



## NORTH MEMORIAL - ELK RIVER

800 Freeport Avenue NW ✦ Elk River, MN 55330



- ✦ Full second floor suite comprising 9,500 RSF available
- ✦ Quoted base rent \$26.00
- ✦ Tenant Improvement Allowance provided by Landlord based on lease term and credit
- ✦ Divisible to approximately 3,200 RSF
- ✦ 2026 Estimated Ops/Tax: \$13.40
- ✦ Ample surface parking with over 277 on-site spaces available

## FOR LEASE

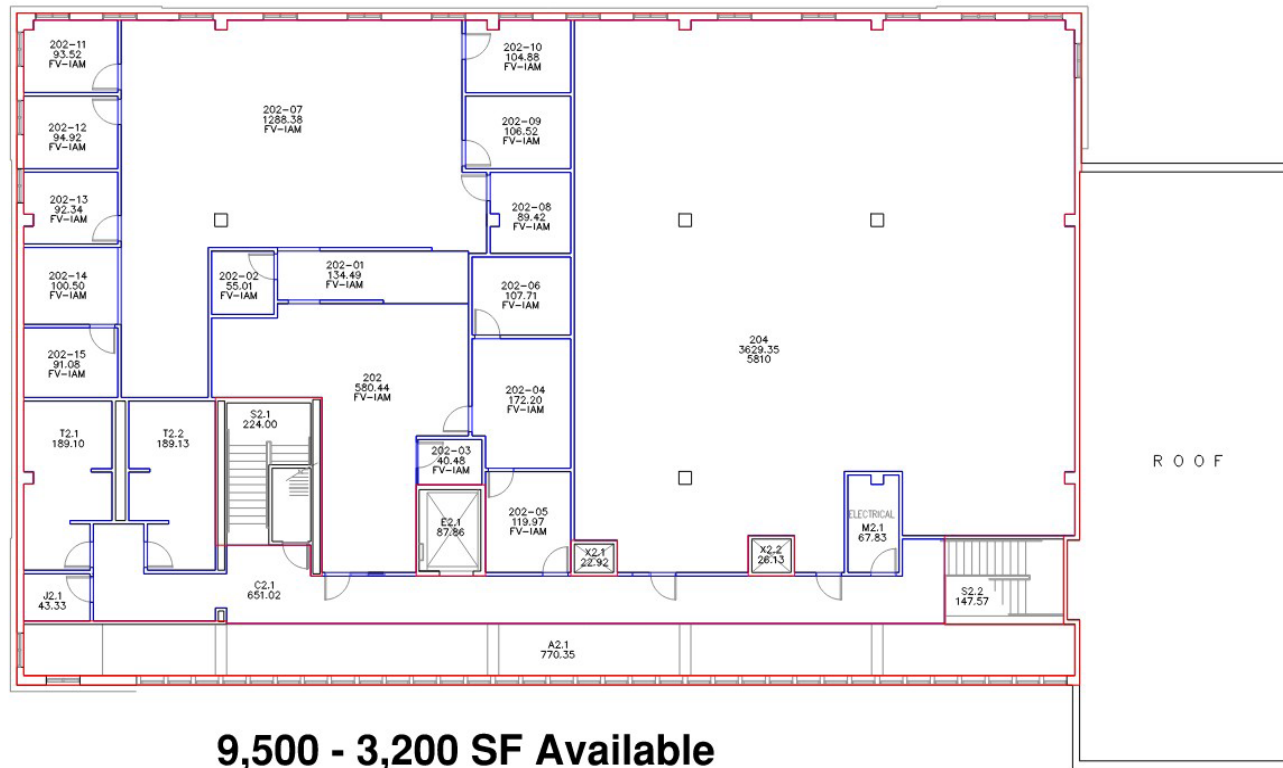
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# NORTH MEMORIAL - ELK RIVER ♦ FOR LEASE ♦ FLOOR PLAN

