



# WOODLAKE

6601 & 6625 LYNDALE AVENUE SOUTH, RICHFIELD, MN



DISCOVER RICHFIELD'S PREMIER HEALTHCARE DESTINATION



# PROPERTY INFORMATION

- Conveniently located at the corner of 66th Street and Lyndale Avenue with easy access to Crosstown Highway 62 and I-35W
- Three-story atrium with skylights creates interior park-like setting
- 7-level free parking ramp
- Professionally managed by Ryan Companies
- Home to Metro Dentalcare, Allina Health Systems, Courage Kenny and Gillette Children's
- On-site amenities include multimedia conference center and BMO Harris Bank

## BUILDING FEATURES

- **Year Built:** 1955/1994/2000
- **Building Size:** 190,000 SF (3 buildings)
- **Number of Floors:** 6625 - 5 floors + lower level  
6601 - 3 floors + lower level
- **Minimum Divisible:** 1,700 SF
- **Maximum Contiguous:** 5,956 SF

	6601	6625
<b>NET RENTAL RATE</b>	\$20.00 - \$21.00 per SF	\$18.00 per SF
<b>OPERATING EXPENSES (2024)</b>	\$11.80 per SF	\$10.57 per SF
<b>REAL ESTATE TAXES (2024)</b>	\$4.59 per SF	\$4.61 per SF
<b>TOTAL TAX &amp; OPS</b>	<b>\$16.39 per SF</b>	<b>\$15.18 per SF</b>



## PATIENT BENEFITS

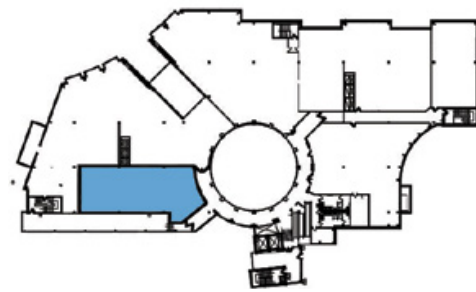
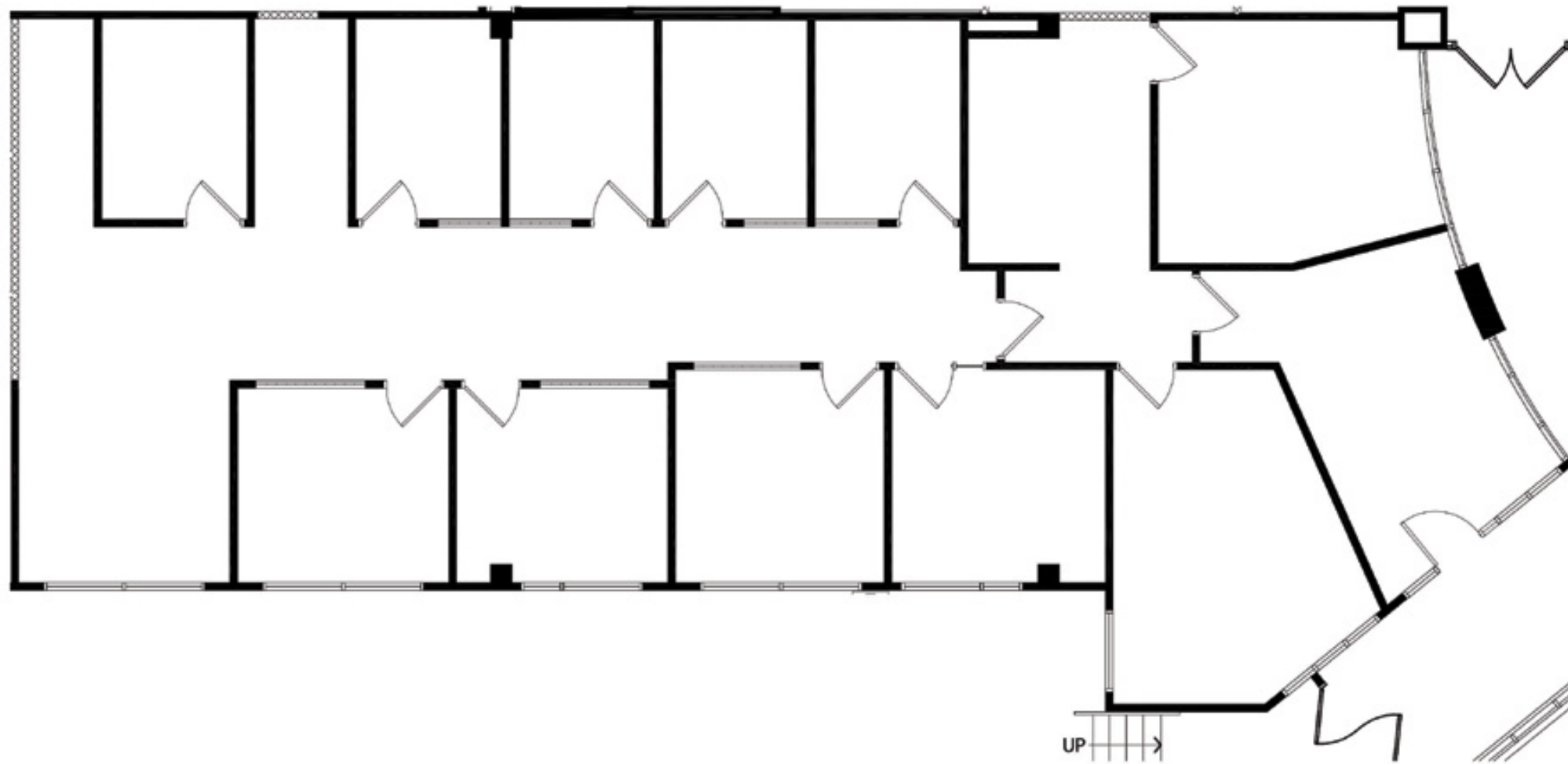
- Free 7-level parking ramp
- Easy to navigate thanks to campus wayfinding
- Walkable amenities

