

Davis

OBGYN Clinic Space For Sublease

971 Sibley Memorial Highway, Suite 350, Lilydale MN



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- Prime location on 35E just south of St. Paul
- Sublease through November 2028
- Current clinic build out
- Underground parking available
- Close to scenic Mississippi River walking paths
- 3-miles from MSP International Airport/Mall of America
- Superior visibility and access to Highway 13 and I-35E

Building Size:

22,614 sq. ft.

Space Available:

4,111 sq. ft.

Gross Rate:

Negotiable

T

TENANTS:

drewhorowitz
& ASSOCIATES
Your Road to Recovery

FLANNEL
PEOPLE
MEDIATION

Bell Bank
Mortgage



TRAFFIC COUNT

88,000 vehicles on I-35E A.A.D.T.

(Average annual daily traffic)

10,180 vehicles on HWY 13



2025 ESTIMATED POPULATION

1 mile: 5,323

3 miles: 86,436

5 miles: 276,955



2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$152,377

3 miles: \$129,686

5 miles: \$114,856

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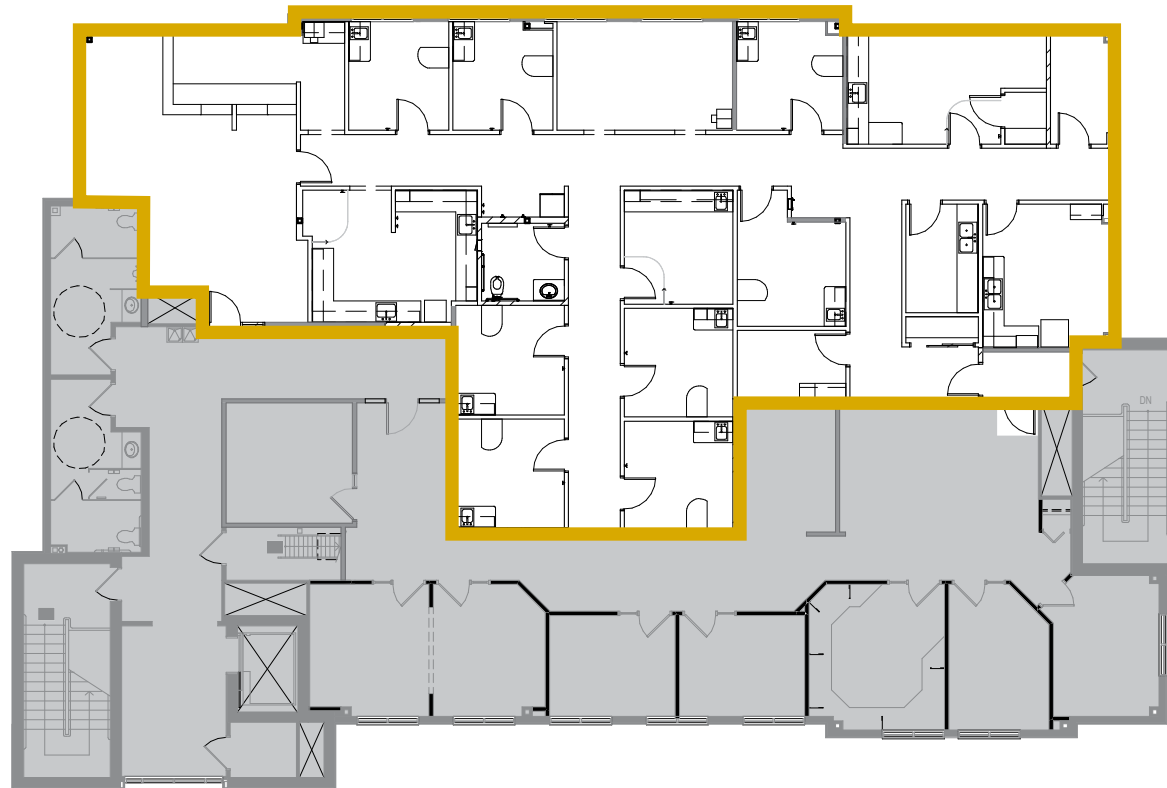


