



Ritchie Medical Plaza

Property Overview

- › Building Address: 310 North Smith Avenue
St. Paul, MN 55102
- › Building Size: 52,116 sq ft
- › Space Available: 6,875 sq ft
- › Building Tenants: MOPA, Children's, Allina, Surgery Center,
Orthotic Care Services

Healthcare Services Group

LOUIS SUAREZ ccim
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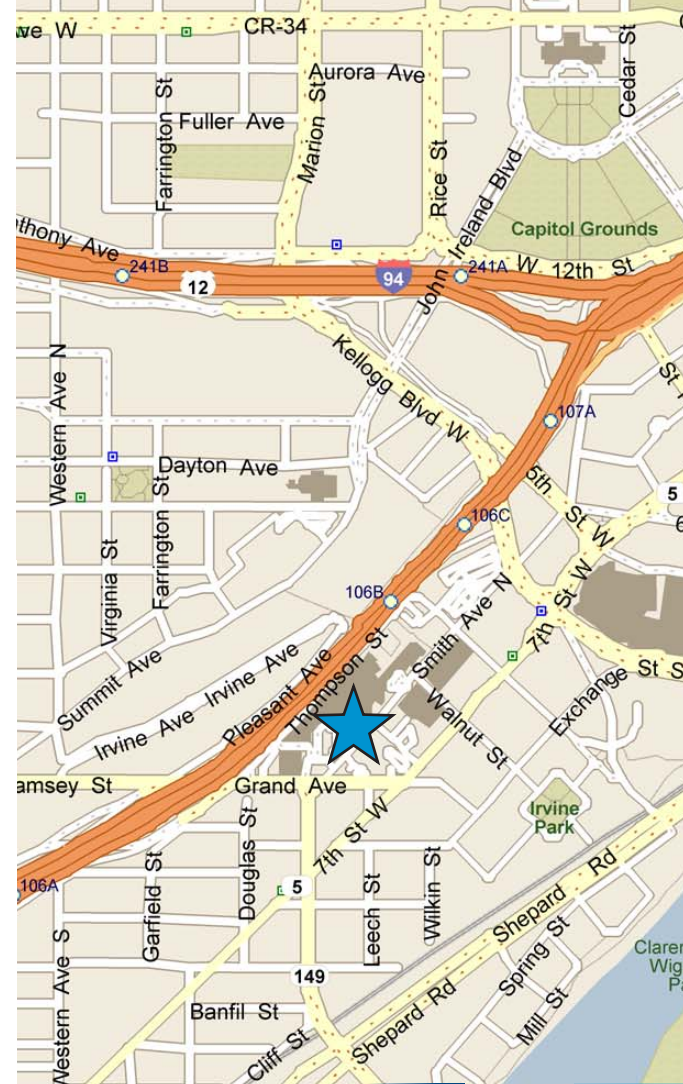
3RD FLOOR

SUITE 340
1,308 SF

SUITE 320
2,393 SF

4TH FLOOR

SUITE 440
3,174 SF



Property Details

- › Total building size 52,116 sf
- › Convenient location on United and Children's Hospital campus
- › Easy access to hospitals via tunnel and skyway
- › Direct access to underground parking
- › Attractive net rates and TI allowances
- › Close to I-35E and I-94 freeway entrances
- › Anchor tenants: MOPA, Children's, Allina, Surgery Center, Orthotic Care Services



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PROPERTY ADDRESS:

310 North Smith Avenue
St. Paul, MN 55102

BUILDING SQUARE FEET

52,116 square feet total

CURRENTLY AVAILABLE:

3rd Floor: 3,701 square feet
4th Floor: 3,174 square feet
Total: 6,875 square feet

MINIMUM DIVISIBLE/ MAXIMUM CONTIGUOUS:

2,000 square feet/3,166 square feet

FLOORS/ TYPICAL FLOOR SIZE:

Four (4)/13,000 square feet

YEAR BUILT:

1990

PARKING:

- Attached parking in ramp
- Adjoining surface lot
- Discounted tenant rate

NET RENTAL RATES:

\$19.00 - \$23.00 per square foot

2017 EST. CAM & REAL ESTATE TAX:

\$ 15.76 per square foot CAM
\$ 6.09 per square foot Tax
\$ 21.85 total per square foot

AMENITIES:

- Skyway access to United Hospital
- Easy access to I-35E, I-494, I-94
- Located on hospital campus / medical office building complex
- Conveniently close to downtown St. Paul shopping, dining, lodging and service amenities
- Excellent visibility
- Competitive rates and tenant improvement allowances available

ANCHOR TENANTS:

- MOPA
- Children's Healthcare
- Allina Health Systems
- Surgery Center
- Orthotic Care Services

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ALLINA HEALTH



United Hospital

333 NORTH SMITH AVENUE, ST. PAUL, MN 55102

CAMPUS OVERVIEW:

Allina's United Hospital, the largest hospital in the Twin Cities east metro area, provides a full range of health care and is recognized nationally and locally for its expertise and care. United Hospital serves more than 200,000 patients and their families each year.