## PRACTICE BENEFITS

- Dense patient demographic area
- Epicenter of Richfield's growing healthcare market
- Active ownership

# FLOOR PLANS | 6601

**SUITE 300 - 3,023 SF**

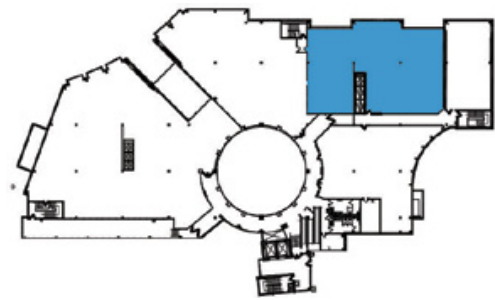
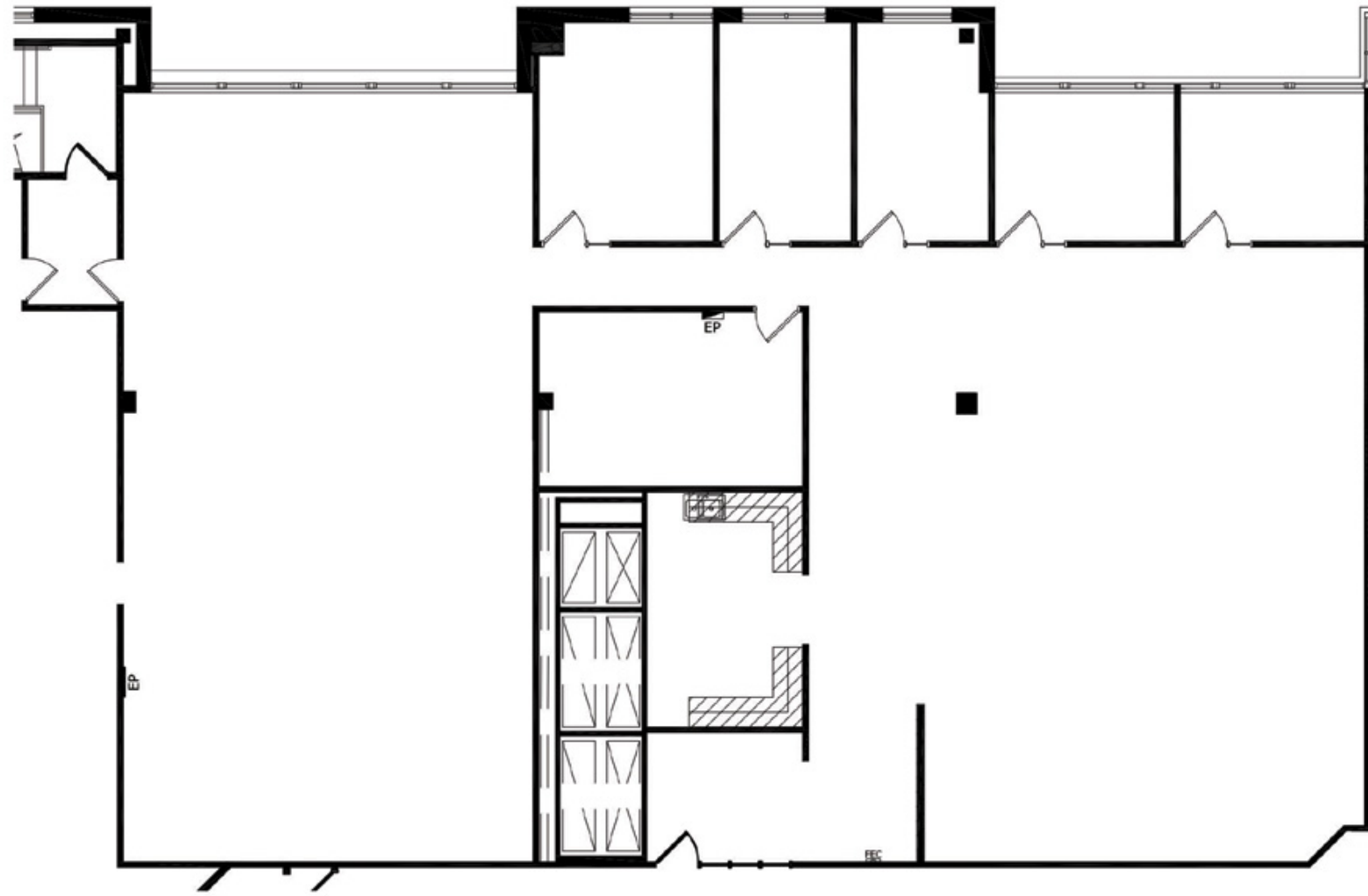