Elk River, MN



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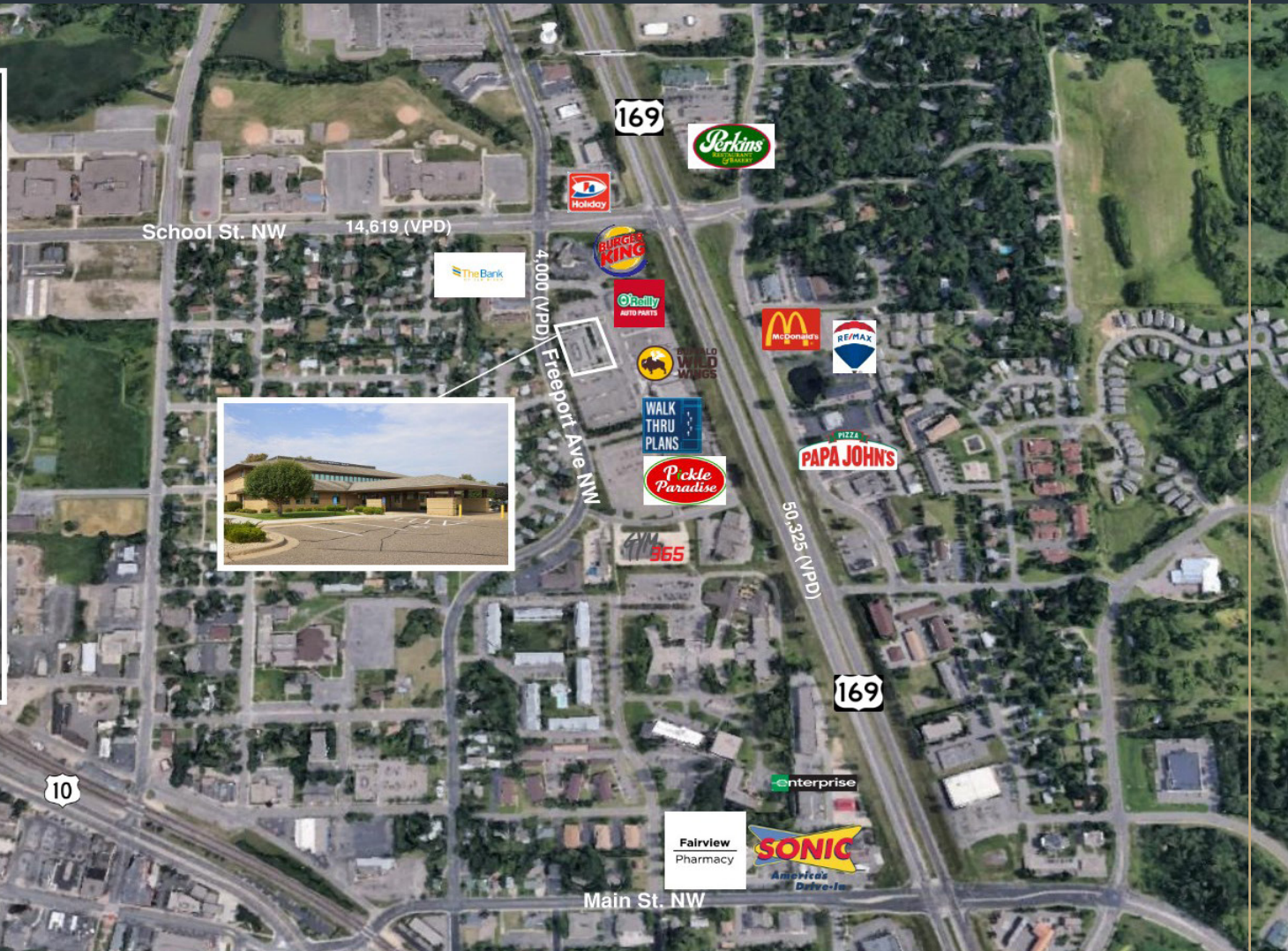


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# NORTH MEMORIAL - ELK RIVER ♦ FOR LEASE ♦ AERIAL

