

# MEDICAL OFFICE SPACE WITH DIRECT HOSPITAL ACCESS



## NORTH MEMORIAL - ROBBINSDALE

3366 Oakdale Avenue N. ✦ Robbinsdale, MN 55422



- ✦ Direct integration with a Level I Trauma Center
- ✦ Immediate access to an established, high-volume referral network
- ✦ Surrounded by complementary medical specialties driving consistent patient flow
- ✦ On-site pharmacy for seamless patient care
- ✦ Covered parking options for patients and staff
- ✦ Proven healthcare destination in the heart of Robbinsdale

### ✦ BUILDING DETAILS

- Approximately 63,393 SF
- 2026 Ops/Taxes Est.: \$13.50 PSF
- Rate: Negotiable
- Space Available:

Suite 140	1,610 RSF
Suite 150	5,178 RSF
Suite 215	10,650 RSF
Suite 302	2,809 RSF
Suite 315	11,346 RSF

## FOR LEASE

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## ♦ HOSPITAL INTEGRATION

- Direct physical connection to hospital
- Level 1 Trauma Center anchor
- Built-in referral ecosystem

## ♦ PROVIDER SYNERGY

- Complementary specialties on-site
- Cross-referral opportunities
- Long-standing medical community

## ♦ ON-CAMPUS SPECIALTIES

- Cardiovascular & Oncology
- Imaging, Labs & Neonatal Care
- Mental Health & Rehabilitation

## ♦ PATIENT DEMAND DRIVERS

- Dense surrounding population
- Established care destination
- Consistent daily patient flow

## ♦ BUILT FOR HEALTHCARE

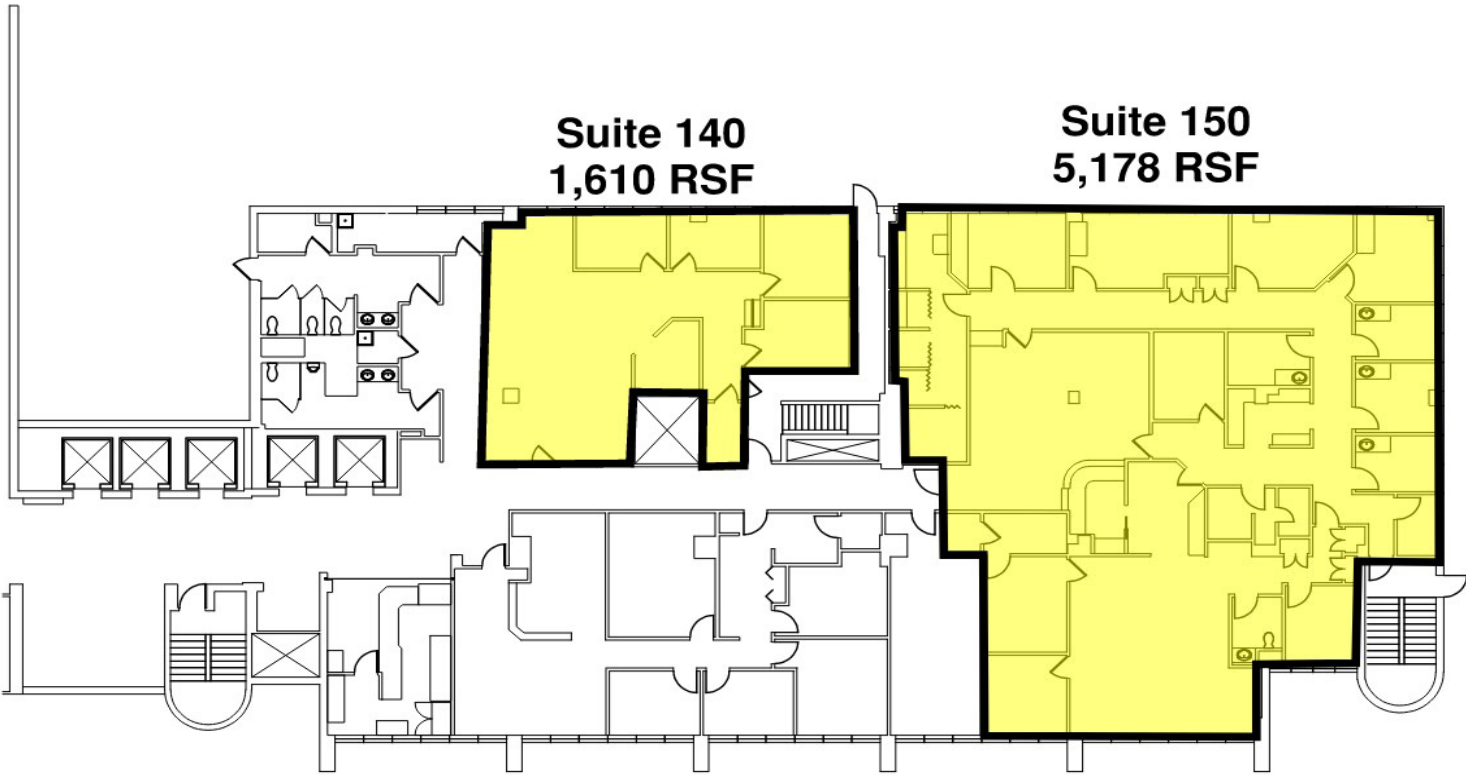
- Existing medical infrastructure
- Flexible layouts for clinical use
- Efficient patient flow configurations
- Proximity to hospital services