TOTAL BEDS:

398 (546 licensed)



CHILDREN'S HOSPITALS AND CLINICS OF MINNESOTA

Children's Hospital – St. Paul

345 NORTH SMITH AVENUE, ST. PAUL, MN 55102

CAMPUS OVERVIEW:

Recently part of a \$300 million expansion and modernization project Children's – St. Paul is a state-of-the-art, 12-room Level II Neonatal Intensive Care Unit (NICU).

TOTAL BEDS:

169



COLLIERS INTERNATIONAL
900 2nd Avenue South, Suite 550
Minneapolis, MN 55402

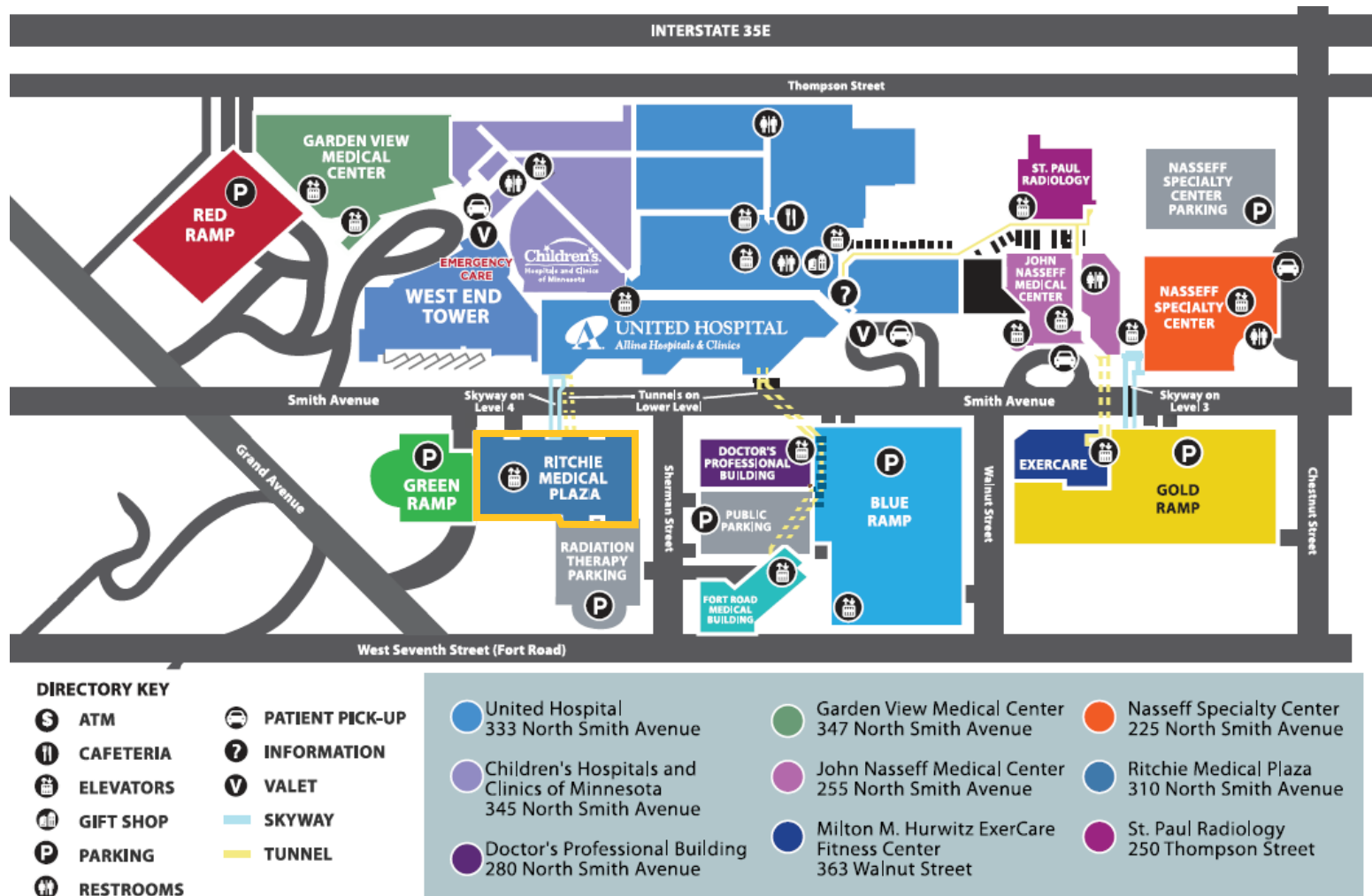
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HOSPITAL CAMPUS MAP



