



WestHealth II

2805 Campus Drive | Plymouth, MN

Medical / Office Space For Sublease

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Property Profile



- Sublease available through May 18, 2028
- Well located off of I-494 and Hwy 55 with premiere access and visibility
- Ample parking and patient drop off area
- Clinic space is fully built-out and a great opportunity in a property with historically low vacancy
- Anchored by Allina Health with pharmacy, ED and Surgery Center on-site

Building Information

Address	2805 Campus Drive, Plymouth, MN 55441
Building Size	77,342 SF
Year Built	1997
Floors	Four (4)

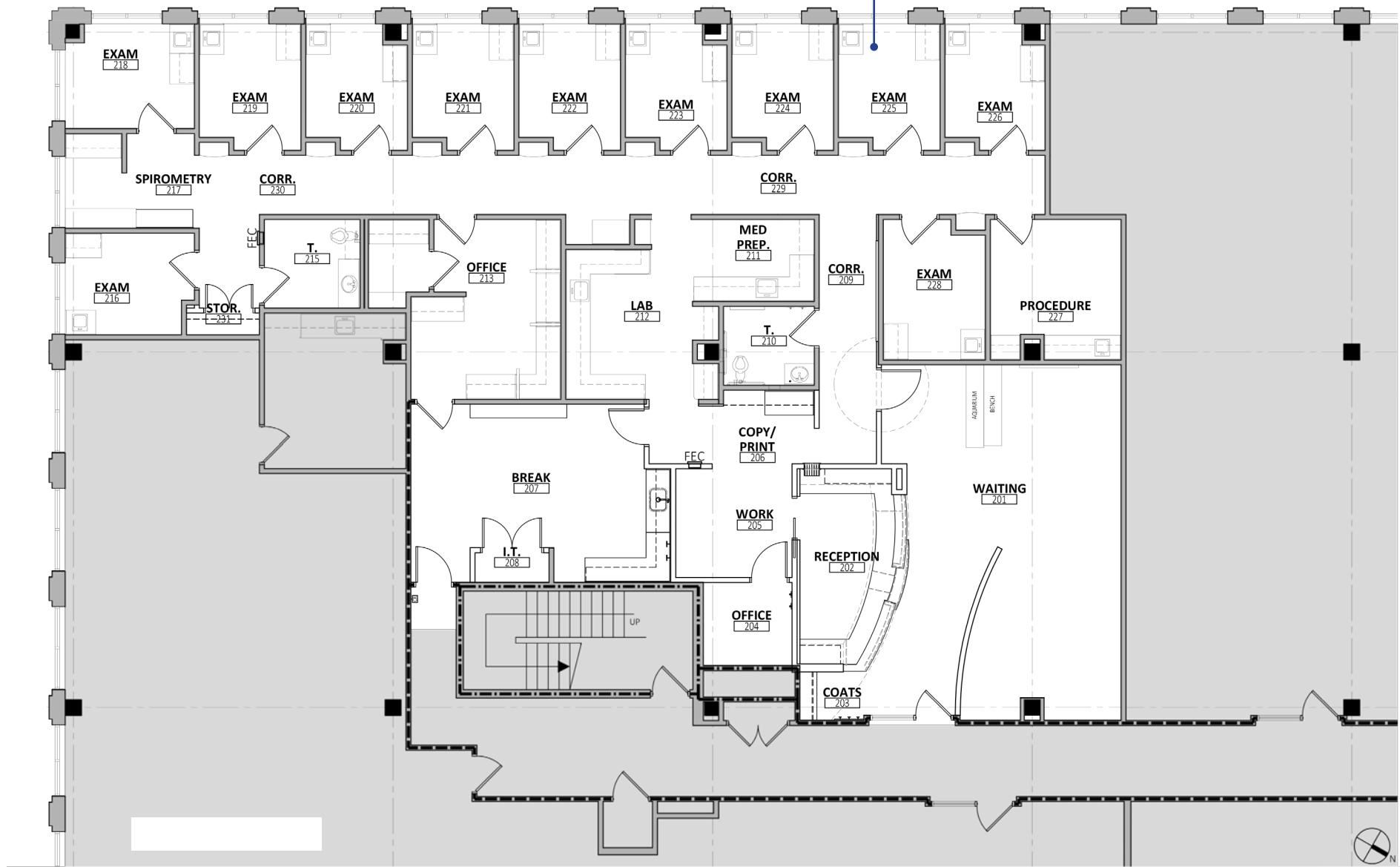
Sublease Terms

Space Available	Suite 235: 4,815 SF
Rate	Negotiable
Lease Expiration	May 18, 2028
Date Available	Immediately
2024 Tax & CAM	\$19.68 PSF Operating Expenses \$ 6.10 PSF Taxes \$25.78 PSF Total