## ♦ IDEAL FOR

- Specialty practices seeking hospital adjacency
- Groups expanding footprint in the northwest metro
- Providers focused on referral-driven growth
- Multi-provider on anchor tenants (10,000+SF)



**NORTH MEMORIAL - ROBBINSDALE ♦ FOR LEASE ♦ FLOOR PLAN**  
Robbinsdale, MN



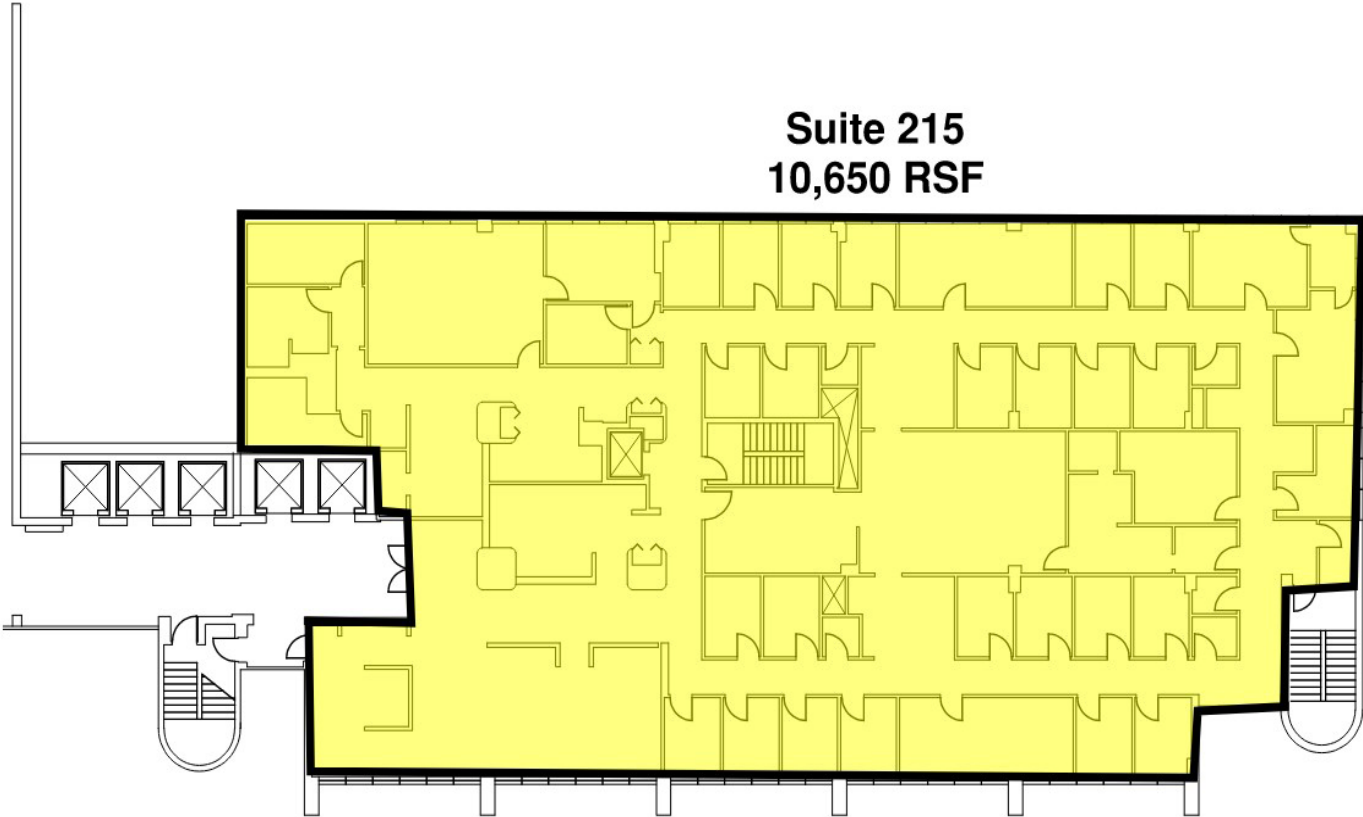
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**Suite 215**  
**10,650 RSF**

