

Colliers

Accelerating success.



Farmington Medical Building

19685 Pilot Knob Road | Farmington, MN

Medical / Office Space For Lease

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Suite 300

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Property Profile

- 2nd Floor Shell Space
- On-Building and Monument Signage Available
- Ample Parking
- Excellent Visibility and Access
- Growing community
- Close to schools and City Hall

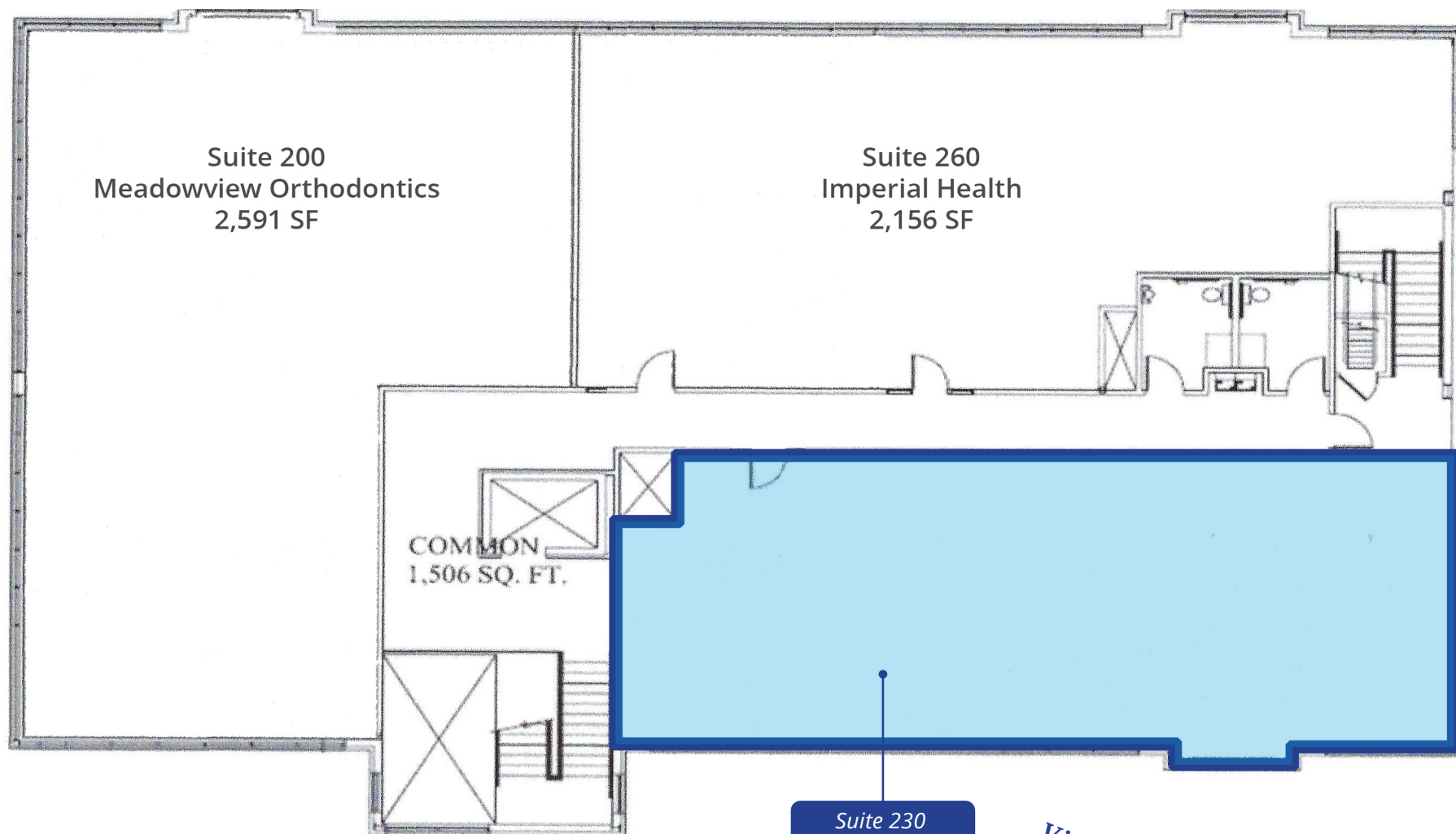
Building Information

Address	19685 Pilot Knob Road, Farmington, MN 55024
Building Size	14,780 SF
Year Built	2007
Floors	Two (2)
Parking	Ratio 4.86 / 1,000
Available Space	Suite 230: 2,877 SF - Available Immediately
Net Rental Rates	\$20.00 PSF
2024 Tax & CAM	\$10.65 PSF Operating Expenses <u>\$ 3.98 PSF Taxes</u> \$14.63 PSF Total



Floor Plan

Second Floor

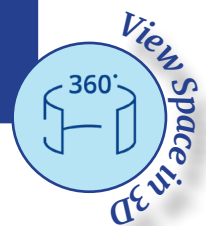


Suite 200
Meadowview Orthodontics
2,591 SF

Suite 260
Imperial Health
2,156 SF

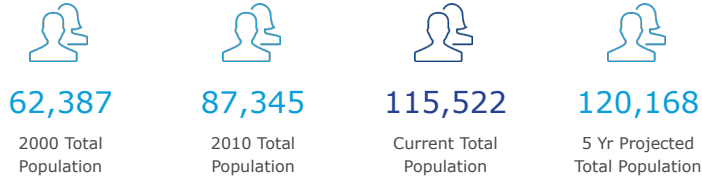
COMMON
1,506 SQ. FT.