Key Plan - 3rd Floor



# FLOOR PLANS | 6601

**SUITE 335 - 5,612 SF**

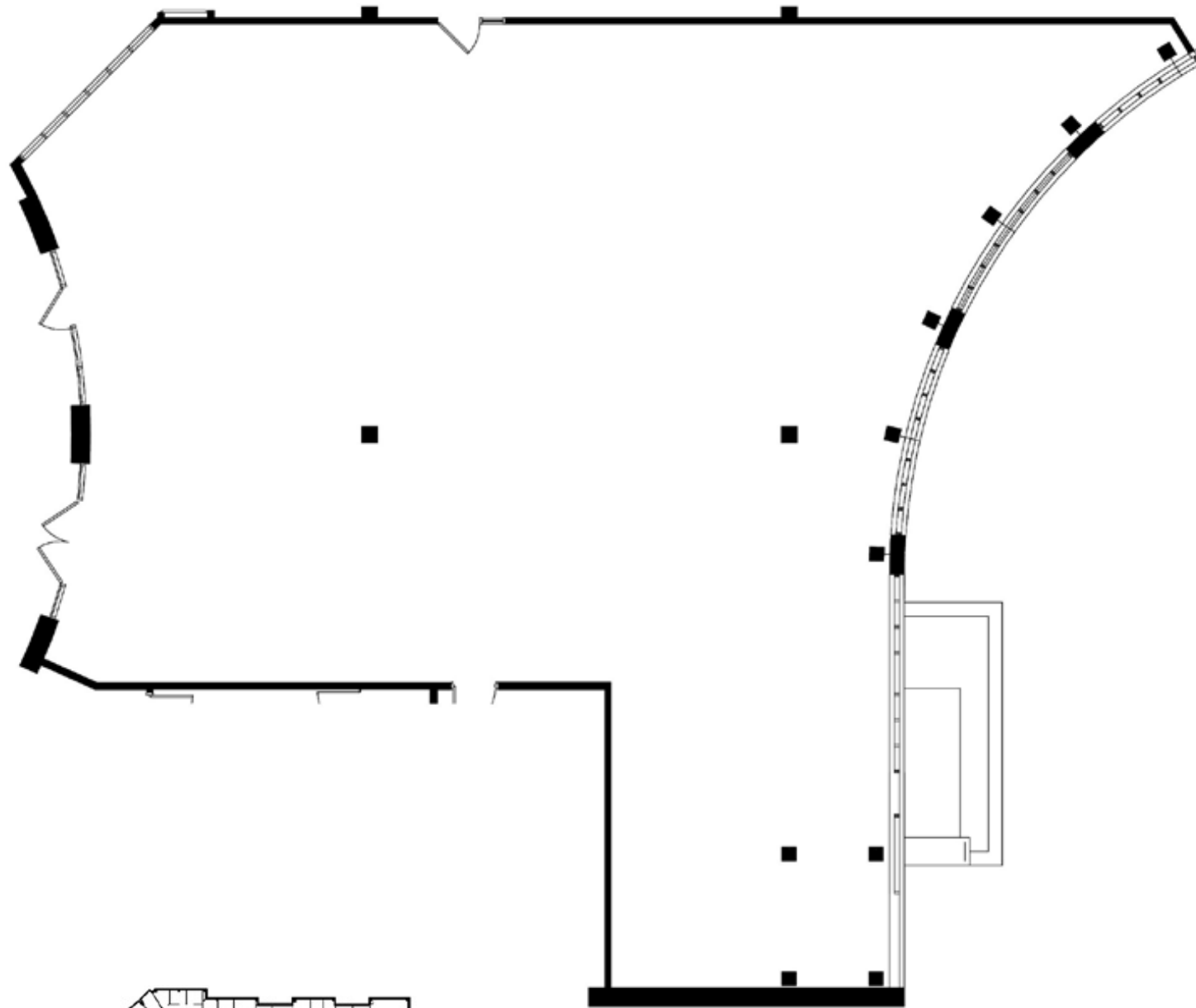


Key Plan - 3rd Floor



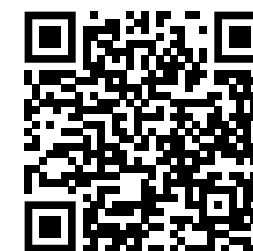
# FLOOR PLANS | 6601

**SUITE 350 - 3,820 SF**



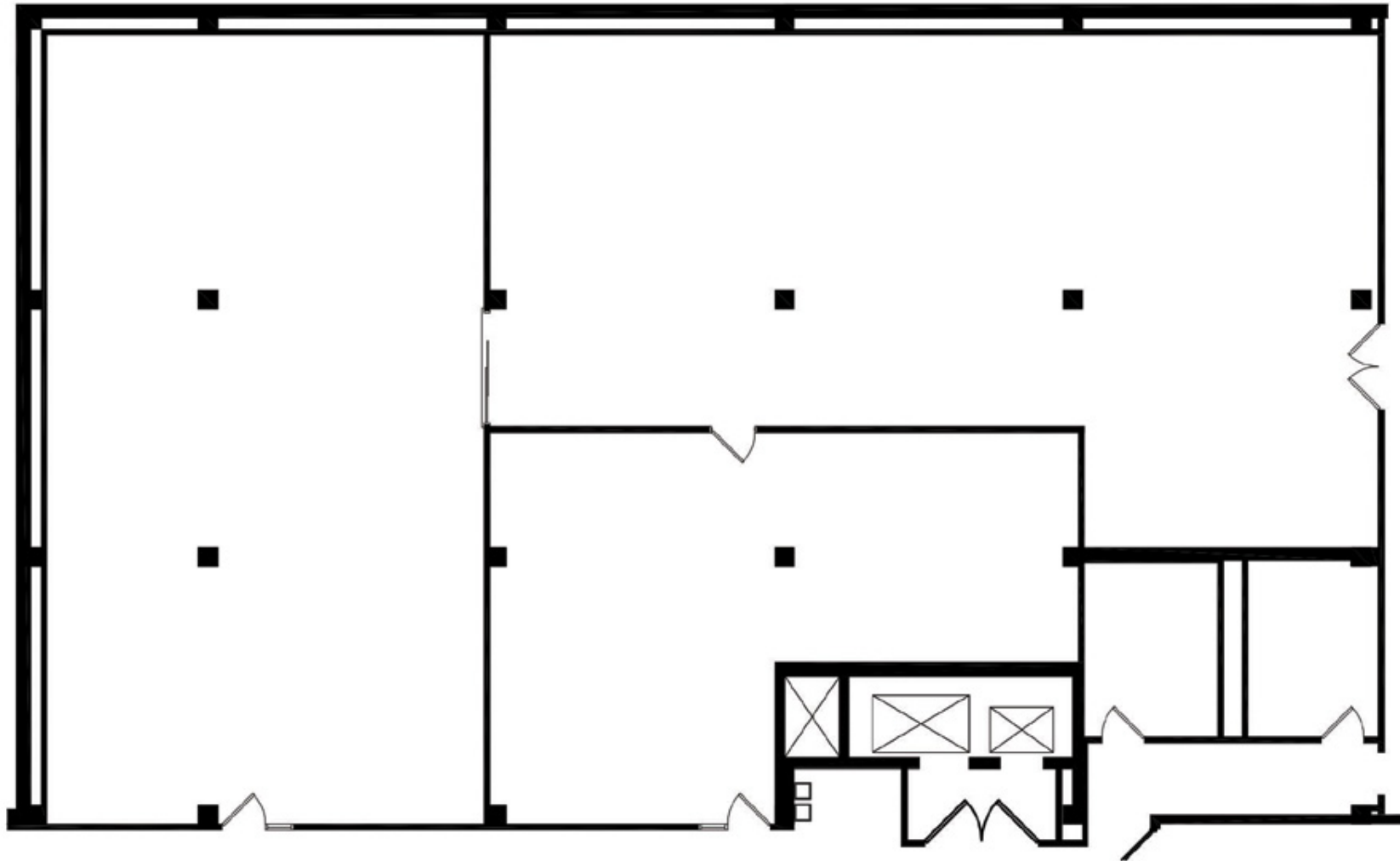
