

Six10 **Health** 
— E A S T —

THE BUILDING

- Located in the vibrant 610 and Zane neighborhood at 5400 94th Ave N, Brooklyn Park, MN 55443
- Great location and access
- Space that reflects the quality of care and patient experience you provide
- Sustainable design that reduces the total life-cycle cost of the building
- Professional management that understands the needs of providers
- Flexible operating hours to meet the needs of your patients
- Constructed with the future of healthcare and patient safety in mind
- Maximized signage for practice visibility
- Customizable suite design to maximize clinical efficiency





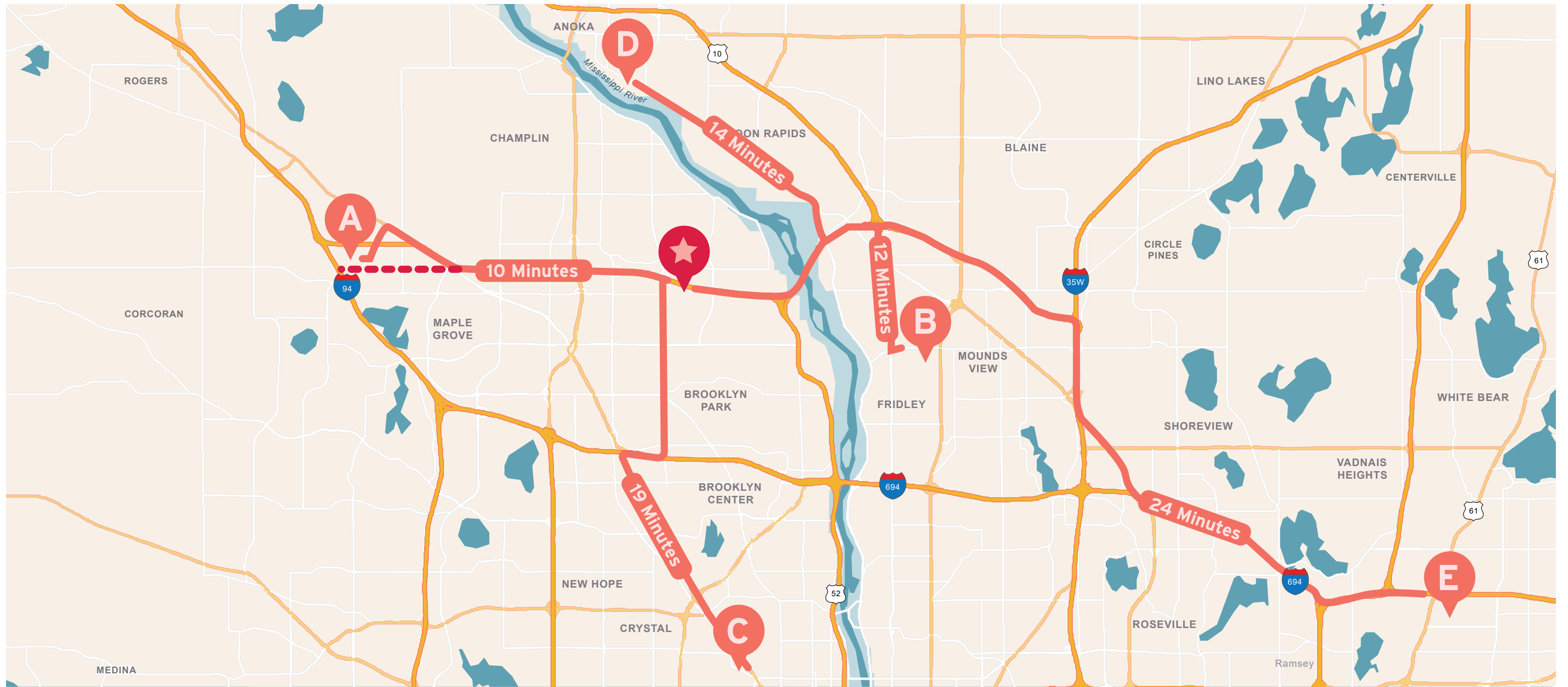
ABOUT THE COMMUNITY

A new community epicenter is taking shape at 610 Zane with major population growth forecasted for the next 5 years (4.3% from 2019-2024).