Suite 230
2,877 SF
Available
Immediately

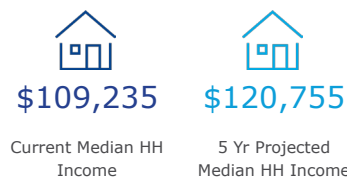


Population, Income & Housing Trend

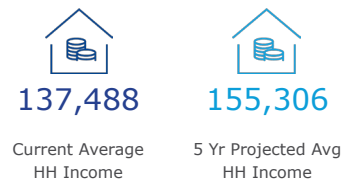
Population Trend



Median Household Income



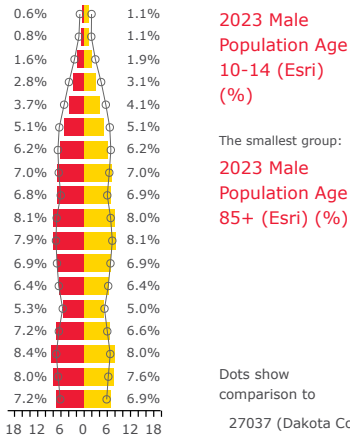
Average Household Income



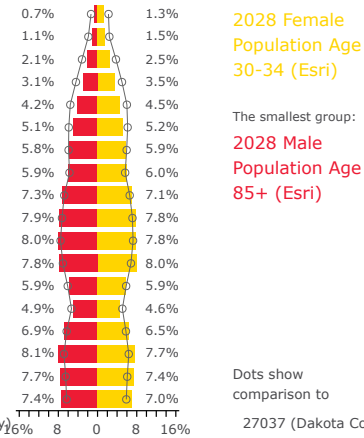
Per Capita Income



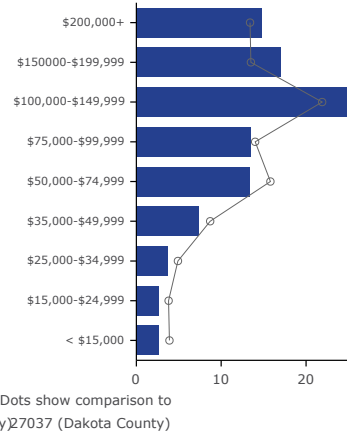
Current Age Pyramid



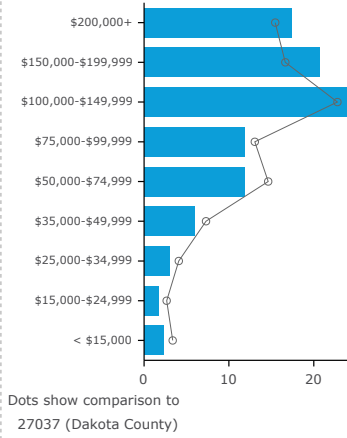
5 Yr Projected Age Pyramid



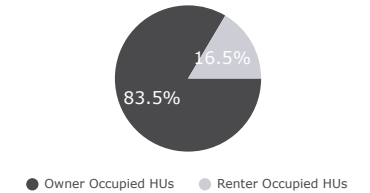
Current HH By Income



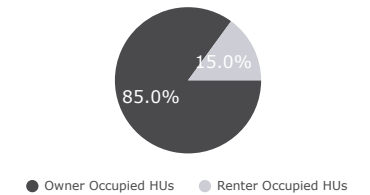
5 Yr Projected HH By Income



Current Housing By Ownership



5 Yr Projected Housing By Ownership



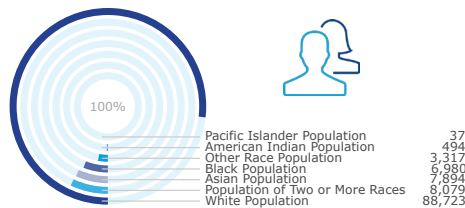
Race and ethnicity

The largest group: White Alone (76.80)
The smallest group: Pacific Islander Alone (0.03)

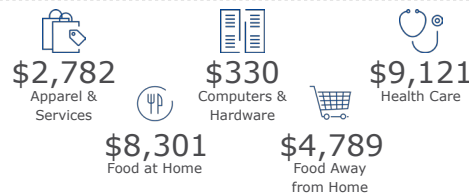
Indicator	Value	Difference
White Alone	76.80	+2.63
Black Alone	6.04	-1.50
American Indian/Alaska Native Alone	0.43	-0.13
Asian Alone	6.83	+1.08
Pacific Islander Alone	0.03	-0.03
Other Race	2.87	-1.46
Two or More Races	6.99	-0.61
Hispanic Origin (Any Race)	6.04	-2.75

