

The Colliers logo, featuring the word "Colliers" in a white serif font inside a blue rounded rectangle with a yellow and red horizontal bar at the bottom.

Accelerating success.

The Allina Health CLINIC logo, with "Allina Health" in a sans-serif font and "CLINIC" in a bold sans-serif font, separated by a vertical line and a small leaf icon.

Medical/Office Space For Sublease

Oakdale Station

7400 33rd Street N | Oakdale, MN

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Property Profile



- **Move-in Ready:** Second-generation medical buildout with exam rooms, lab, imaging, etc.
- **Turnkey Opportunity:** Existing medical infrastructure minimizes upfront capital investment and accelerates occupancy
- **Convenient Access:** Immediate connectivity to I-94, I-694, and major arterial routes serving surrounding communities
- **Strong Demographics:** Dense population base with favorable payer mix and growing demand for outpatient healthcare services

Building Information

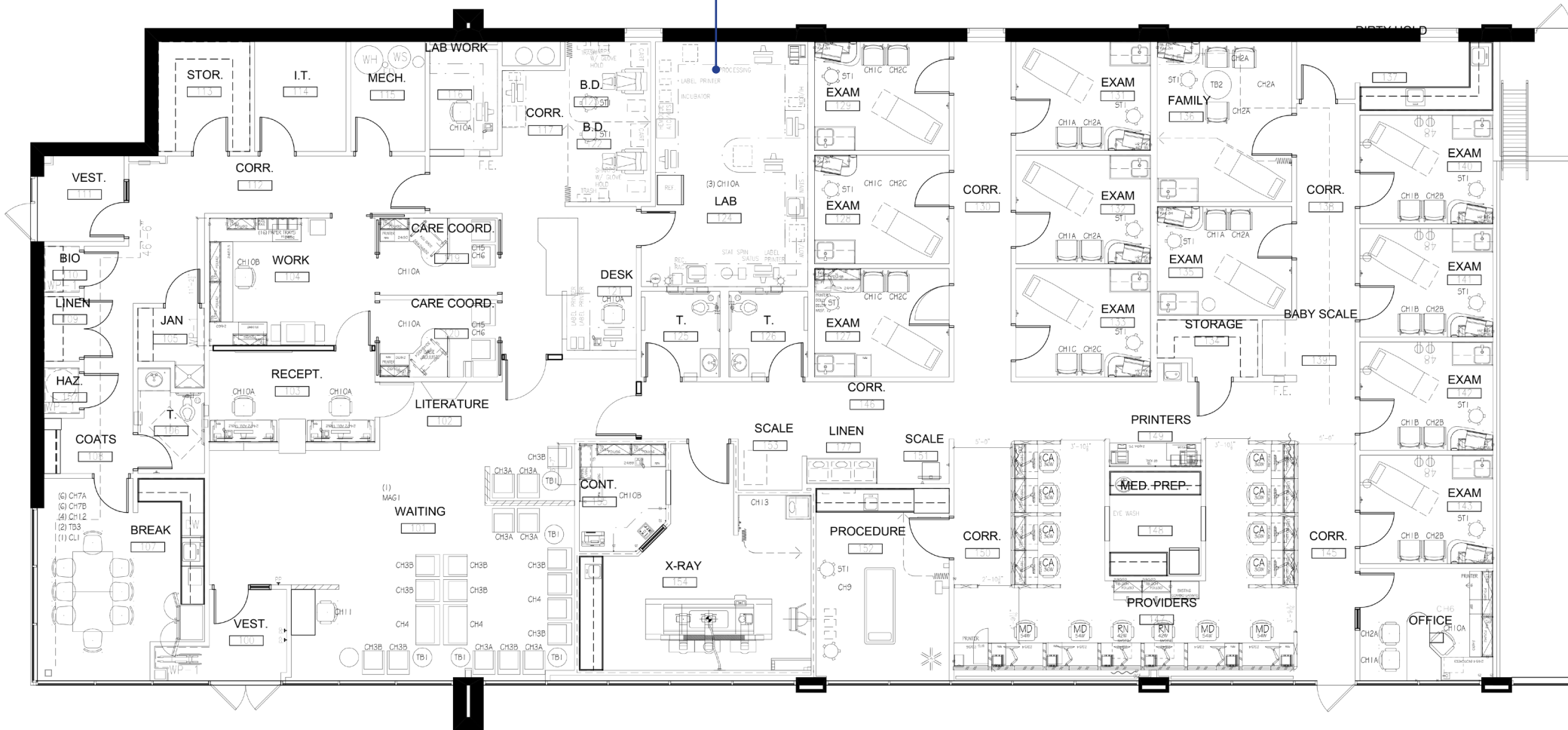
| | |
|---------------|---|
| Address | 7400 33rd Street North, Oakdale, MN 55128 |
| Building Size | 12,853 SF |
| Year Built | 2014 |
| Floors | One (1) |

Sublease Terms

| | |
|------------------|---------------------|
| Space Available | Suite 100: 7,469 SF |
| Rate | Negotiable |
| Lease Expiration | July 31, 2026 |
| Date Available | November 1, 2025 |

