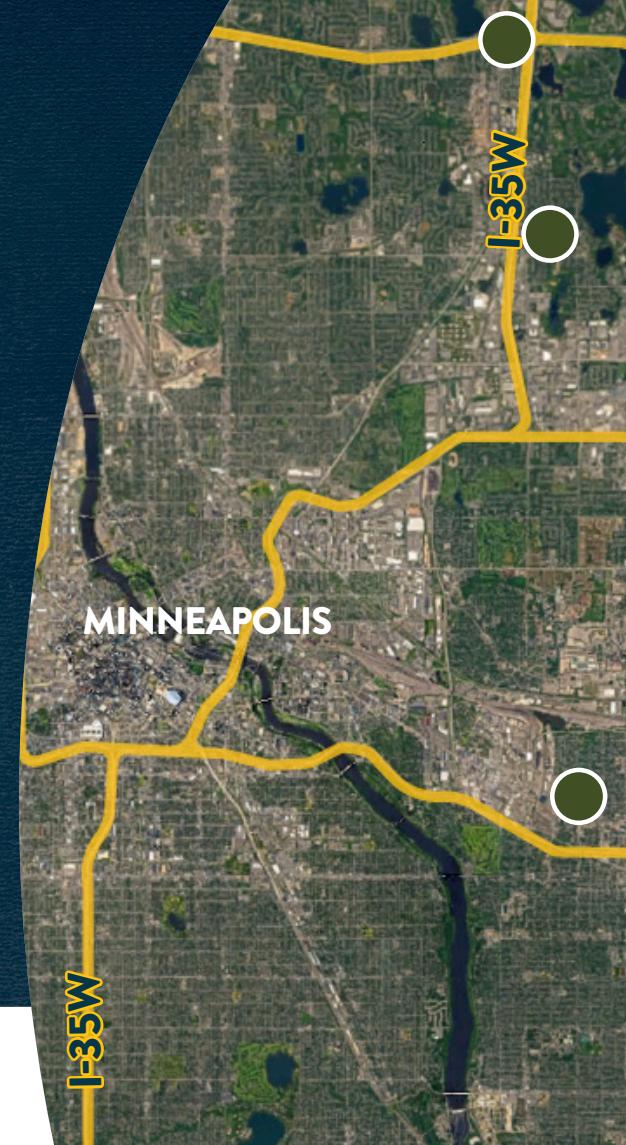
HEALTHCARE REAL ESTATE EXPERTISE

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



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



CENTRE POINTE MEDICAL

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