Key Plan - 3rd Floor

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# FLOOR PLANS | 6625

LOWER LEVEL 100 - 5,956 SF



Key Plan - Lower Level



# LOCAL TENANTS

Parking Ramp

Alina Health  
ALINA MEDICAL CLINIC

Alina Health  
COURAGE KENNY REHABILITATION INSTITUTE

Metro  
Dentalcare

downtown eyes

GR:W  
PEDIATRICS

KSM  
KIDNEY SPECIALISTS OF MINNESOTA

Memorial  
Blood Centers

gillette  
CHILDREN'S

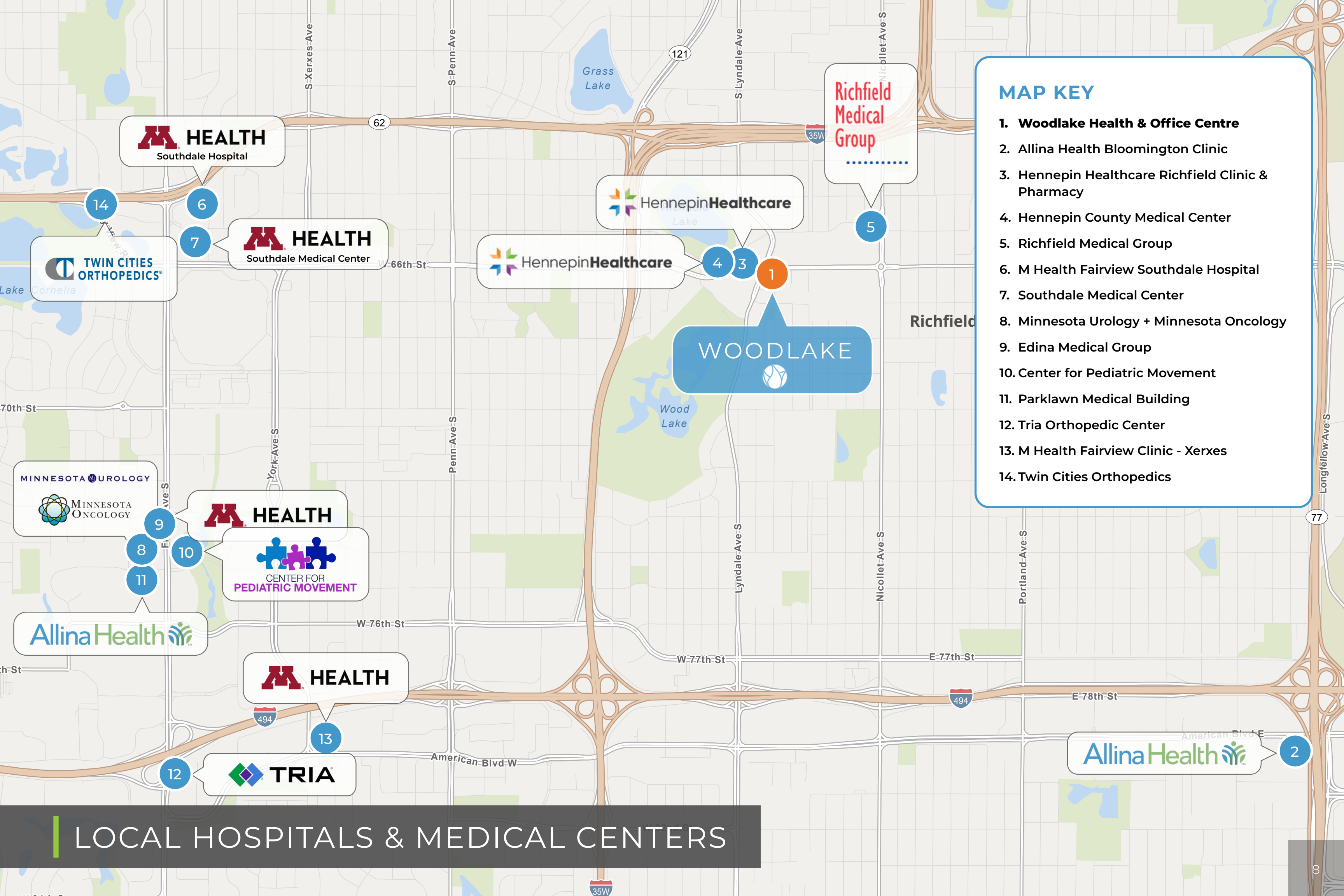
Building 6625

407th W. 66th

Building 6601

66th Street

Lyndale Ave.