The intersection of Highway 610 and Zane Avenue has seen tremendous development activity recently with many new businesses and retail services coming to the area. Hy-Vee, Target Corporation's North Corporate Campus, 610 Medical Center and numerous high-tech light industrial offices have

recently opened nearby bringing countless employees and consumers to the area daily. The growth in the immediate area continues with the development of new townhouses, a senior living complex, new medical office and a new multi-family project adjacent to the property. 610 Zane is surrounded by some of the Twin Cities' fastest growing and sought-after suburbs including Maple Grove, Osseo, Champlin, New Hope, Coon Rapids, Blaine, Brooklyn Center and Fridley. The site is located in Brooklyn Park, a city that

describes itself as the "sixth largest city in Minnesota with a highly diverse population," and as a result of a significant demographic change over the last 20 years - "a community of communities." Brooklyn Park has over 60 parks, two golf courses, 50 soccer fields, and 28 softball/baseball fields, 11 elementary schools, 2 junior high schools, 2 high schools, and 6 private schools, making it an excellent community for families.



ABOUT AREA HEALTHCARE

| KEY | HOSPITAL | SYSTEM AFFILIATION | DRIVE TIMES |
|-----|-------------------------------|--------------------|-------------|
| A | Maple Grove Hospital | North Memorial | 10 Minutes |
| B | Unity Hospital | Allina Health | 12 Minutes |
| C | North Memorial Medical Center | North Memorial | 19 Minutes |
| D | Mercy Hospital | Allina Health | 14 Minutes |
| E | St. John's Hospital | M Health Fairview | 24 Minutes |

Six10 Health East is located between four major hospitals and will serve as the healthcare hub in the market. With hospital drive times well over what patients expect in today's environment, the location is well positioned for emergent care and other services. Area growth is projected to accelerate once the Hwy 610 extension to I-94 is completed in 2024.

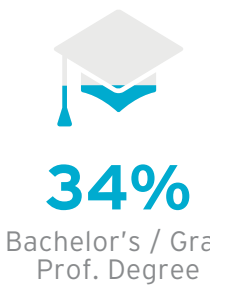
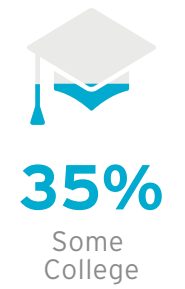
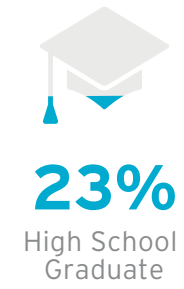
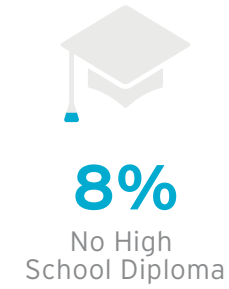
DEMOGRAPHICS

Brooklyn Park is home to a highly educated and affluent population with favorable demographics for any business to locate. Information represents samples within a three-mile radius of the site.

