



Accelerating success



Medical/Office Space For Sublease

Inver Grove Heights Medical Building

5565 Blaine Avenue | Inver Grove Heights, MN

Misty Bowe ccim

Senior Vice President
+1 952 897 7713
misty.bowe@colliers.com

Louis Suarez ccim, sior

Senior Vice President
+1 952 837 3061
louis.suarez@colliers.com

1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

Property Profile



- **18,262 SF of Clinical Space** available for sublease
- **Turnkey Primary Care Clinic** – Designed for seamless transition for a new user and a fast operational start
- **High-Visibility First-Floor Location** – Ideal for patient access and brand exposure
- **Building Signage Available** – Enhance your visibility and establish your presence
- **Exceptional Parking** – Includes abundant surface parking and secure underground garage parking
- **Prime Location** – Convenient access to Hwy 52 and I-494 for patients and staff

Building Information

Address	5565 Blaine Avenue E, Inver Grove Heights, MN 55076
Building Size	44,490 SF
Year Built	2006
Floors	Two (2) plus parking garage
Parking	6.00 / 1,000

Sublease Terms

Space Available	Suite 100: 18,262 SF plus 420 SF storage
Rate	Negotiable
Lease Expiration	February 28, 2027
Date Available	Immediately

Floor Plan

Suite 100
18,262 SF
Available
Immediately



Population, Income & Housing Trend

Population Trend

123,907
2000 Total Population

130,908
2010 Total Population

142,055
Current Total Population

146,075
5 Yr Projected Total Population

Median Household Income

\$93,017
Current Median HH Income

\$102,511
5 Yr Projected Median HH Income

Average Household Income

119,207
Current Average HH Income

129,309
5 Yr Projected Avg HH Income

Per Capita Income

\$47,858
Current Per Capita Income

\$52,274
5 Year Projected Per Capita Income

Current Age Pyramid

The largest group: **2025 Males Age 40-44 (%)**

The smallest group: **2025 Males Age 85+ (%)**

Dots show comparison to 27037 (Dakota County)

5 Yr Projected Age Pyramid

The largest group: **2030 Females Age 40-44**

The smallest group: **2030 Males Age 85+**

Dots show comparison to 27037 (Dakota County)

Current HH By Income

Dots show comparison to 27037 (Dakota County)

5 Yr Projected HH By Income

Dots show comparison to 27037 (Dakota County)

Race and ethnicity

The largest group: White Alone (67.53)

The smallest group: Pacific Islander Alone (0.05)

Indicator	Value	Difference
White Alone	67.53	-4.77
Black Alone	9.43	+0.59
American Indian/Alaska Native Alone	1.03	+0.44
Asian Alone	5.90	-0.01
Pacific Islander Alone	0.05	0
Other Race	6.70	+2.25
Two or More Races	9.36	+1.50
Hispanic Origin (Any Race)	14.23	+5.23

Bars show deviation from 27037 (Dakota County)

Current Year Population By Race

- Pacific Islander Population: 0.05%
- American Indian Population: 0.05%
- Asian Population: 5.90%
- Other Race Population: 6.70%
- Population of Two or More Races: 9.36%
- Black Population: 9.43%
- White Population: 67.53%

Current Annual Household Spending

\$2,523
Apparel & Services

\$238
Computers & Hardware

\$7,841
Health Care

\$7,545
Food at Home

\$4,198
Food Away from Home

EDUCATION

5%
No High School Diploma

22%
High School Graduate

29%
Some College

43%
Bachelor's/Grad /Prof Degree

Current Housing By Ownership

5 Yr Projected Housing By Ownership

Current Year Housing Stats

\$395,961
Median Home Value

\$1,214
Median Contract Rent

26.6%
% of Income for Mortgage

5565 Blaine Ave, Inver Grove Heights, Minnesota, 55076
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	3,588	4,553	5,121	26.9%	42.7%	4.88%	3,763	3,946	4,139	4,341
Psychiatry	235,849	279,753	300,369	18.6%	27.4%	3.47%	244,040	252,516	261,287	270,362
Physical Therapy/Rehabilitation	430,520	502,382	573,870	16.7%	33.3%	3.14%	444,018	457,940	472,299	487,108
Spine	3,207	3,650	3,945	13.8%	23.0%	2.62%	3,291	3,377	3,465	3,556
Cardiology	151,718	168,274	186,807	10.9%	23.1%	2.09%	154,893	158,135	161,445	164,824
Vascular	25,751	28,480	31,359	10.6%	21.8%	2.04%	26,274	26,809	27,355	27,911
Pain Management	17,945	19,577	21,079	9.1%	17.5%	1.76%	18,260	18,580	18,907	19,238
Miscellaneous Services	338,634	369,232	399,290	9.0%	17.9%	1.75%	344,543	350,556	356,674	362,899
Lab	713,811	777,929	842,356	9.0%	18.0%	1.74%	726,197	738,798	751,618	764,660
Ophthalmology	137,958	150,317	162,173	9.0%	17.6%	1.73%	140,346	142,775	145,245	147,759
Podiatry	24,108	26,125	28,565	8.4%	18.5%	1.62%	24,498	24,895	25,298	25,708
Orthopedics	48,360	52,327	57,775	8.2%	19.5%	1.59%	49,128	49,909	50,702	51,508
ENT	55,626	60,037	64,301	7.9%	15.6%	1.54%	56,481	57,350	58,232	59,127
Oncology	23,611	25,290	27,227	7.1%	15.3%	1.38%	23,937	24,268	24,604	24,944
Cosmetic Procedures	13,061	13,951	14,131	6.8%	8.2%	1.33%	13,234	13,410	13,588	13,768
Nephrology	8,345	8,851	9,323	6.1%	11.7%	1.18%	8,443	8,543	8,644	8,747
Evaluation and Management	1,780,126	1,882,295	1,933,768	5.7%	8.6%	1.12%	1,800,106	1,820,310	1,840,741	1,861,402
Radiology	472,041	495,575	522,841	5.0%	10.8%	0.98%	476,656	481,317	486,023	490,776
Neurosurgery	1,510	1,585	1,741	4.9%	15.3%	0.97%	1,524	1,539	1,554	1,569
Trauma	11,968	12,551	13,187	4.9%	10.2%	0.96%	12,082	12,198	12,314	12,432
Neurology	28,602	29,877	31,178	4.5%	9.0%	0.88%	28,852	29,105	29,360	29,617
Dermatology	70,828	73,962	77,273	4.4%	9.1%	0.87%	71,444	72,065	72,692	73,324
General Surgery	9,476	9,799	10,196	3.4%	7.6%	0.67%	9,539	9,604	9,668	9,733
Thoracic Surgery	1,059	1,095	1,140	3.4%	7.7%	0.67%	1,065	1,072	1,080	1,087
Gastroenterology	37,730	38,697	39,566	2.6%	4.9%	0.51%	37,921	38,114	38,307	38,501
Urology	15,204	15,275	15,851	0.5%	4.3%	0.09%	15,217	15,232	15,246	15,261
Obstetrics	6,958	6,814	6,945	-2.1%	-0.2%	-0.42%	6,929	6,900	6,871	6,842
Gynecology	15,877	15,506	15,556	-2.3%	-2.0%	-0.47%	15,802	15,727	15,653	15,579
Pulmonology	22,597	21,348	19,802	-5.5%	-12.4%	-1.13%	22,341	22,088	21,839	21,592

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.



Upper 55th St E
11,447 vpd

Blaine Ave E
4,190 vpd



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1600 Utica Avenue South
Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700

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