



Curve Crest Professional Building

2850 Curve Crest Boulevard | Stillwater, MN

Medical / Office Space For Lease

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Curve Crest Professional Building | For Lease

Property Profile

- Prominent medical office building located in Stillwater's established Curve Crest corridor
- Strong visibility and brand exposure from heavily traveled Highway 36
- Convenient access to Highway 36, Stillwater Blvd, and surrounding metro communities
- Strategic location near the future HealthPartners Lakeview Hospital campus at Highway 36 and Manning Avenue
- Ideal setting for medical, dental, and specialty healthcare

Building Information

Address	2850 Curve Crest Blvd, Stillwater, MN 55082
Building Size	26,639 SF
Year Built	2002
Floors	Two (2)
Parking Ratio	5.00/1,000

Lease Terms

Space Available	Suite 210*: 1,655 RSF - Available Immediately Suite 215*: 2,759 RSF - Available Immediately Suite 220*: 513 RSF - Available Immediately <i>*Can be combined for 4,927 RSF</i>
Net Rental Rate	Negotiable
2026 Tax & CAM	\$10.45 PSF Operating Expenses <u>\$ 7.85 PSF Taxes</u> \$18.30 PSF Total (<i>excludes suite cleaning</i>)

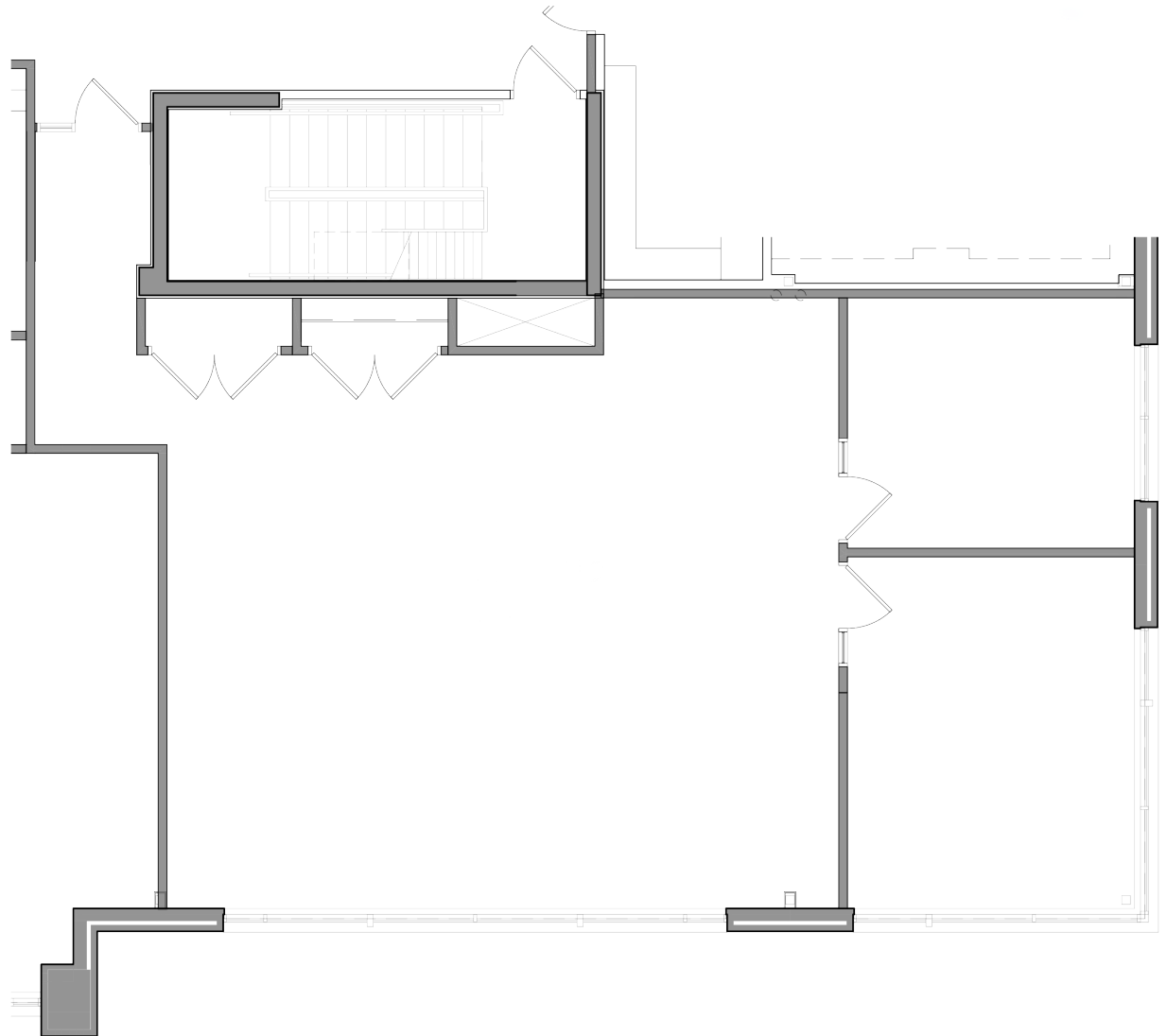


Floor Plan

Suite 210
1,655 SF



2nd Floor Key Plan

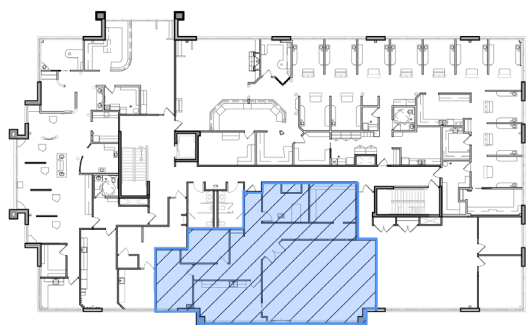


Floor Plan

Suite 215
2,759 SF



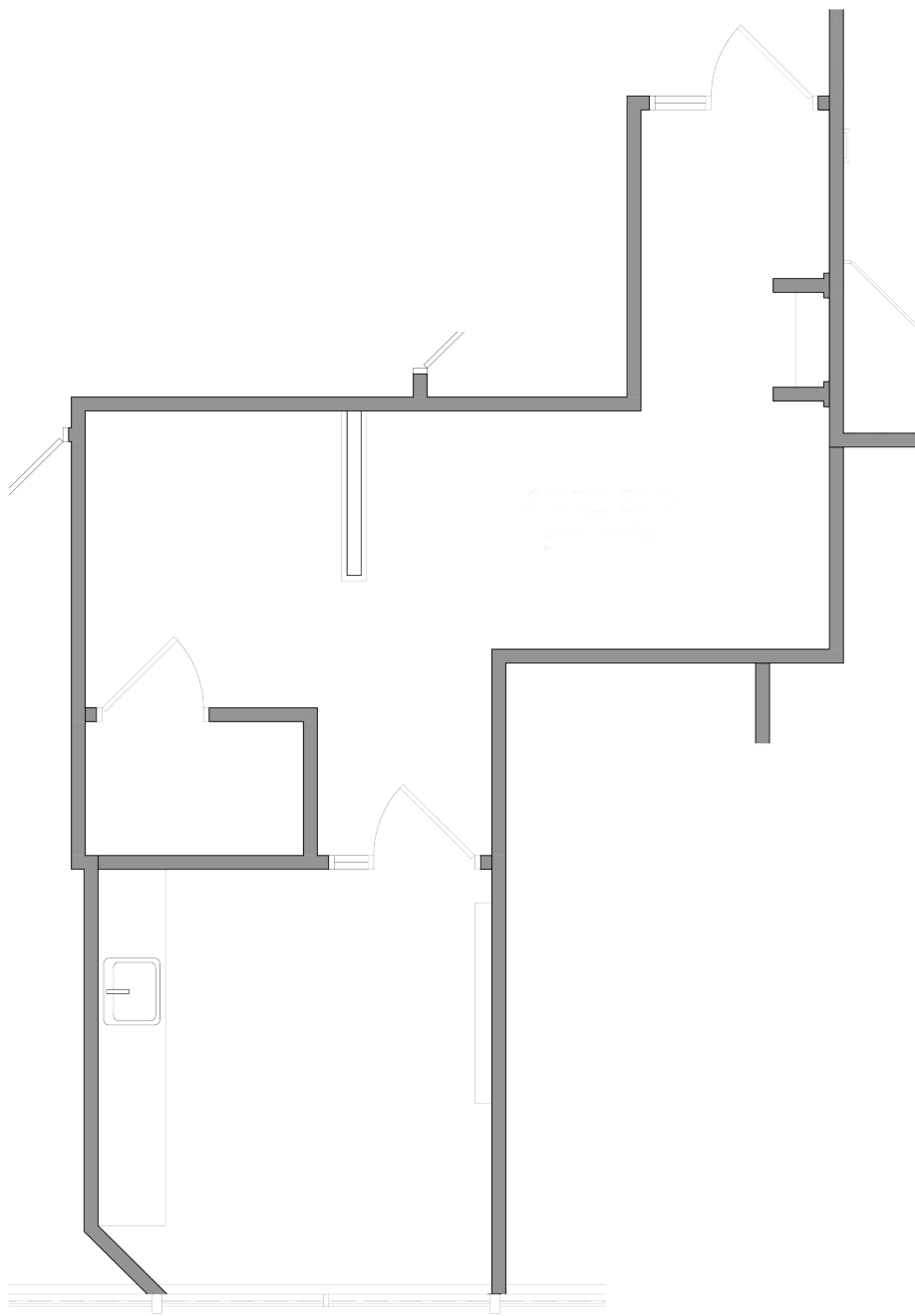
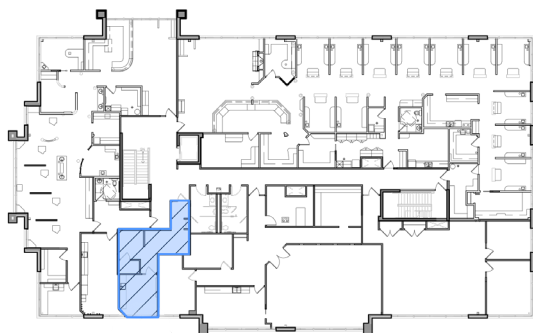
2nd Floor Key Plan



