



# MEDICAL / OFFICE SPACE

14000 Northdale Blvd.,  
Rogers, MN 55374

**FOR LEASE**  
**2,655 SF AVAILABLE**



### FEATURES:

- Medical / Office space available in Rogers, MN.
- Great location with visibility off Highway 101 with Monument Signage.
- High average household incomes in growing area.
- Close proximity to other medical & retail businesses.

### LEASE RATE

## Negotiable

\$10.04 / psf (Tax & Cam)



### Other Tenants:

- Fairview Health Services
- Children's of MN Pediatrics
- Imagine Orthodontics
- Trilogy Stem Academy
- Autism Matters
- Vanda Counseling
- Turtle Dental Care

Overview .....	1
Property Facts .....	2
Overview / Site Plan .....	3
Floor Plans .....	4
Photo Gallery .....	5
City Information .....	6



**Chad Weeks**  
612.619.9911  
cweeks@arrowcos.com



**Jeff Penfield**  
612.325.2067  
jpenfield@arrowcos.com

### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

**Arrow Companies**  
7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

### OWNED BY:



[www.arrowcos.com](http://www.arrowcos.com)



## MEDICAL / OFFICE SPACE

14000 Northdale Blvd.,  
Rogers, MN 55374

### PROPERTY FACTS

**FOR LEASE**  
**2,655 SF AVAILABLE**

BUILDING SIZE	35,000 SF
YEAR BUILT	2003 / 2004
PID #	14-120-23-21-0015 (Hennepin County)
AVAILABLE SPACE	2,655 SF
PARKING STALLS	300 (Approximately)
TRAFFIC COUNTS	4,016 VPD (Northdale Blvd) / 42,985 VPD (Hwy. 101)
AVG HOUSEHOLD INCOME	\$127,020 (5 Mile Radius)

#### Contact

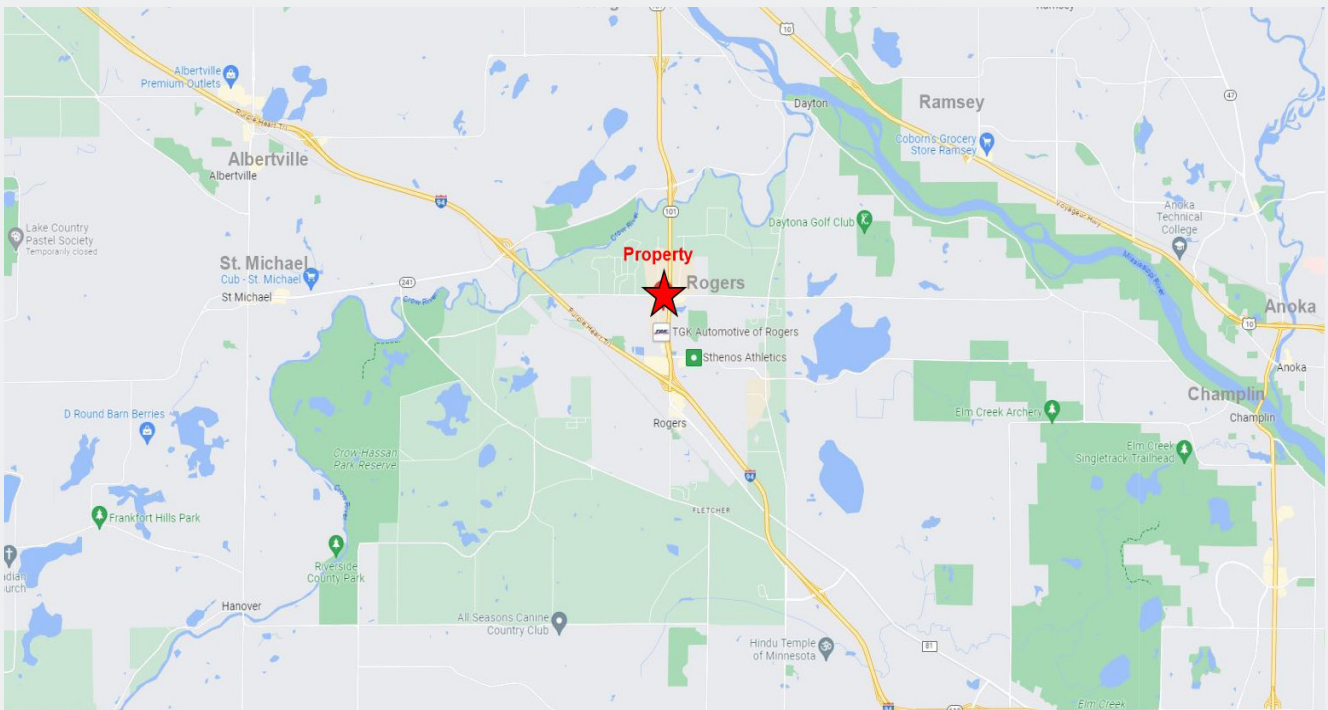
Phone: 763.424.6355  
Fax: 763.424.7980

#### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)