Elk River, MN

- Located within an established North Memorial Health outpatient campus, creating immediate medical credibility and strong patient recognition
- Excellent opportunity for medical, dental, specialty clinic, therapy, or wellness users seeking a healthcare setting
- Prominent location just off Highway 169 / US-10 corridor with convenient regional access for patients and staff
- Strong existing healthcare traffic generated by on-site primary care and urgent care operations at North Memorial
- Move-up opportunity for growing providers seeking larger, more efficient space within a recognized medical destination
- Second-floor identity with elevator-served access, ideal for outpatient and professional medical users
- Flexible floor plan supports both full-floor occupancy and multi-suite configurations



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# NORTH MEMORIAL - ELK RIVER ♦ FOR LEASE ♦ DEMOGRAPHICS

## Elk River, MN

### DEMOGRAPHIC SUMMARY

800 Freeport Ave NW, Elk River, Minnesota, 55330

Ring of 5 miles

#### KEY FACTS

44,907

Population



16,334

Households

38.6

Median Age

\$86,646

Median Disposable Income

#### EDUCATION

4.7%

No High School Diploma



25.8%

High School Graduate



35.6%

Some College/  
Associate's Degree



34.0%

Bachelor's/Grad/  
Prof Degree

#### INCOME



\$109,811  
Median Household Income

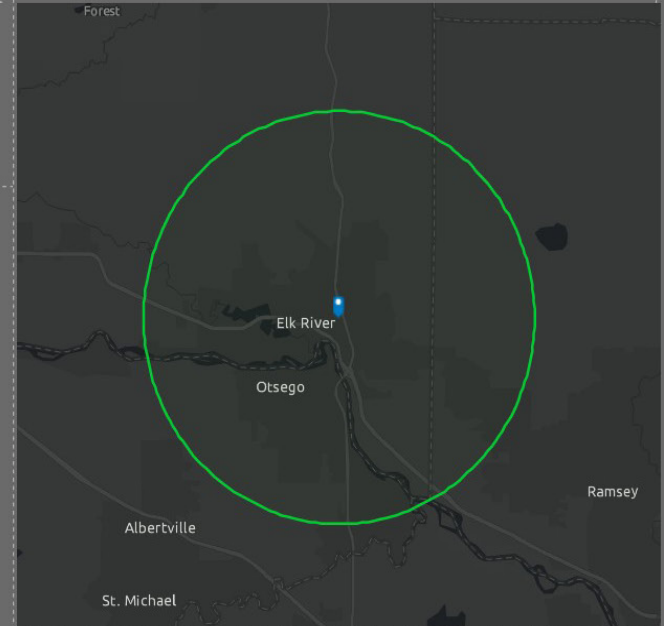
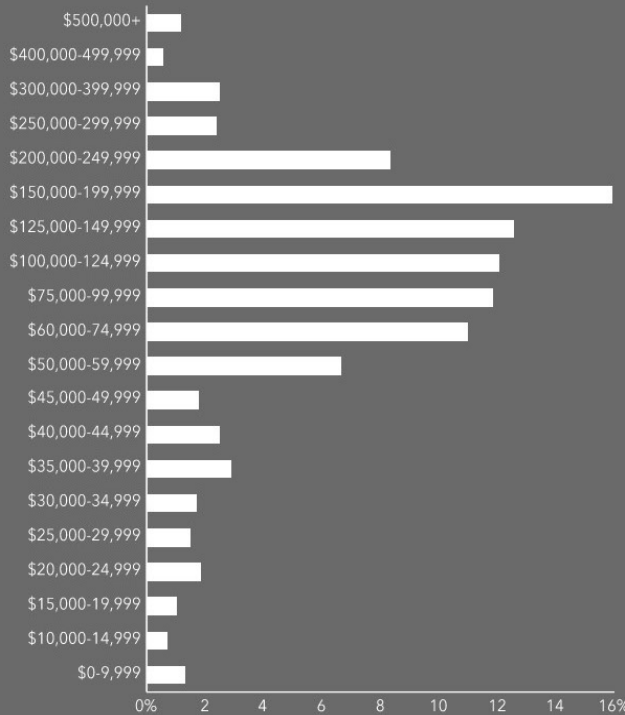