### MAP KEY

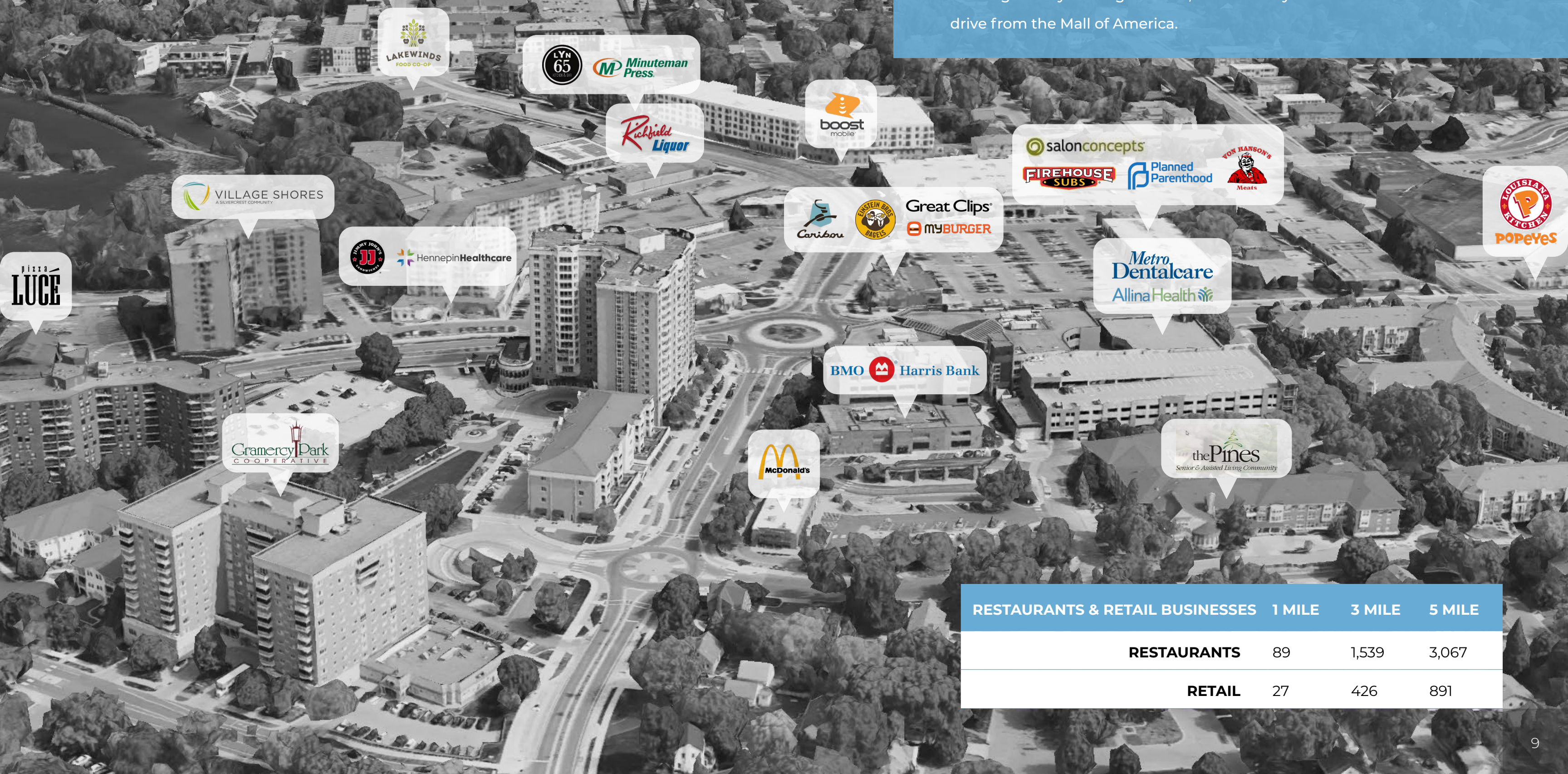
1. Woodlake Health & Office Centre
2. Allina Health Bloomington Clinic
3. Hennepin Healthcare Richfield Clinic & Pharmacy
4. Hennepin County Medical Center
5. Richfield Medical Group
6. M Health Fairview Southdale Hospital
7. Southdale Medical Center
8. Minnesota Urology + Minnesota Oncology
9. Edina Medical Group
10. Center for Pediatric Movement
11. Parklawn Medical Building
12. Tria Orthopedic Center
13. M Health Fairview Clinic - Xerxes
14. Twin Cities Orthopedics

## LOCAL HOSPITALS & MEDICAL CENTERS



# RETAIL MAP

- Population living within 3 miles of site: 130,599
- The City of Richfield's park system offers more than 460 acres of parkland, 21 neighborhood and community parks, and a nature center.
- Conveniently located within 10 minutes of the MSP Airport.
- Home to Best Buy's headquarters and a U.S. Bank major office.
- A prominent shopping destination comprising four major retail complexes, housing twenty leading retailers, conveniently situated within a 10-minute drive from the Mall of America.



