

# FOR SUBLEASE

**13875 HWY 13 FRONTAGE ROAD  
SUITE 50  
SAVAGE, MN 55378**



**NORTH STAR  
COMMERCIAL**  
REAL ESTATE ADVISORS  
KELLER WILLIAMS PREFERRED REALTY  
14300 NICOLLET COURT STE 208  
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# EXECUTIVE SUMMARY

**LEASE TYPE**

NNN

**AVAILABLE SF**

2,414

**LEASE TYPE**

NNN

**LEASE RATE**

\$17.50

**CAM & TAX**

\$16.20

**YEAR BUILT**

2003

**AVAILABLE SUITES**

50: 2,414 USF

**PARKING STALLS**1 Garage Space + Paved  
Shared Lot**PID #**

26-032-001-0

## ABOUT THE PROPERTY

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Located within the prestigious Pointe Professional Building at 13875 Highway 13 Frontage Road, Suite 50, this exceptional healthcare/dental office space will be available for sublease in 2025.

## PROPERTY HIGHLIGHTS

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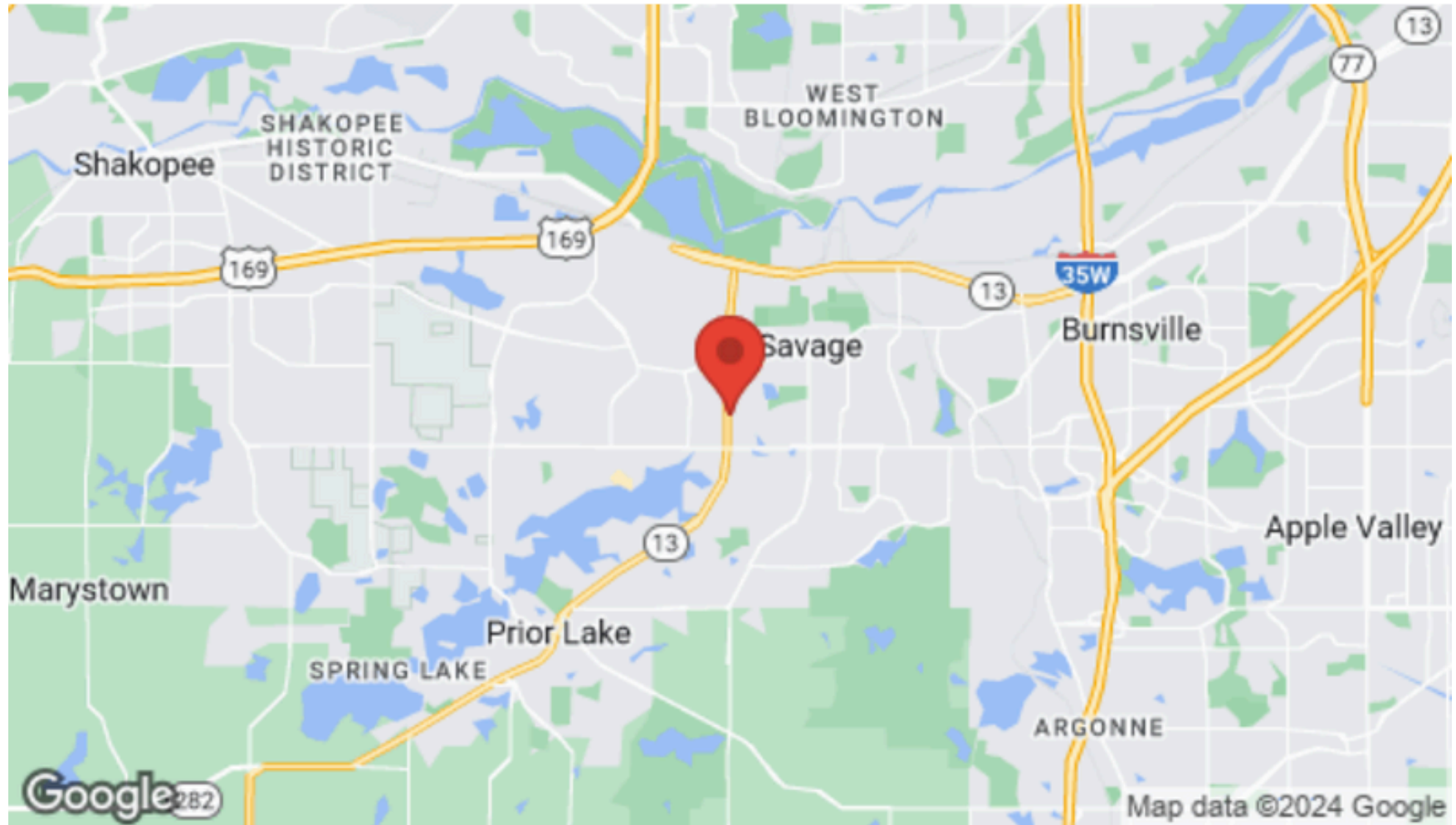
- **Ideal Location:** Situated in Savage, MN, this office is strategically positioned for maximum visibility and accessibility.
- **Spacious Layout:** Meticulously designed space, this office offers ample room for consultation, treatment, and administrative functions.
- **Modern Amenities:** Equipped with state-of-the-art infrastructure, including dedicated dental/medical stations, waiting areas, and private offices.  
**Professionally Maintained:** The Pointe Professional Building ensures a well-maintained and professional environment, making it an ideal setting for healthcare practitioners.
- **Parking Convenience:** Ample parking space is available for staff and patients, ensuring convenience during busy office hours.
- Utilities and Internet Included



# PROPERTY PHOTOS



# AERIAL PHOTO



# DEMOGRAPHICS

## Population

|                            | <b>1 mile</b> | <b>3 mile</b> | <b>5 mile</b> |
|----------------------------|---------------|---------------|---------------|
| 2020 Population            | 8,974         | 51,834        | 124,152       |
| 2024 Population            | 9,255         | 52,829        | 124,523       |
| 2029 Population Projection | 9,852         | 55,929        | 129,108       |

## Income

|                         | <b>1 mile</b> | <b>3 mile</b> | <b>5 mile</b> |
|-------------------------|---------------|---------------|---------------|
| Avg Household Income    | \$148,519     | \$144,757     | \$129,624     |
| Median Household Income | \$115,926     | \$119,104     | \$103,504     |

## Households

|                           | <b>1 mile</b> | <b>3 mile</b> | <b>5 mile</b> |
|---------------------------|---------------|---------------|---------------|
| 2020 Households           | 3,208         | 17,731        | 46,259        |
| 2024 Households           | 3,324         | 18,075        | 46,267        |
| 2029 Household Projection | 3,549         | 19,176        | 47,916        |



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