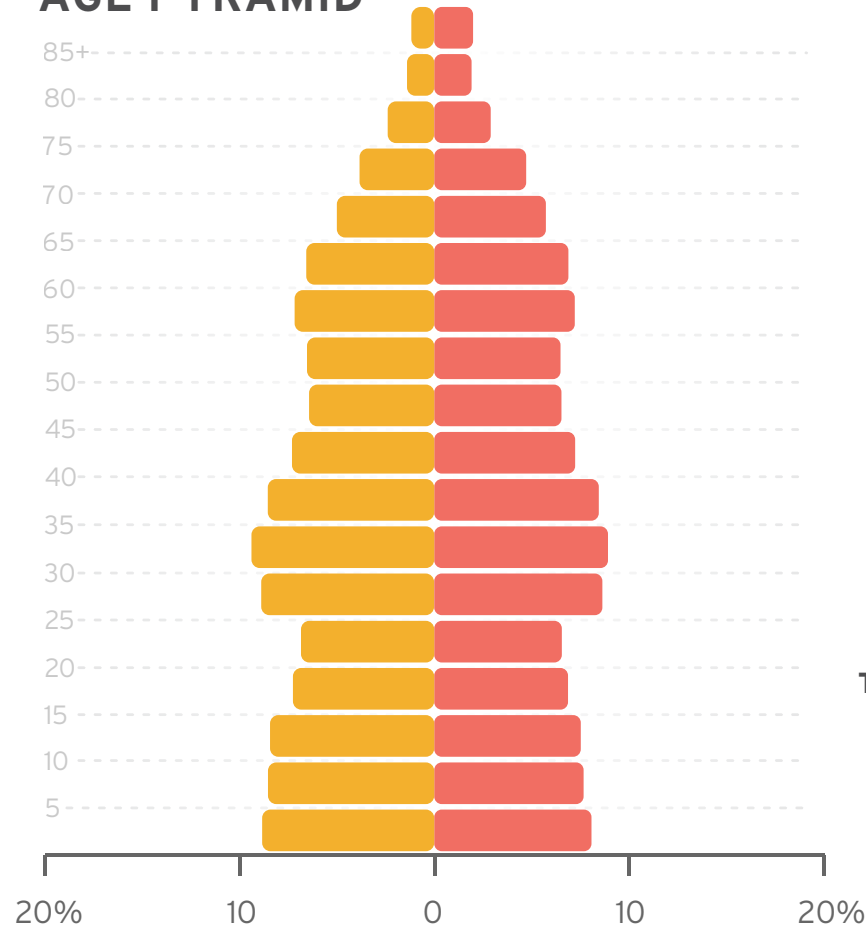
KEY FACTS



EDUCATION



AGE PYRAMID

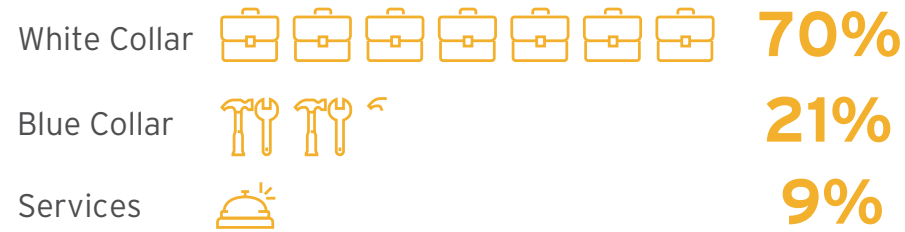


THE LARGEST GROUP:
2021 Male Pop.
Age 30-34
(Esri)



THE SMALLEST GROUP:
2021 Male Pop.
Age 85+
(Esri)

EMPLOYMENT

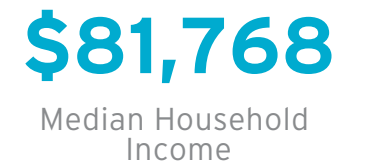


HOUSEHOLDS BY INCOME

The largest group: \$100,000 - \$149,999 (19.9%) | The smallest group: \$15,000 - \$24,999 (4.8%)