Floor Plan

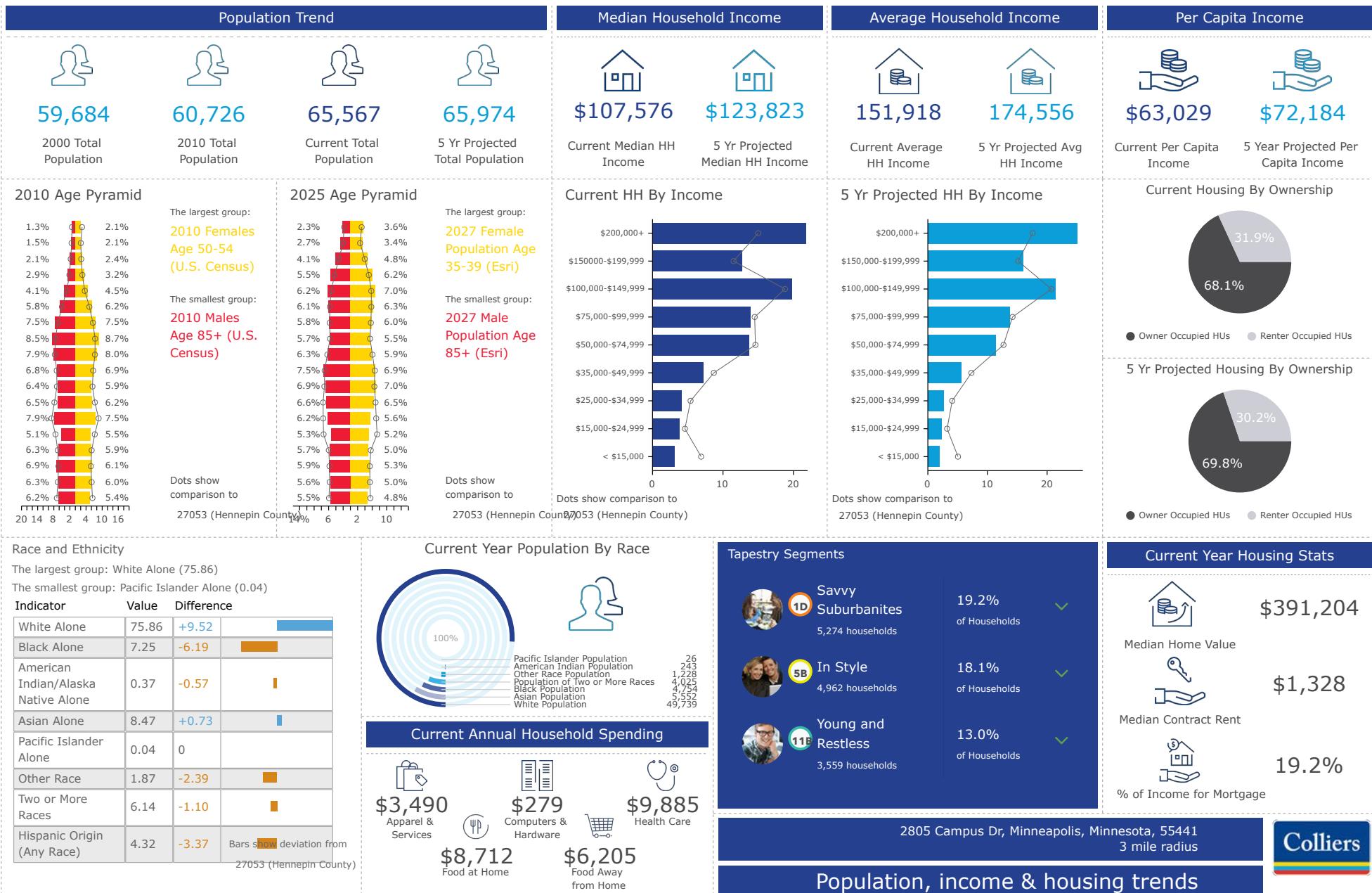
View Space in 3D
360°

Suite 235
4,815 SF
Available





Population, Income & Housing Trend



Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2021 Volume	2026 Volume	2031 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2022 Volume Estimate	2023 Volume Estimate	2024 Volume Estimate	2025 Volume Estimate
Psychiatry	80,428	96,711	103,067	20.2%	28.1%	3.76%	83449	86583	89835	93209
Endocrinology	1,312	1,514	1,672	15.4%	27.5%	2.91%	1349	1389	1429	1471
Vascular	11,143	12,619	14,161	13.2%	27.1%	2.52%	11424	11711	12006	12309
Spine	1,295	1,467	1,642	13.2%	26.8%	2.52%	1327	1361	1395	1430
ENT	20,456	22,917	24,580	12.0%	20.2%	2.30%	20926	21407	21899	22402
Orthopedics	19,238	21,454	23,911	11.5%	24.3%	2.20%	19661	20095	20538	20990
Ophthalmology	60,081	66,693	72,982	11.0%	21.5%	2.11%	61349	62643	63965	65314
Physical Therapy/Rehabilitation	161,703	179,200	207,758	10.8%	28.5%	2.08%	165060	168487	171984	175555
Miscellaneous Services	138,144	152,710	168,414	10.5%	21.9%	2.03%	140941	143796	146707	149678
Pain Management	7,577	8,329	9,019	9.9%	19.0%	1.91%	7721	7869	8019	8173
Cardiology	65,814	72,058	77,837	9.5%	18.3%	1.83%	67017	68243	69491	70763
Nephrology	3,482	3,776	4,029	8.4%	15.7%	1.63%	3538	3596	3655	3714