Floor Plan

Suite 100
7,469 SF
Available
11/12/2025



Population, Income & Housing Trend

Population Trend



144,094

2000 Total
Population

149,354

2010 Total
Population

170,466

Current Total
Population

175,832

5 Yr Projected
Total Population

Median Household Income



\$88,753

Current Median HH
Income

\$99,939

5 Yr Projected
Median HH Income

Average Household Income



118,143

Current Average
HH Income

130,442

5 Yr Projected Avg
HH Income

Per Capita Income



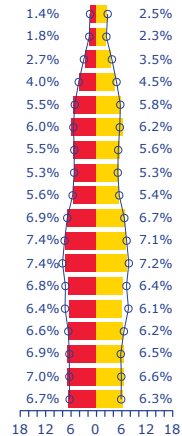
\$44,182

Current Per Capita
Income

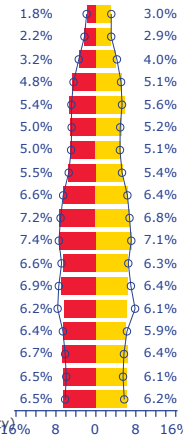
\$48,818

5 Year Projected Per
Capita Income

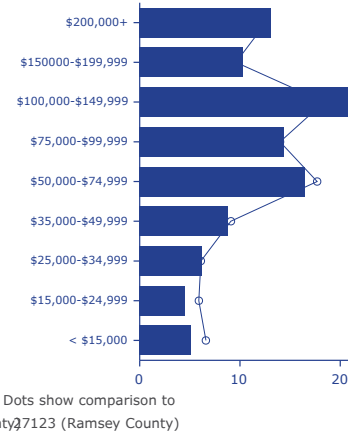
Current Age Pyramid



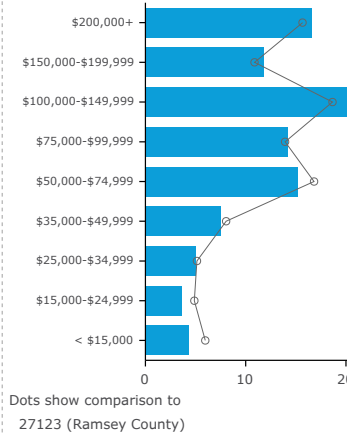
5 Yr Projected Age Pyramid



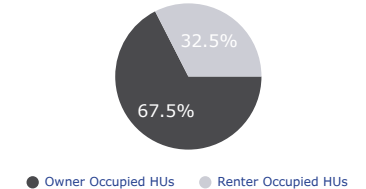
Current HH By Income



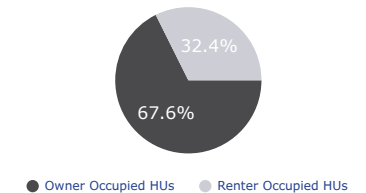
5 Yr Projected HH By Income



Current Housing By Ownership



5 Yr Projected Housing By Ownership



Race and ethnicity

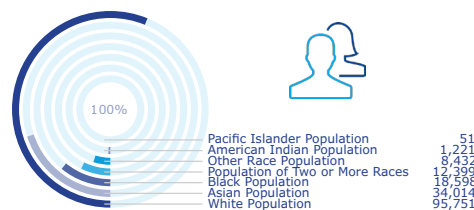
The largest group: White Alone (56.17)

The smallest group: Pacific Islander Alone (0.03)

| Indicator | Value | Difference |
|-------------------------------------|-------|------------|
| White Alone | 56.17 | -1.66 |
| Black Alone | 10.91 | -2.49 |
| American Indian/Alaska Native Alone | 0.72 | -0.11 |
| Asian Alone | 19.95 | +3.70 |
| Pacific Islander Alone | 0.03 | -0.02 |
| Other Race | 4.95 | +0.74 |
| Two or More Races | 7.27 | -0.16 |
| Hispanic Origin (Any Race) | 9.51 | +0.92 |

Bars show deviation from
27123 (Ramsey County)