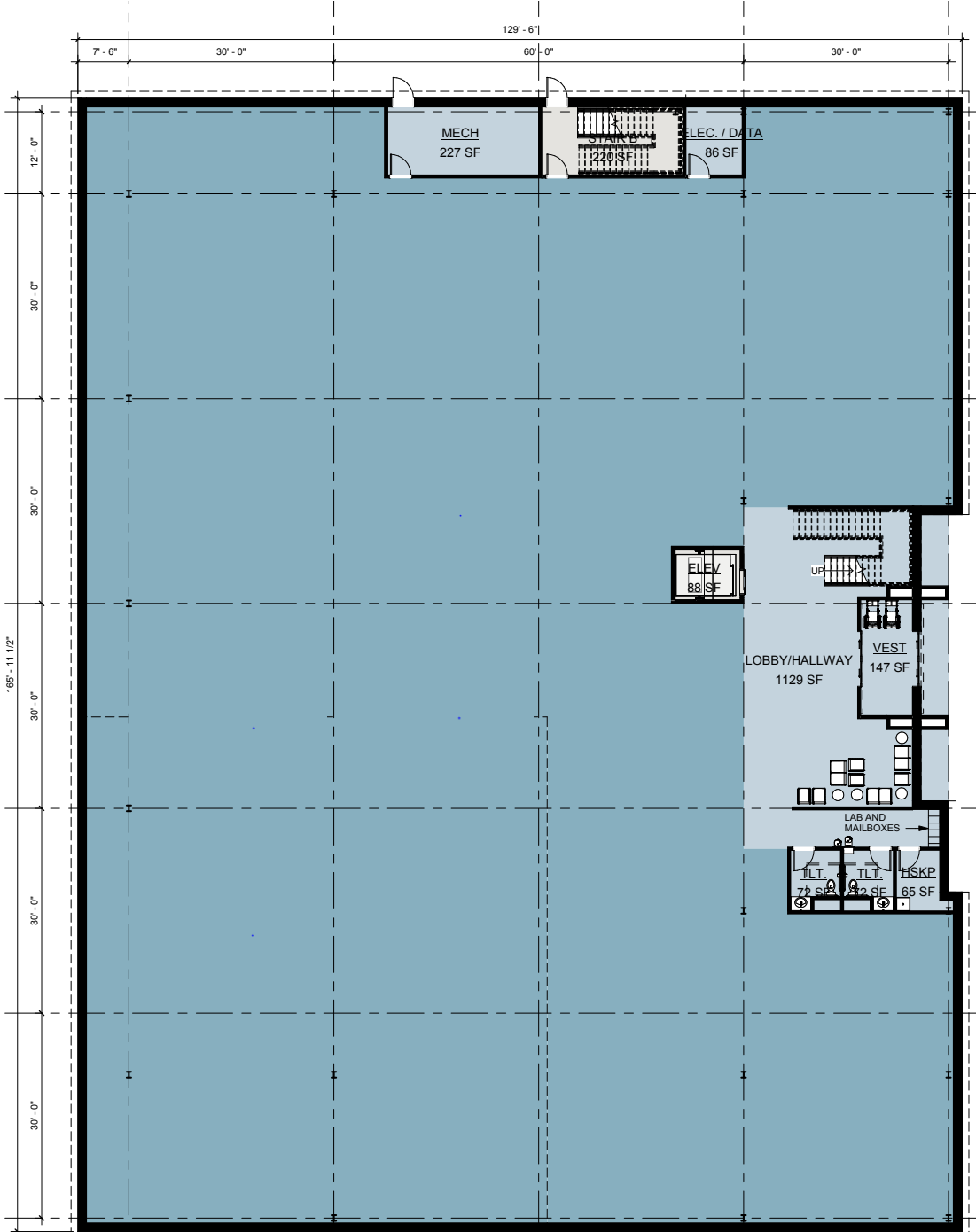
| INDICATOR ▲ | VALUE | DIFFERENCE |
|-----------------------|-------|------------|
| <\$15,000 | 5.6% | -2.3% |
| \$15,000 - \$24,999 | 4.8% | -0.7% |
| \$25,000 - \$34,999 | 7.0% | +0.5% |
| \$35,000 - \$49,999 | 10.3% | +0.5% |
| \$50,000 - \$74,999 | 16.3% | +1.5% |
| \$75,000 - \$99,999 | 17.8% | +3.9% |
| \$100,000 - \$149,999 | 19.9% | +2.0% |
| \$150,000 - \$199,999 | 10.6% | +0.4% |
| \$200,000+ | 7.8% | -5.6% |