Floor Plan



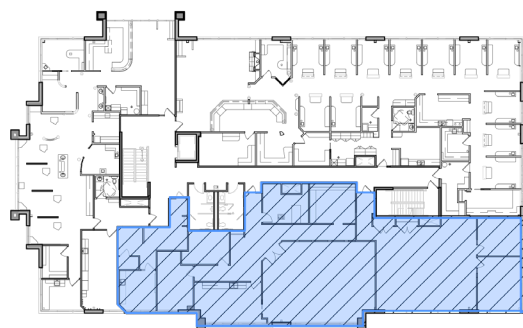
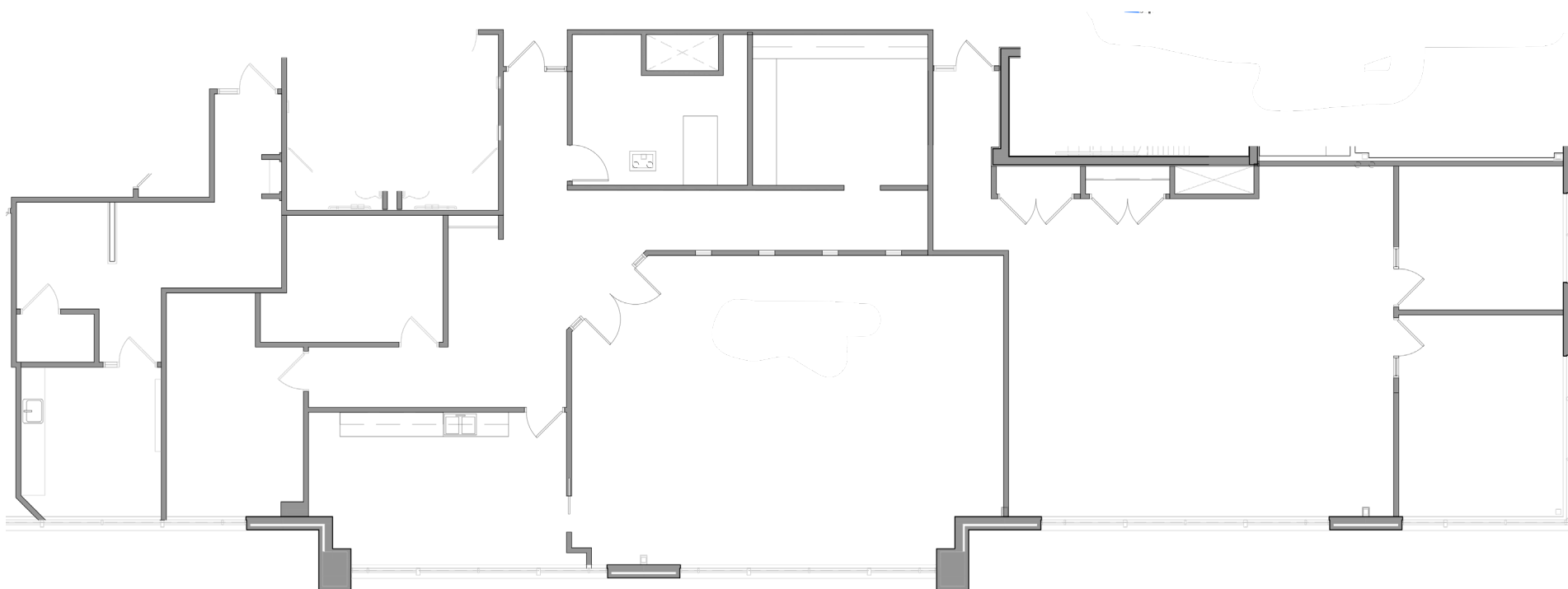
2nd Floor Key Plan