RESTAURANTS & RETAIL BUSINESSES	1 MILE	3 MILE	5 MILE
<b>RESTAURANTS</b>	89	1,539	3,067
<b>RETAIL</b>	27	426	891

# DEMOGRAPHICS

## TRAFFIC VOLUME

**75,743** VEHICLES PER DAY FROM I-694

**14,600** VEHICLES PER DAY FROM 34TH STREET NORTH

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION	14,536	130,599	328,767
TOTAL DAYTIME POPULATION	12,134	156,515	369,753
MEDIAN HOUSEHOLD INCOME	\$74,341	\$96,609	\$87,002
GRADUATE / PROFESSIONAL DEGREE	15.2%	22.9%	22.1%
SOME COLLEGE / NO DEGREE	19.6%	14.8%	14.2%
HIGH SCHOOL DEGREE	15.6%	11.8%	11.4%

SPECIALTY	CURRENT NET DEMAND	5-YEAR NET DEMAND	10-YEAR NET DEMAND
PRIMARY CARE	38.5	60.5	84.4
DERMATOLOGY	-3.6	-3.2	-2.9
OPHTHAMOLOGY	-32.8	-32.1	-31.4
PEDIATRICS	5.2	6.4	7.5
GASTROENTEROLOGY	1.3	1.7	1.9
CARDIOLOGY	-3.3	-2.3	-1.4

## MEDICARE POPULATION 65+

**6,232**

MEDICARE ONLY

**9,718**

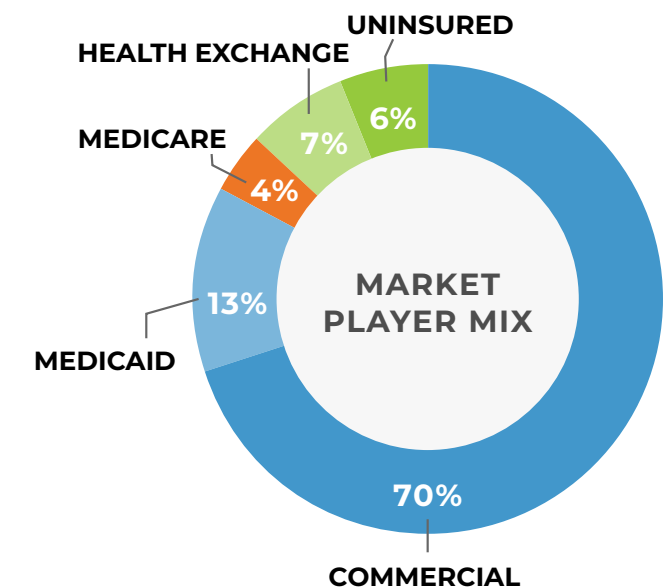
DIRECT-PURCH & MEDICARE

**4,065**

EMPLOYER & MEDICARE

**1,484**

MEDICARE & MEDICAIDE



## HEALTHCARE EXPEDITURE

**\$5,832** ANNUAL HEALTH INSURANCE EXPEDITURES

**-\$2,868** MEDICAL CARE EXPEDITURES

## SHARE OF POPULATION - HEALTHCARE

AGE CATEGORY	19<	19-34	35-64	65+
ONE TYPE OF HEALTH INSURANCE	21.7%	18.6%	34.5%	4.1%
NO HEALTH INSURANCE	1.0%	1.5%	2.7%	0.1%
POPULATION	23.9%	21.2%	39.6%	15.3%



MEDICAL LEASING

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