



Colliers



Inver Grove Heights Medical Building

5565 Blaine Avenue E | Inver Grove Heights, MN

Medical/Office For Lease

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Property Information

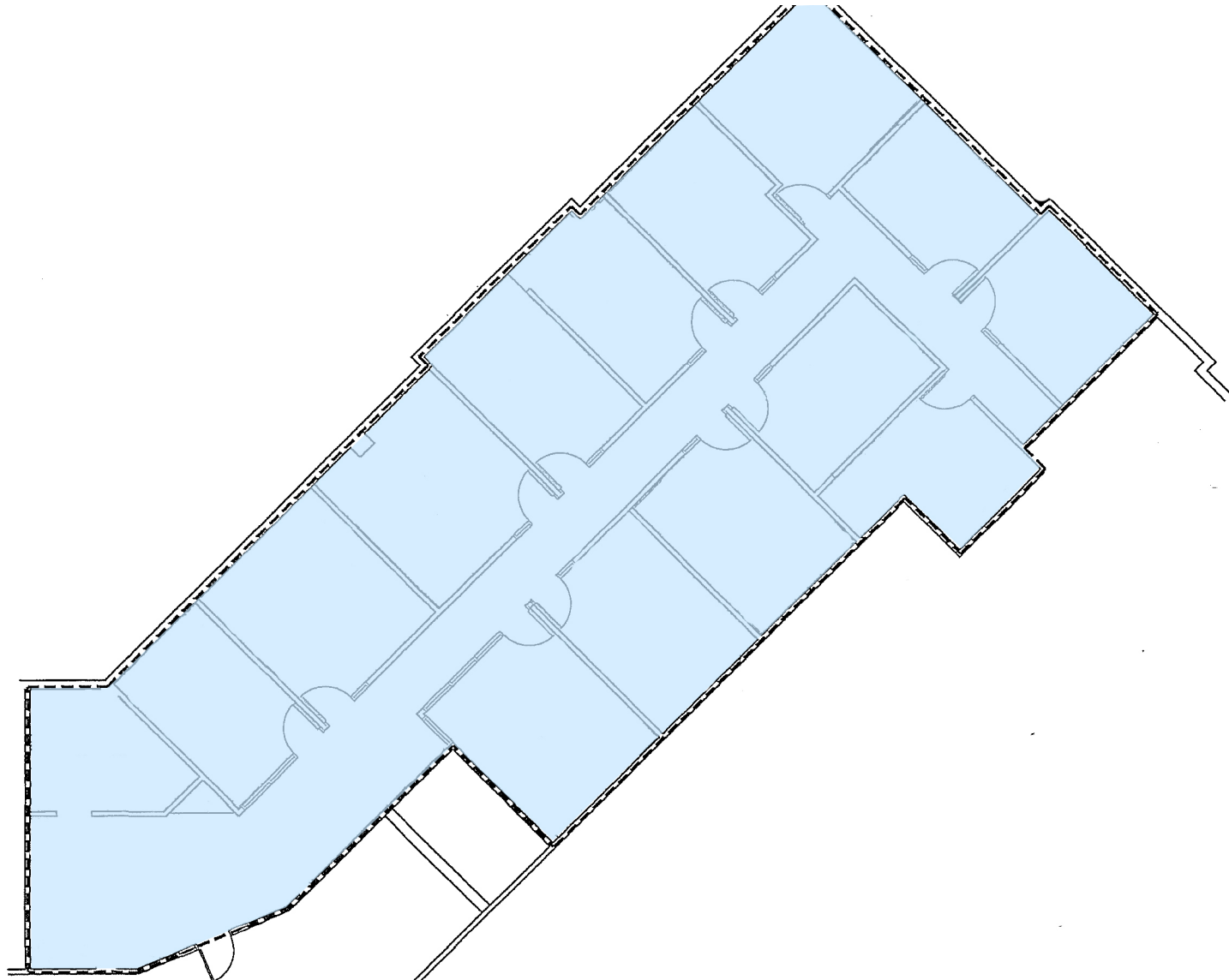
- Natural light-filled spaces with floor-to-ceiling windows
- Surrounded by beautiful landscaping
- Ample parking for patients and staff including 120 surface spaces
- Prime location with easy access to major highways and nearby amenities