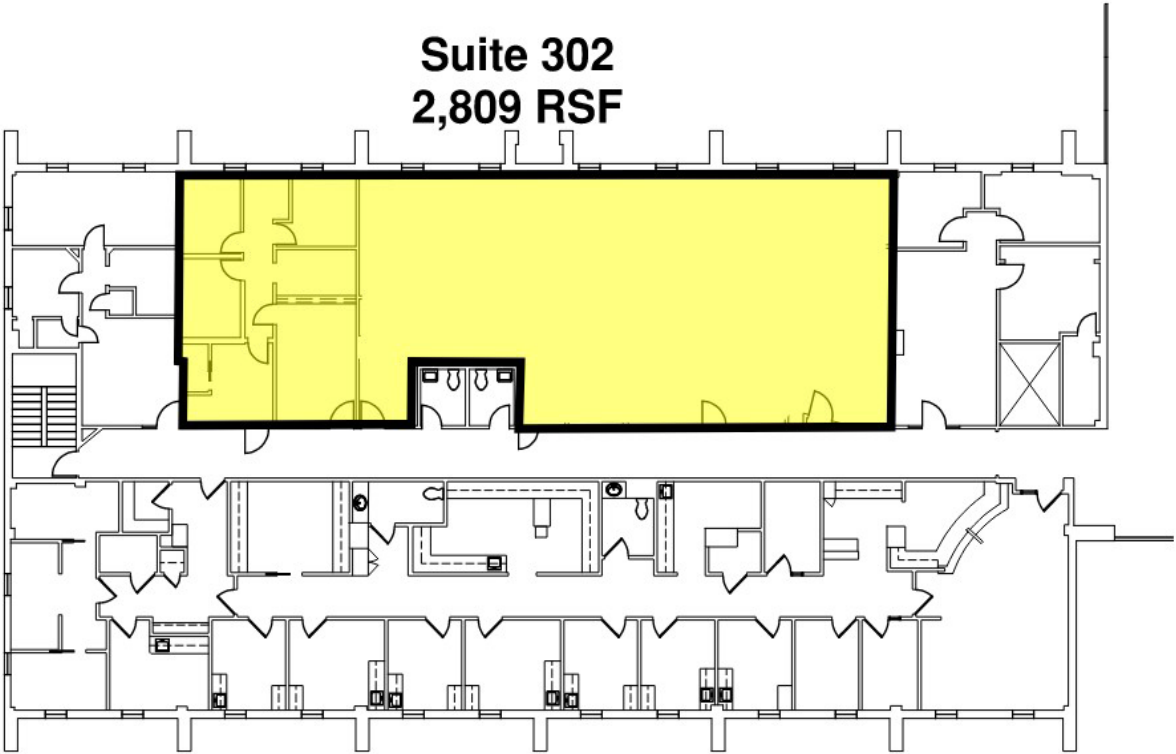


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