



Dell Professional Building

7770 Dell Road, Chanhassen, MN 55317

Building Size:

20,357 sq. ft.

Space Available:

3,242 sq. ft.

- Built out clinic space available
- Beautiful upgraded interior and exterior finishes
- Great location with easy access to Highway 5 and Dell Road
- Attractive net rates and improvement allowances
- Building and monument signage available
- 5/1000 parking ratio, ample for patients, staff, and physicians
- Superior building visibility

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BUILDING TENANTS



TRAFFIC COUNT

39,000 vehicles on Highway 5 A.A.D.T.
(average annual daily traffic)
9,600 vehicles on Dell Road



2023 ESTIMATED POPULATION

1 mile: 7,608
3 miles: 52,658
5 miles: 123,109



2023 ESTIMATED AVERAGE HOUSEHOLD INCOME

1 mile: \$170,605
3 miles: \$172,512
5 miles: \$159,537

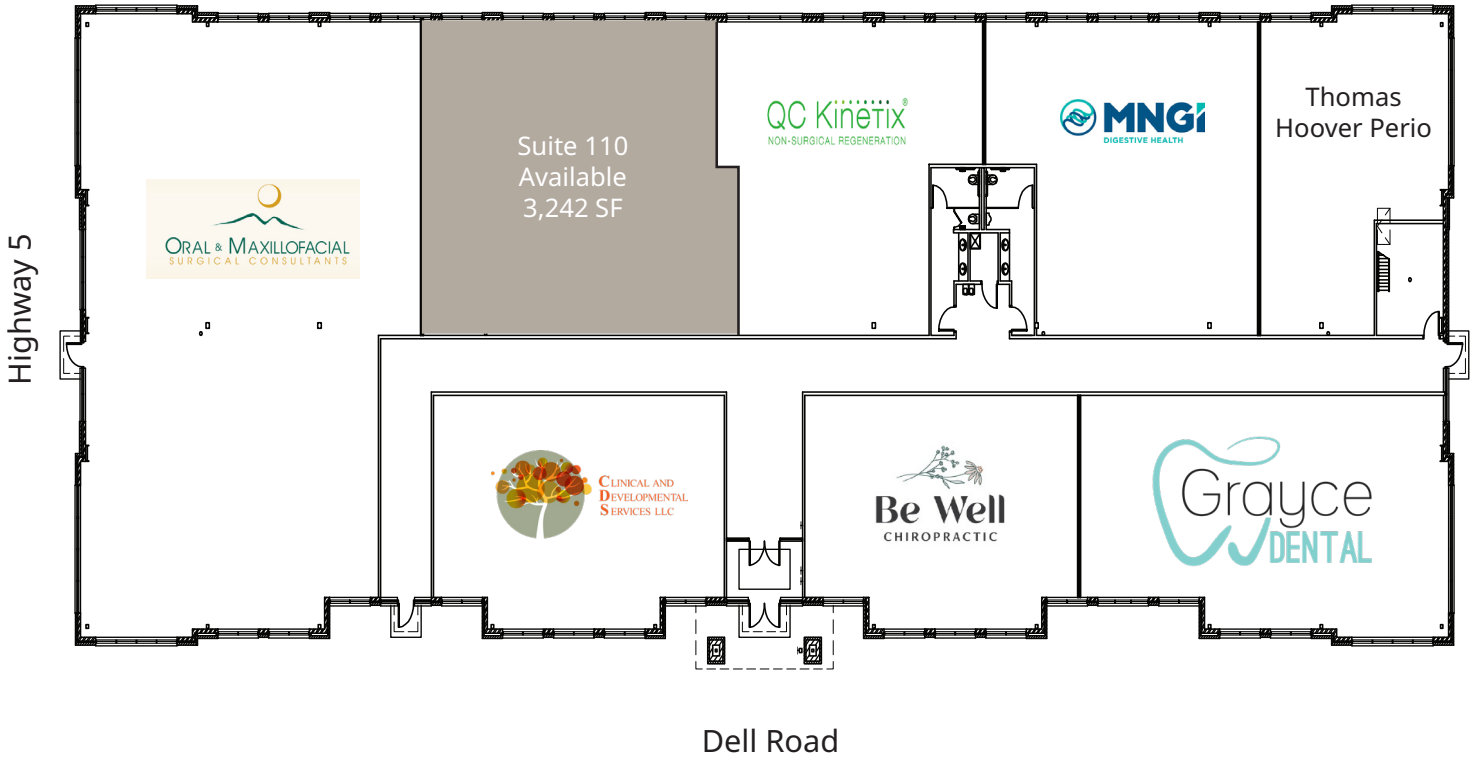


PHYSICIANS REALTY TRUST

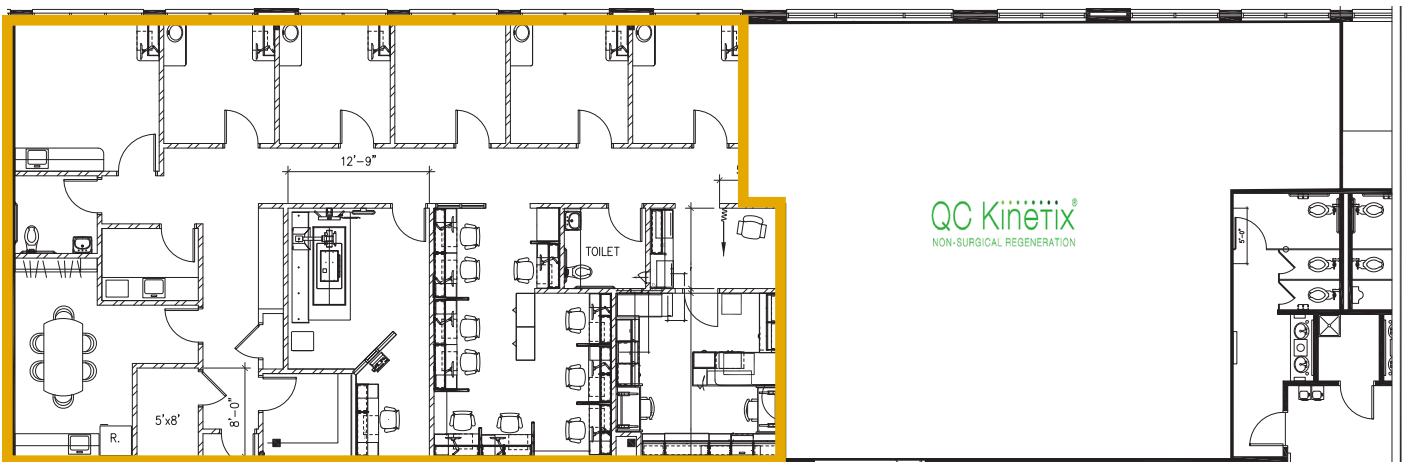


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Suite 110
3,242 SF





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