Bars show deviation from Hennepin County

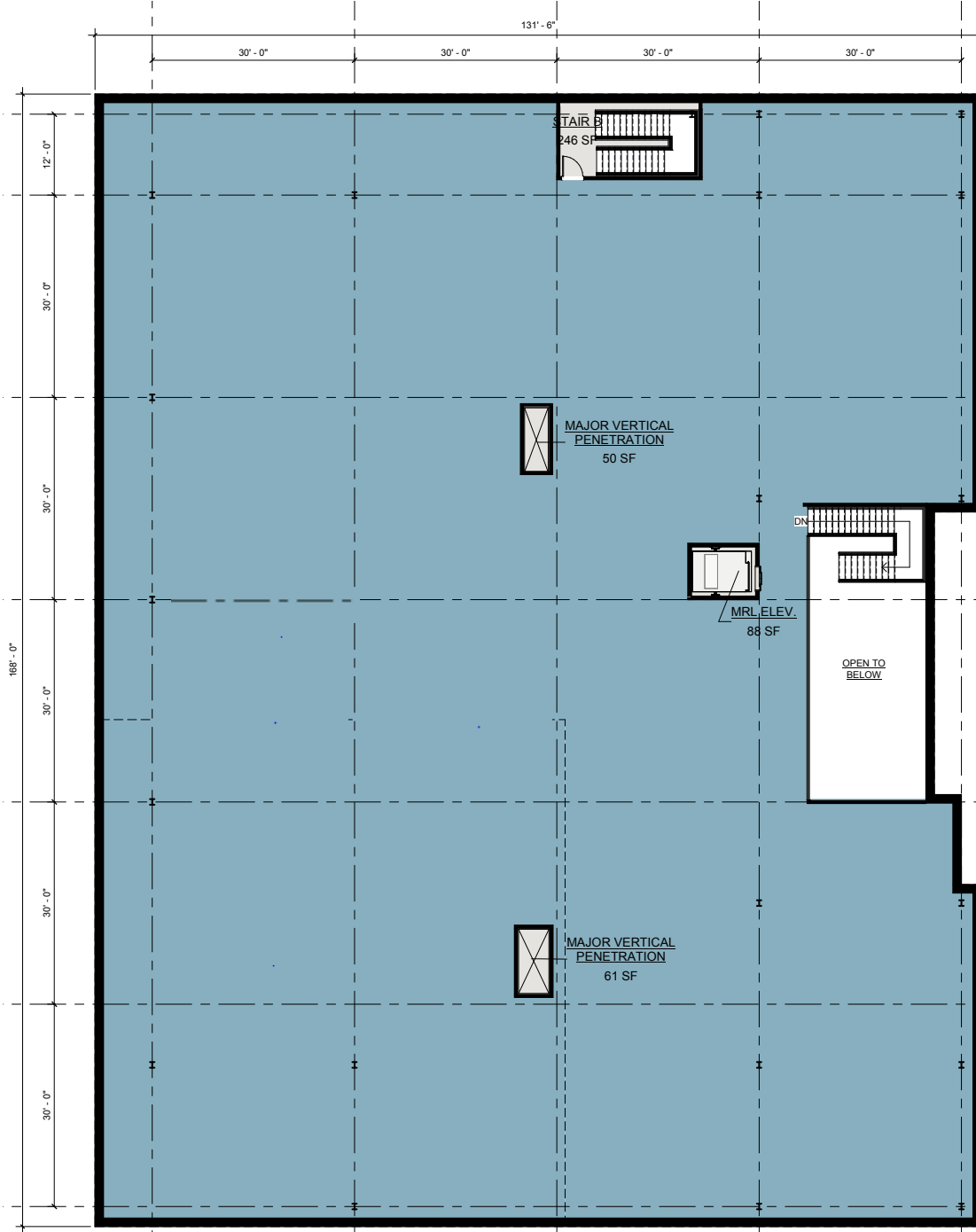


FLOORPLANS

FIRST FLOOR



SECOND FLOOR



BUILDING FEATURES

- Up to 40,000 SF
- Covered entry
- Class A finishes
- Well appointed common area and restrooms
- Gurney sized elevator cab(s)
- Wheelchair storage near front door
- Lab box closet
- Optimal bay depths
- 14' - 8" floor-to-floor dimension

ABOUT RYAN

Ryan is a national team of developers, strategic planners, capital strategists, designers, constructors, and real estate managers that has specialized in fully integrated solutions for over 80 years. In the past 5 years we have delivered over 90 healthcare projects across the country.

Developing healthcare facilities that are successful today and for the future of healthcare is our focus, and we're known for delivering customized facility and real estate solutions that improve the quality of care, patient safety, and the patient experience with unparalleled speed-to-market. We have served over 85 unique healthcare customers, including health systems, hospitals, independent provider groups, and surgery center operators.

QUICK STATS & FACTS

- Over 8.7 million SF of space delivered for healthcare clients
- Ranked #1 design-build firm by Modern Healthcare (2018, 2019, 2020)
- Building Design + Construction Giants 300 Report (2019, 2020)
- Ranked #44 - Top 100 Healthcare Construction Firms
- Ranked #39 - Top Outpatient Facility Architecture and AE Firms



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