Address	5565 Blaine Avenue East Inver Grove Heights, MN 55076		
Building Size	44,490 SF		
Year Built	2006		
Building Class	B		
Floors	Two (2) plus parking garage		
Parking	6.00 / 1,000		
Available Space	Suite 50:	924 SF	
	Suite 75:	695 SF	
	Suite 250 A/B:	3,992 SF - Available 2/15/2026	
Net Rental Rates	Negotiable		
2026 Tax & CAM	\$12.30 PSF Operating Expenses \$ 4.52 PSF Taxes \$16.82 PSF Total		



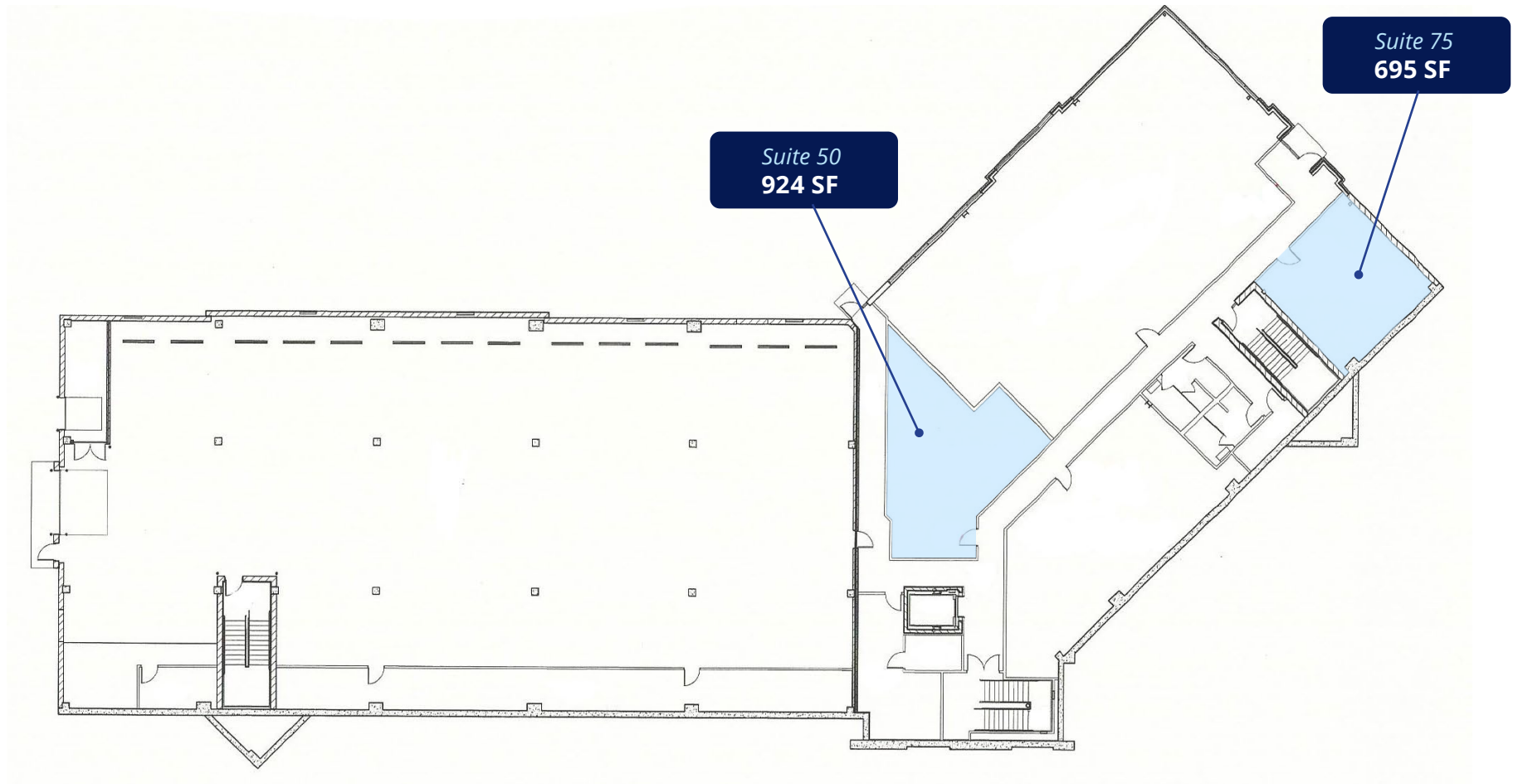
Suite 250AB Floor Plan

3,992 SF - Available 2/15/2026

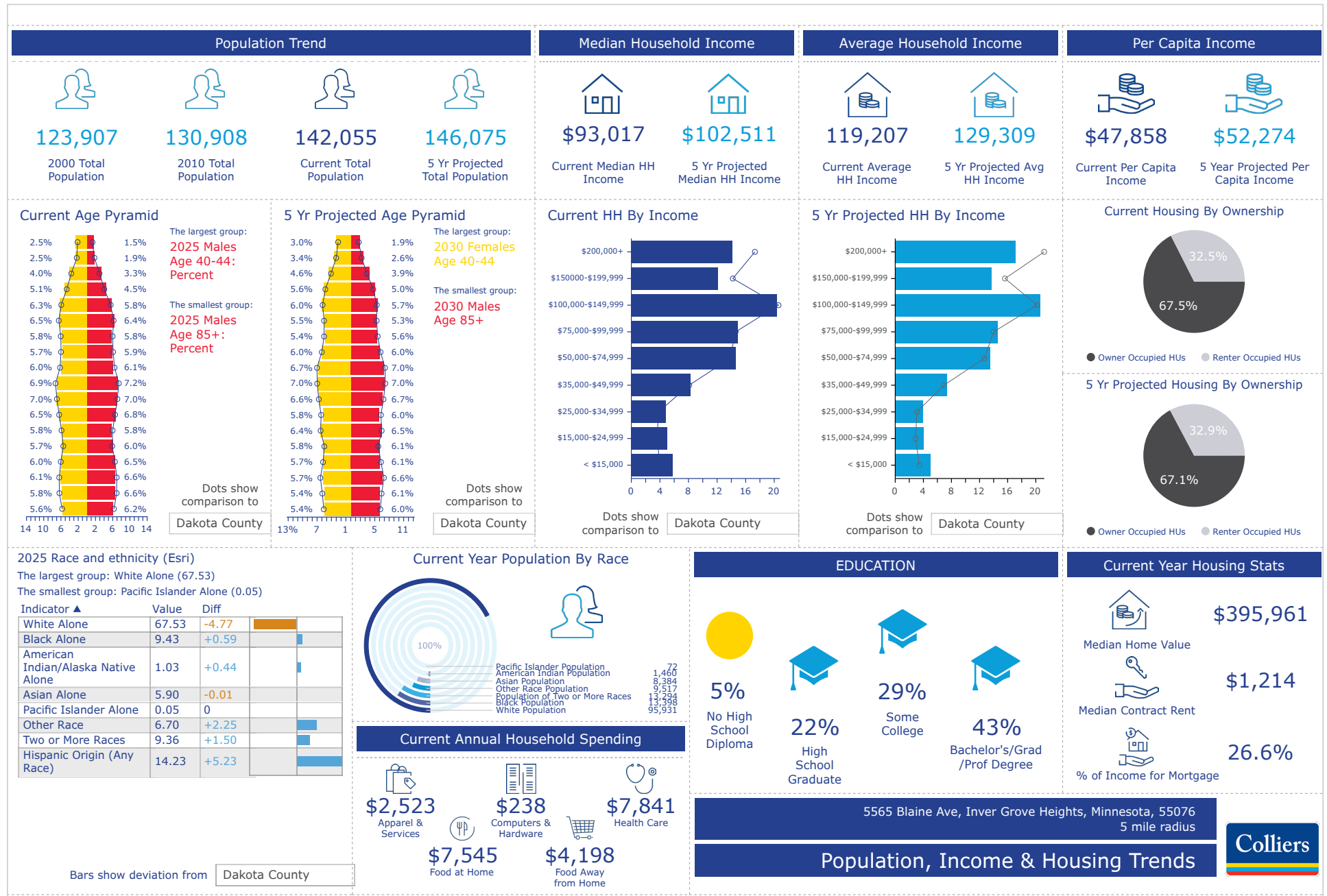


Garage Level Floor Plan

Available Immediately
Lease Rate Negotiable



Population, Income & Housing Trends



Location Overview

Upper 55th St E

14,900 vpd

Blaine Ave E

4,202 vpd





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