\$46,688  
Per Capita Income



\$461,790  
Median Net Worth

#### HOUSEHOLD INCOME



#### EMPLOYMENT

63.1%

White Collar

27.1%

Blue Collar

13.0%

Services

1.6%

Unemployment Rate

Source: This infographic contains data provided by Esri (2025, 2030). © 2026 Esri

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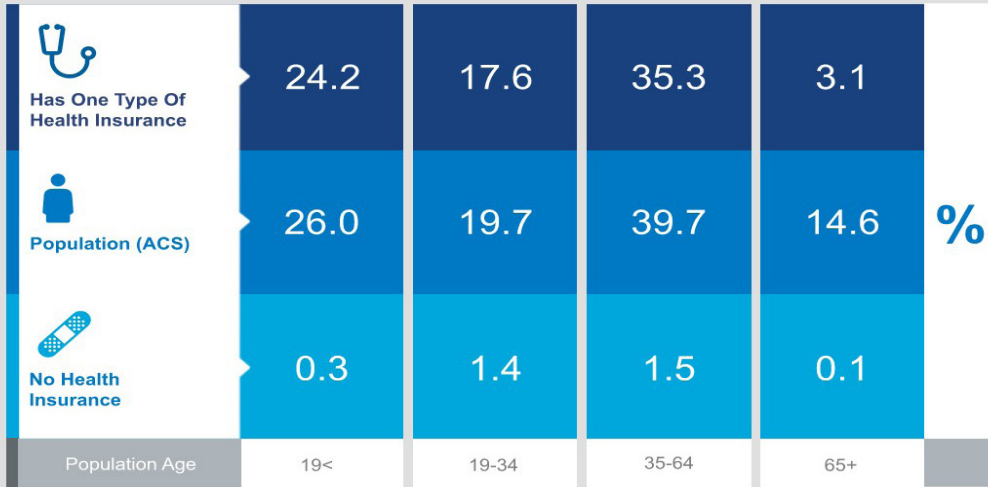
# NORTH MEMORIAL - ELK RIVER ♦ FOR LEASE ♦ DEMOGRAPHICS

Elk River, MN

## Health Care & Insurance

800 Freeport Ave NW, Elk River, Minnesota, 55330  
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Population



**42,150**  
Civilian Noninstitutionalized  
Population (ACS)



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025).

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### Exercise (Percent of Adults)



**49.3%**  
Exercise at home 2+  
times per week



**14.1%**  
Exercise at club 2+  
times per week

### Health Care Expenditure



**\$5,482**  
Annual Health Insurance  
Expenditures



**\$3,039**  
Medical Care



Medicare:  
Population 65+

**1,195**  
Medicare Only

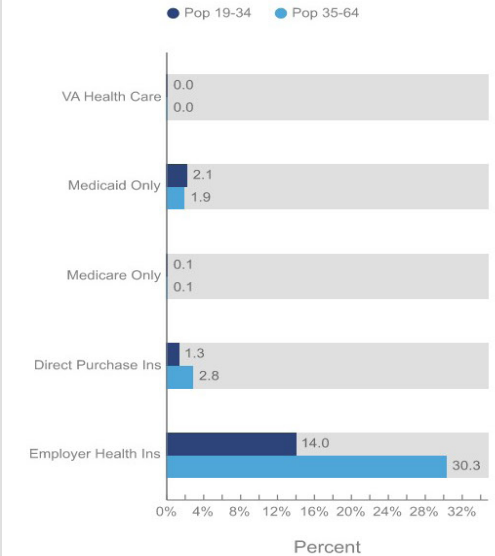
**2,277**  
Direct-Purch & Medicare

**803**  
Employer & Medicare

**106**  
Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,605.4
Medicare Payments	\$1,132.7
Physician Services	\$369.3
Dental Services	\$562.5
Eyecare Services	\$108.4
Lab Tests/X-rays	\$101.0
Hospital Room & Hospital Service	\$316.3
Convalescent/Nursing Home Care	\$44.8

### Health Insurance Coverage (ACS)



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