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Floor Plan

SUITE 350
4,111 SF



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Interior Photos



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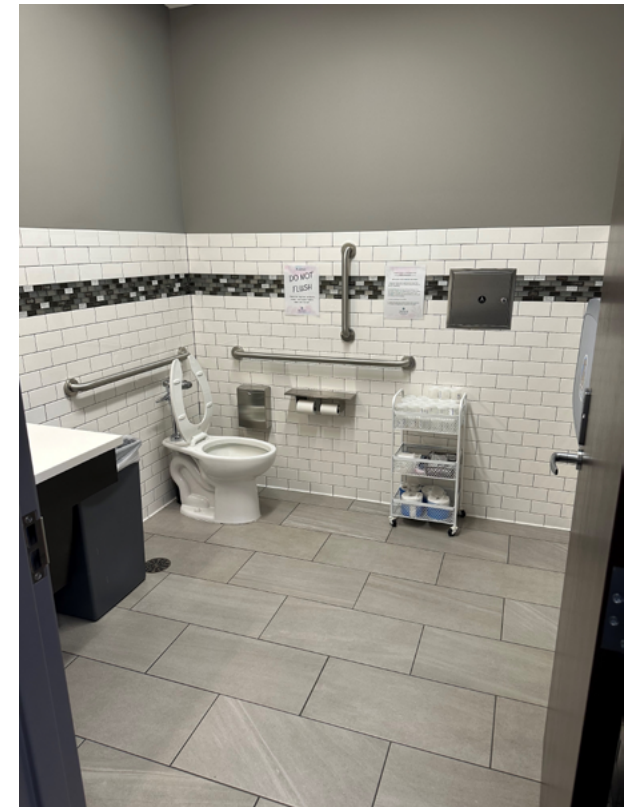
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Area Amenities



971 Sibley Memorial Hwy
Lilydale, MN 55118



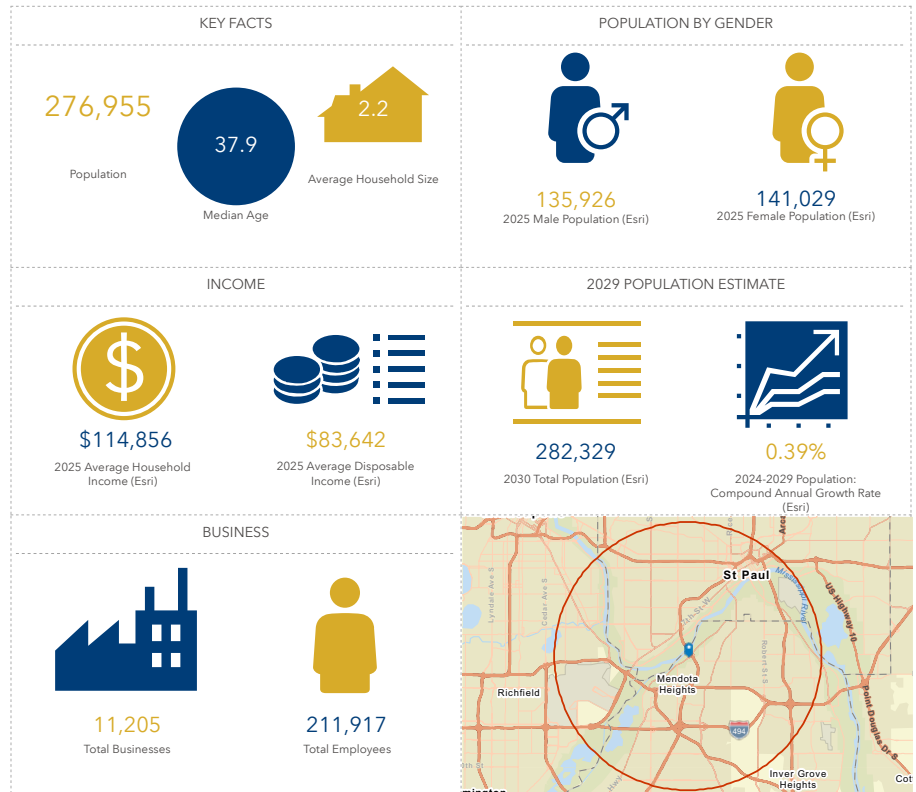
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The St. Paul Market

Top Employers	# Of Employees	Type
University of Minnesota	18,000	Education
3M Company	16,500	Manufacturing
State of Minnesota	14,122	Government
MN Health Fairview	7,500	Healthcare
Saint Paul Public Schools	5,981	Education
Regions Hospital	5,593	Healthcare
Ramsey County	4,471	Government
United Hospital	3,600	Healthcare
U.S. Bancorp	3,346	Finance
City of Saint Paul	3,026	Government

Key Facts



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