Bars show deviation from 27037 (Dakota County)

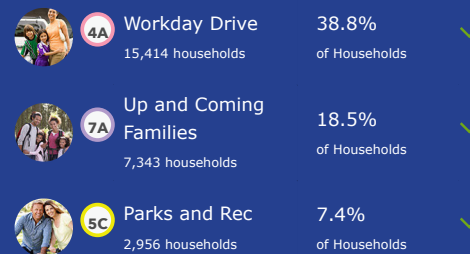
Current Year Population By Race



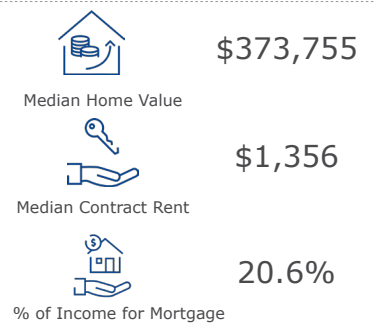
Current Annual Household Spending



Tapestry segments



Current Year Housing Stats



19685 Pilot Knob Rd, Farmington, Minnesota, 55024
5 mile radius



Market Scenario Planner: Outpatient

Data and Analytics Market Scenario Planner - Outpatient						Annual Volume Estimates Based on 5 YR CAGR				
Service Line	2023 Volume	2028 Volume	2033 Volume	5 Yr Growth	10 Yr Growth	5 YR Compound Annual Growth Rate (CAGR)	2024 Volume Estimate	2025 Volume Estimate	2026 Volume Estimate	2027 Volume Estimate
Endocrinology	266	355	437	33.6%	64.5%	5.96%	281	298	316	335
Podiatry	1,264	1,617	2,095	28.0%	65.7%	5.05%	1327	1395	1465	1539
Vascular	1,605	2,038	2,536	27.0%	58.0%	4.89%	1683	1766	1852	1943
Ophthalmology	8,644	10,841	13,374	25.4%	54.7%	4.63%	9044	9463	9902	10361
Spine	223	279	328	25.1%	46.9%	4.58%	233	244	255	267
Cardiology	9,626	12,023	14,560	24.9%	51.2%	4.55%	10064	10521	10999	11499
Psychiatry	19,520	24,032	26,493	23.1%	35.7%	4.25%	20349	21213	22114	23053
Pain Management	1,215	1,482	1,766	21.9%	45.3%	4.04%	1264	1315	1368	1424
Physical Therapy/Rehabilitation	33,442	40,358	50,759	20.7%	51.8%	3.83%	34723	36053	37434	38868
Nephrology	564	676	788	19.9%	39.7%	3.70%	584	606	628	652
Orthopedics	3,406	4,085	4,956	19.9%	45.5%	3.70%	3532	3662	3798	3938
Lab	50,518	60,549	71,125	19.9%	40.8%	3.69%	52381	54314	56317	58395
ENT	4,703	5,537	6,411	17.7%	36.3%	3.32%	4859	5020	5186	5359
Miscellaneous Services	26,209	30,795	36,547	17.5%	39.4%	3.28%	27067	27954	28871	29817
Oncology	1,560	1,826	2,138	17.0%	37.0%	3.19%	1610	1661	1714	1769
Thoracic Surgery	60	69	76	15.0%	28.2%	2.83%	61	63	64	66
Trauma	843	968	1,116	14.8%	32.4%	2.80%	866	890	915	941
Gastroenterology	2,580	2,953	3,344	14.5%	29.6%	2.74%	2650	2723	2797	2874
Radiology	34,116	38,997	44,558	14.3%	30.6%	2.71%	35040	35990	36965	37967
Urology	1,011	1,152	1,344	13.9%	33.0%	2.64%	1037	1065	1093	1122
Evaluation and Management	127,387	144,761	163,239	13.6%	28.1%	2.59%	130686	134071	137543	141106
Dermatology	5,206	5,869	6,620	12.7%	27.1%	2.43%	5332	5462	5594	5730
Neurosurgery	118	132	153	12.1%	30.2%	2.32%	120	123	126	129
General Surgery	706	790	890	11.9%	26.0%	2.28%	722	738	755	772
Neurology	2,402	2,681	2,989	11.6%	24.4%	2.22%	2455	2510	2566	2623
Cosmetic Procedures	1,047	1,142	1,236	9.0%	18.0%	1.75%	1065	1084	1103	1122
Gynecology	1,321	1,417	1,555	7.3%	17.7%	1.41%	1339	1358	1377	1397
Pulmonology	1,794	1,875	1,907	4.5%	6.4%	0.89%	1809	1825	1841	1858
Obstetrics	614	578	570	-5.9%	-7.2%	-1.21%	606	599	592	585

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.



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