Suite 220
513 SF

Floor Plan

Suite 210, 215 & 220
4,927 SF



2nd Floor Key Plan

Population, Income & Housing Trend

Population Trend



36,219

2000 Total
Population



41,528

2010 Total
Population



46,080

Current Total
Population



48,224

5 Yr Projected
Total Population

Median Household Income



\$120,409

Current Median HH
Income



\$137,006

5 Yr Projected
Median HH Income

Average Household Income



168,511

Current Average
HH Income



184,438

5 Yr Projected Avg
HH Income

Per Capita Income



\$65,277

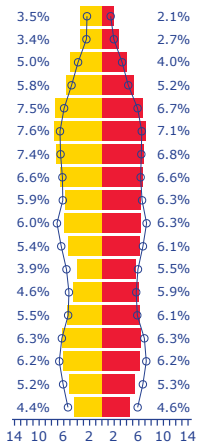
Current Per Capita
Income



\$72,258

5 Year Projected Per
Capita Income

Current Age Pyramid



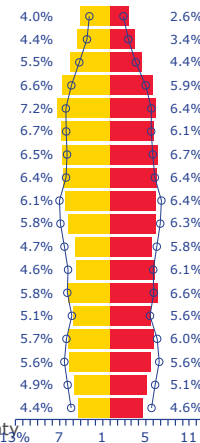
The largest group:
2025 Females
Age 60-64:
Percent

The smallest group:
2025 Males
Age 85+:
Percent

Dots show
comparison to

Washington County

5 Yr Projected Age Pyramid



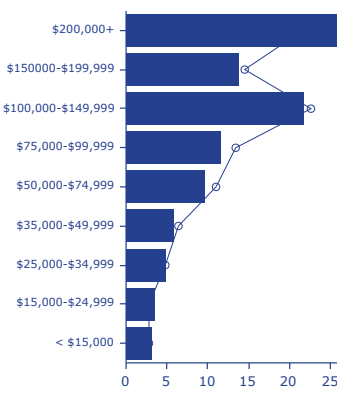
The largest group:
2030 Females
Age 65-69:
Percent

The smallest group:
2030 Males
Age 85+:
Percent

Dots show
comparison to

Washington County

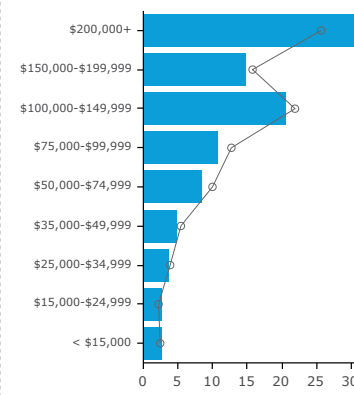
Current HH By Income



Dots show
comparison to

Washington County

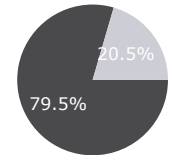
5 Yr Projected HH By Income



Dots show
comparison to

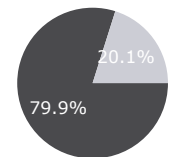
Washington County

Current Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

5 Yr Projected Housing By Ownership



● Owner Occupied HUs ● Renter Occupied HUs

2025 Race and ethnicity (Esri)

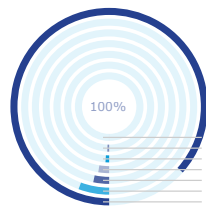
The largest group: White Alone (86.62)

The smallest group: Pacific Islander Alone (0.03)

Indicator	Value	Diff
White Alone	86.62	+10.34
Black Alone	3.31	-2.66
American Indian/Alaska Native Alone	0.68	+0.20
Asian Alone	2.64	-5.76
Pacific Islander Alone	0.03	0
Other Race	1.07	-0.97
Two or More Races	5.66	-1.15
Hispanic Origin (Any Race)	3.54	-2.00

Bars show deviation from Washington County

Current Year Population By Race



Pacific Islander Population 14
American Indian Population 313
Other Race Population 492
Asian Population 1,215
Black Population 1,526
Population of Two or More Races 2,607
White Population 39,913