Lab	289,689	313,250	342,919	8.1%	18.4%	1.58%	294254	298892	303603	308388
Pulmonology	9,152	9,849	9,698	7.6%	6.0%	1.48%	9287	9424	9563	9705
Podiatry	11,782	12,676	14,171	7.6%	20.3%	1.47%	11955	12131	12310	12491
Evaluation and Management	667,428	715,980	783,128	7.3%	17.3%	1.41%	676867	686440	696149	705994
Neurology	10,900	11,677	12,742	7.1%	16.9%	1.39%	11051	11204	11359	11516
Thoracic Surgery	360	383	401	6.5%	11.4%	1.27%	364	369	373	378
Neurosurgery	585	621	662	6.1%	13.1%	1.18%	592	599	606	613
Gastroenterology	16,174	17,091	17,981	5.7%	11.2%	1.11%	16353	16534	16717	16903
Radiology	199,207	209,467	221,784	5.2%	11.3%	1.01%	201217	203249	205300	207373
Cosmetic Procedures	5,053	5,295	5,535	4.8%	9.5%	0.94%	5100	5148	5196	5245
Dermatology	28,750	30,016	31,564	4.4%	9.8%	0.87%	28998	29249	29502	29758
Oncology	10,206	10,642	11,299	4.3%	10.7%	0.84%	10291	10377	10465	10553
Trauma	5,052	5,254	5,438	4.0%	7.6%	0.79%	5092	5132	5172	5213
Gynecology	6,220	6,442	6,421	3.6%	3.2%	0.70%	6263	6308	6352	6397
Urology	6,794	7,037	7,303	3.6%	7.5%	0.70%	6842	6890	6938	6987
General Surgery	3,999	4,115	4,329	2.9%	8.2%	0.57%	4022	4045	4068	4091
Obstetrics	2,797	2,342	2,011	-16.3%	-28.1%	-3.49%	2699	2605	2514	2426

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.



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