Current Year Population By Race



Current Annual Household Spending



EDUCATION



7%

No High
School
Diploma

26%

High
School
Graduate

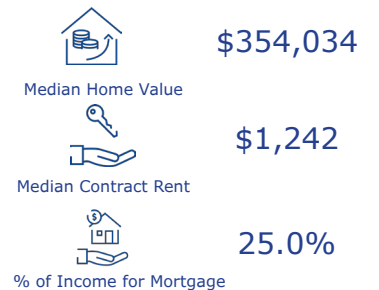
29%

Some
College

39%

Bachelor's/Grad
/Prof Degree

Current Year Housing Stats



7400 33rd St N, Saint Paul, Minnesota, 55128
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 | 2024 Volume | 2029 Volume | 2034 Volume | 5 Yr Growth | 10 Yr Growth | 5 YR Compound Annual Growth Rate (CAGR) | 2025 Volume Estimate | 2026 Volume Estimate | 2027 Volume Estimate | 2028 Volume Estimate |
| Endocrinology | 3,735 | 4,653 | 5,140 | 24.6% | 37.6% | 4.49% | 3,902 | 4,078 | 4,261 | 4,453 |
| Psychiatry | 238,808 | 279,262 | 295,264 | 16.9% | 23.6% | 3.18% | 246,400 | 254,234 | 262,316 | 270,656 |
| Physical Therapy/Rehabilitation | 445,489 | 511,649 | 574,925 | 14.9% | 29.1% | 2.81% | 457,998 | 470,859 | 484,080 | 497,673 |
| Spine | 3,445 | 3,860 | 4,100 | 12.1% | 19.0% | 2.30% | 3,523 | 3,605 | 3,688 | 3,773 |
| Cardiology | 168,213 | 183,451 | 200,309 | 9.1% | 19.1% | 1.75% | 171,156 | 174,150 | 177,196 | 180,296 |
| Vascular | 28,646 | 31,117 | 33,657 | 8.6% | 17.5% | 1.67% | 29,123 | 29,609 | 30,103 | 30,606 |
| Lab | 765,890 | 821,515 | 875,171 | 7.3% | 14.3% | 1.41% | 776,705 | 787,672 | 798,795 | 810,075 |
| Miscellaneous Services | 362,581 | 388,876 | 413,275 | 7.3% | 14.0% | 1.41% | 367,693 | 372,878 | 378,136 | 383,468 |
| Pain Management | 19,473 | 20,862 | 22,061 | 7.1% | 13.3% | 1.39% | 19,743 | 20,017 | 20,294 | 20,576 |
| Ophthalmology | 154,577 | 165,364 | 175,161 | 7.0% | 13.3% | 1.36% | 156,676 | 158,804 | 160,961 | 163,147 |
| Orthopedics | 51,848 | 55,228 | 60,028 | 6.5% | 15.8% | 1.27% | 52,507 | 53,174 | 53,850 | 54,535 |
| Podiatry | 28,642 | 30,352 | 32,524 | 6.0% | 13.6% | 1.17% | 28,975 | 29,313 | 29,655 | 30,001 |
| ENT | 58,385 | 61,867 | 64,910 | 6.0% | 11.2% | 1.17% | 59,065 | 59,753 | 60,449 | 61,154 |
| Cosmetic Procedures | 13,340 | 14,047 | 14,003 | 5.3% | 5.0% | 1.04% | 13,478 | 13,618 | 13,759 | 13,902 |
| Oncology | 25,514 | 26,823 | 28,358 | 5.1% | 11.1% | 1.01% | 25,770 | 26,029 | 26,291 | 26,556 |
| Evaluation and Management | 1,870,048 | 1,947,441 | 1,968,071 | 4.1% | 5.2% | 0.81% | 1,885,276 | 1,900,628 | 1,916,106 | 1,931,710 |
| Nephrology | 8,982 | 9,350 | 9,673 | 4.1% | 7.7% | 0.81% | 9,054 | 9,127 | 9,200 | 9,275 |
| Radiology | 505,887 | 522,921 | 542,904 | 3.4% | 7.3% | 0.66% | 509,248 | 512,632 | 516,039 | 519,469 |
| Trauma | 13,015 | 13,452 | 13,932 | 3.4% | 7.0% | 0.66% | 13,101 | 13,188 | 13,275 | 13,363 |
| Neurosurgery | 1,564 | 1,615 | 1,744 | 3.2% | 11.5% | 0.64% | 1,574 | 1,584 | 1,594 | 1,604 |
| Dermatology | 75,277 | 77,415 | 79,583 | 2.8% | 5.7% | 0.56% | 75,699 | 76,124 | 76,552 | 76,982 |
| Neurology | 29,879 | 30,687 | 31,479 | 2.7% | 5.4% | 0.54% | 30,038 | 30,199 | 30,360 | 30,523 |
| General Surgery | 10,035 | 10,219 | 10,462 | 1.8% | 4.3% | 0.36% | 10,071 | 10,108 | 10,145 | 10,181 |
| Thoracic Surgery | 1,147 | 1,166 | 1,193 | 1.7% | 4.1% | 0.34% | 1,150 | 1,154 | 1,158 | 1,162 |
| Gastroenterology | 40,630 | 40,913 | 41,098 | 0.7% | 1.2% | 0.14% | 40,686 | 40,743 | 40,799 | 40,856 |
| Urology | 16,676 | 16,473 | 16,797 | -1.2% | 0.7% | -0.24% | 16,634 | 16,594 | 16,553 | 16,512 |
| Gynecology | 16,067 | 15,467 | 15,253 | -3.7% | -5.1% | -0.76% | 15,945 | 15,824 | 15,704 | 15,585 |
| Obstetrics | 6,918 | 6,659 | 6,634 | -3.7% | -4.1% | -0.76% | 6,865 | 6,812 | 6,761 | 6,709 |
| Pulmonology | 23,852 | 22,154 | 20,181 | -7.1% | -15.4% | -1.47% | 23,502 | 23,157 | 22,818 | 22,483 |

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.



I-694
83,812 vpd

34th St N
127,110 vpd

County Rd 13
5,200 vpd



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