Current Annual Household Spending



\$3,402

Apparel & Services



\$319

Computers & Hardware



\$11,023

Health Care

\$10,156

Food at Home

\$5,736

Food Away from Home

EDUCATION



3%

No High School Diploma



18%

High School Graduate



25%

Some College



53%

Bachelor's/Grad /Prof Degree

Current Year Housing Stats



\$562,276

Median Home Value



\$1,366

Median Contract Rent



29.2%

% of Income for Mortgage

2850 Curve Crest Blvd W, Stillwater, Minnesota, 55082
5 mile radius

Population, Income & Housing Trends



Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2025 Volume	2030 Volume	2035 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2026 Volume Estimate	2027 Volume Estimate	2028 Volume Estimate	2029 Volume Estimate
Endocrinology	1,714	2,160	2,423	26.0%	41.4%	4.74%	1,794	1,880	1,969	2,062
Podiatry	13,858	16,236	18,447	17.2%	33.1%	3.22%	14,304	14,764	15,239	15,730
Spine	1,601	1,860	2,010	16.2%	25.6%	3.05%	1,649	1,699	1,751	1,805
Vascular	13,752	15,754	17,693	14.6%	28.7%	2.75%	14,131	14,520	14,920	15,331
Physical Therapy/Rehabilitation	197,078	225,181	251,744	14.3%	27.7%	2.70%	202,403	207,872	213,488	219,256
Ophthalmology	74,050	83,937	93,232	13.4%	25.9%	2.54%	75,929	77,857	79,833	81,859
Cardiology	80,560	90,798	105,325	12.7%	30.7%	2.42%	82,510	84,508	86,554	88,650
Miscellaneous Services	161,641	181,222	200,467	12.1%	24.0%	2.31%	165,379	169,205	173,119	177,124
Psychiatry	100,176	112,148	121,368	12.0%	21.2%	2.28%	102,463	104,802	107,196	109,643
Pain Management	9,165	10,244	11,089	11.8%	21.0%	2.25%	9,371	9,582	9,797	10,018
Lab	345,546	384,464	424,253	11.3%	22.8%	2.16%	353,000	360,616	368,396	376,344
Orthopedics	23,987	26,647	30,137	11.1%	25.6%	2.13%	24,496	25,017	25,549	26,092
Oncology	12,364	13,441	14,582	8.7%	17.9%	1.68%	12,572	12,784	12,999	13,218
Trauma	5,950	6,463	7,017	8.6%	17.9%	1.67%	6,049	6,150	6,252	6,356
Radiology	227,414	244,656	261,243	7.6%	14.9%	1.47%	230,761	234,159	237,607	241,105
ENT	24,751	26,535	28,905	7.2%	16.8%	1.40%	25,097	25,449	25,806	26,168
Evaluation and Management	811,113	869,013	895,389	7.1%	10.4%	1.39%	822,376	833,795	845,372	857,111
Dermatology	33,688	35,833	38,069	6.4%	13.0%	1.24%	34,106	34,530	34,958	35,393
Thoracic Surgery	525	558	591	6.3%	12.4%	1.22%	531	538	544	551
Cosmetic Procedures	5,721	6,050	5,972	5.8%	4.4%	1.13%	5,785	5,850	5,916	5,983
Neurology	12,782	13,503	14,311	5.6%	12.0%	1.10%	12,923	13,065	13,209	13,355
General Surgery	4,493	4,721	4,941	5.1%	10.0%	1.00%	4,537	4,583	4,628	4,674
Urology	7,801	8,183	8,691	4.9%	11.4%	0.96%	7,875	7,951	8,027	8,104
Neurosurgery	679	712	758	4.8%	11.6%	0.94%	685	691	698	704
Nephrology	4,281	4,481	4,800	4.7%	12.1%	0.92%	4,319	4,359	4,399	4,439
Gastroenterology	19,076	19,932	20,601	4.5%	8.0%	0.88%	19,243	19,413	19,584	19,757
Obstetrics	2,451	2,420	2,491	-1.3%	1.6%	-0.26%	2,444	2,438	2,432	2,426
Pulmonology	10,238	10,012	9,602	-2.2%	-6.2%	-0.45%	10,192	10,146	10,101	10,056
Gynecology	6,323	6,111	5,987	-3.4%	-5.3%	-0.68%	6,279	6,237	6,194	6,152

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.



Highway 36

34,604 vpd

Stillwater Blvd

24,044 vpd

Curve Crest Blvd

7,345 vpd



Curve Crest Professional Building

HealthPartners
Lakeview Hospital
Expansion

MINNESOTA
36

Stillwater Blvd

Stillwater
High School



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