**Contact**

Phone: 763.424.6355

Fax: 763.424.7980

**Arrow Companies**

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

**SITE PLANS**

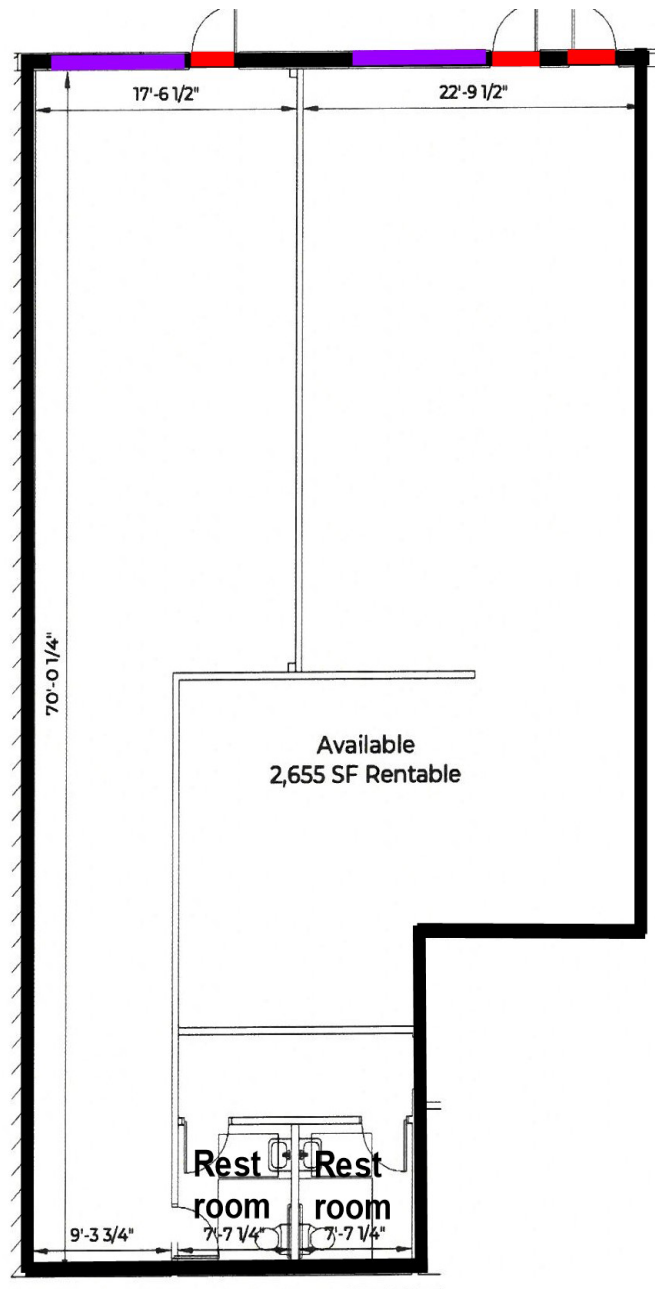
**FOR LEASE**  
**2,655 SF AVAILABLE**





**FLOOR PLAN**

**FOR LEASE**  
**2,655 SF AVAILABLE**



**FOR LEASE**  
**2,655 SF AVAILABLE**





# MEDICAL / OFFICE SPACE

14000 Northdale Blvd.,  
Rogers, MN 55374

## CITY INFORMATION

**FOR LEASE**  
**2,655 SF AVAILABLE**

POPULATION (5 MILE RADIUS)	2010 Population - 10,433 2023 Population - 15,080 2028 Population Projection - 16,039
AVERAGE HOUSEHOLD INCOME	2023 - \$127,020
CITY OF ROGERS	<p><b>R</b>ogers is on the rise as a thriving and growing regional hub that takes advantage of its unique location at the edge of the Twin Cities metropolitan region, within the Interstate 94 growth corridor between the Twin Cities and St. Cloud, and on the main routes to northern Minnesota recreational lake destinations. Rogers is the main commercial, industrial and travel hub in northwestern Hennepin County. In step with continuing regional growth and expansion of the regional roadway and transit systems, Rogers is committed to growing as a regional center for industries, retail businesses and jobs. As a local community, Rogers is a well-balanced, full service city that meets citizens desires for living, work-ing, shopping and playing. The community takes great pride in its small town atmosphere of strong neighborhoods, local schools, community churches and organizations, excellent public services, and a traditional downtown. To ensure that Rogers has a unique community identity long into the future, Rogers keeps its eye on preserving its small town character and enhancing its original downtown area. To balance the community's local and regional functions, the community will diligently plan for improving transportation accessibility within Rogers. Rogers views its continuing growth and change as opportunities to create an even better local community for citizens.</p> <p>As the city grows, particularly with the annexation of Hassan Township, Rogers values and is focused on maintaining its identity as a city at the urban/rural edge of the Twin Cities metro area. The city is virtually surrounded by natural areas, including the Crow River, Fox Creek and Rush Creek, lakes to the east and west, two regional park reserves, and the rural countryside. Through strategic planning of growth areas and the parks, open space and trail system, the city is committed to preserving the unique sense of place and livability of the community.</p>

### Contact

Phone: 763.424.6355  
Fax: 763.424.7980

### Arrow Companies

7365 Kirkwood Court N. Suite 335  
Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)