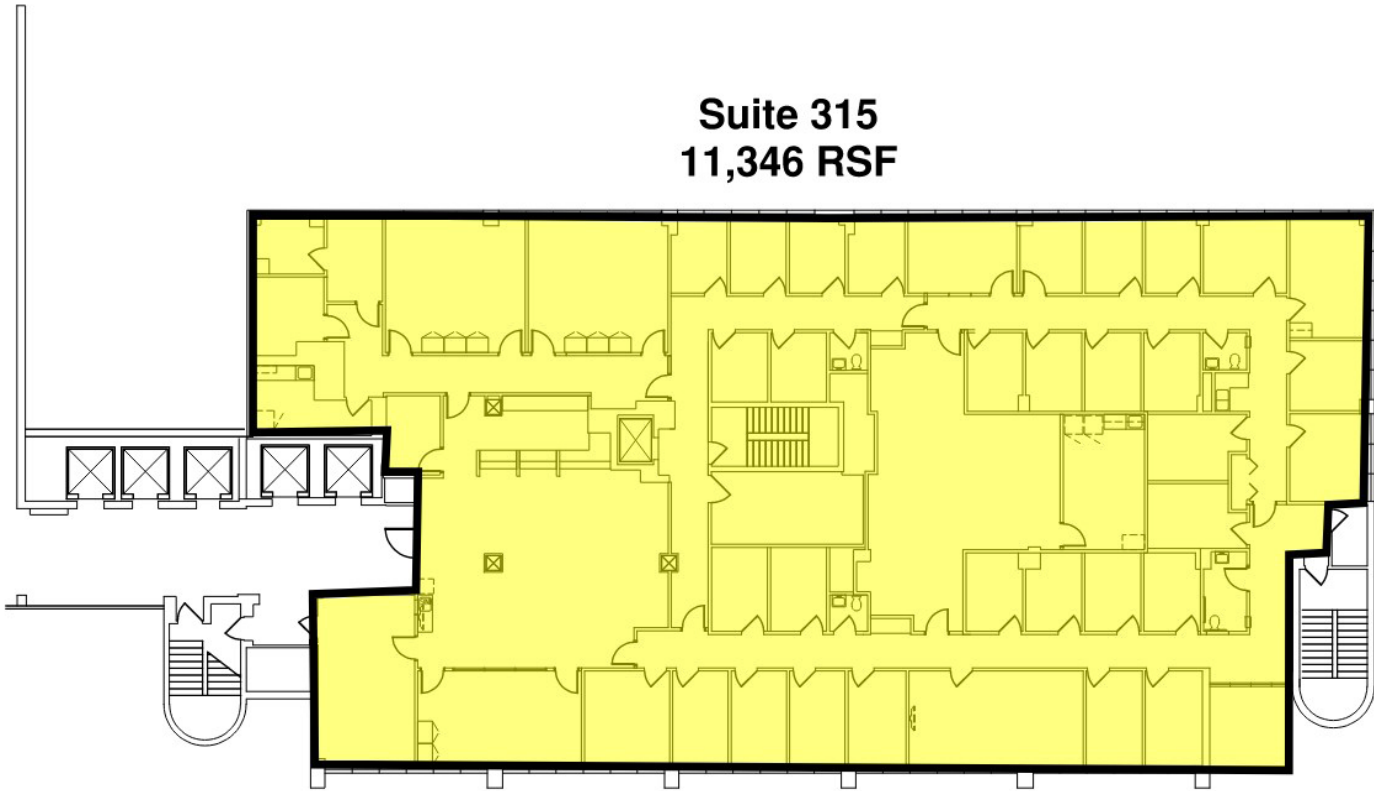
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