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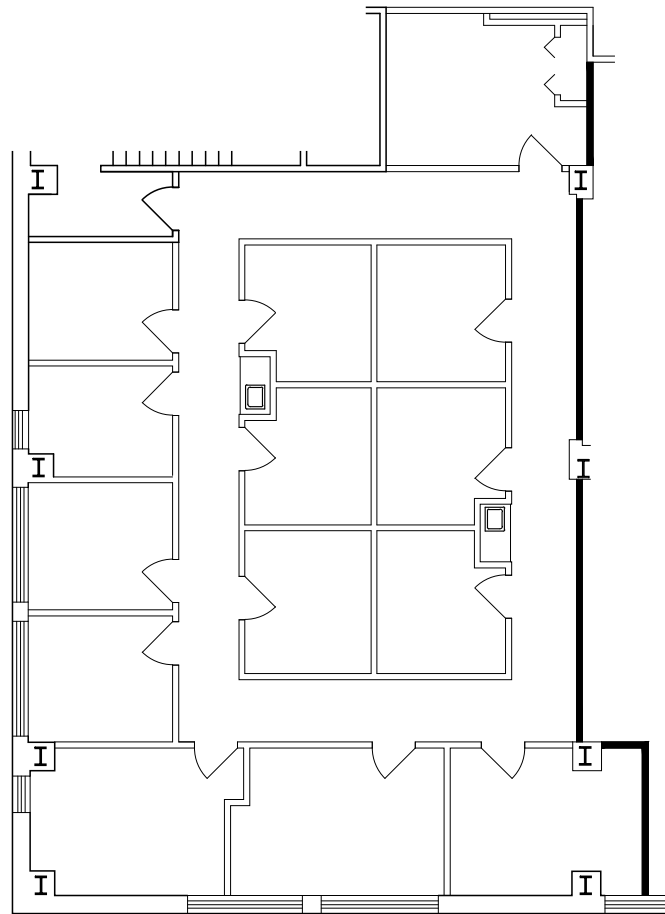
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SUITE 320

2,393 SF



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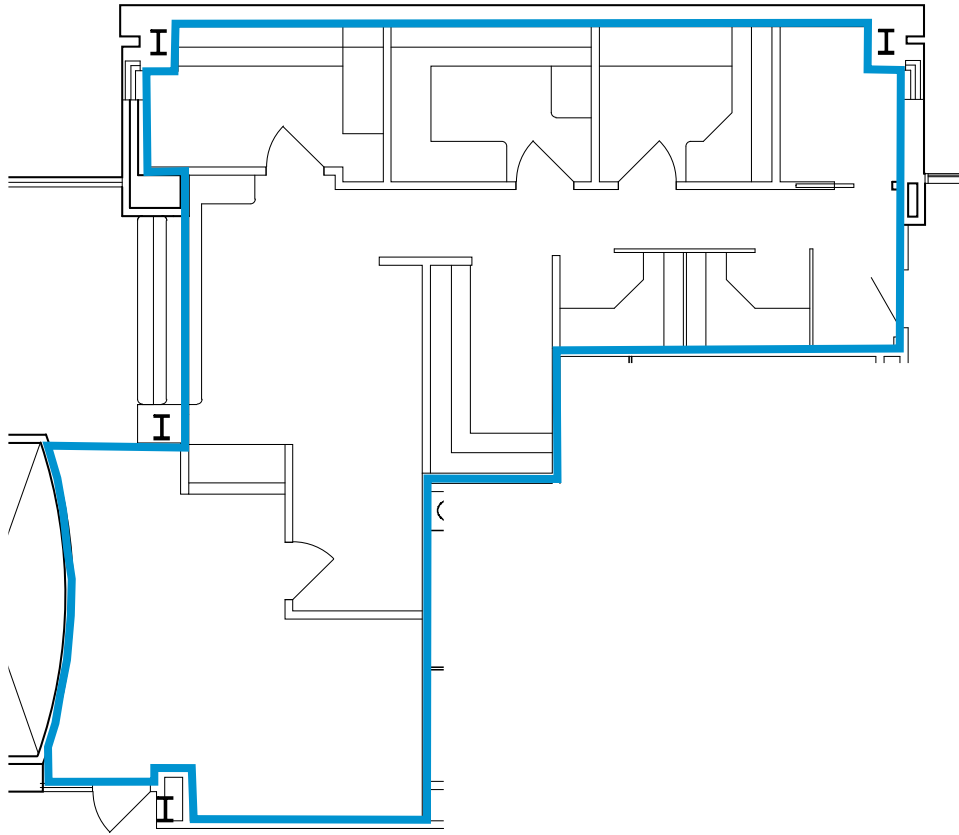
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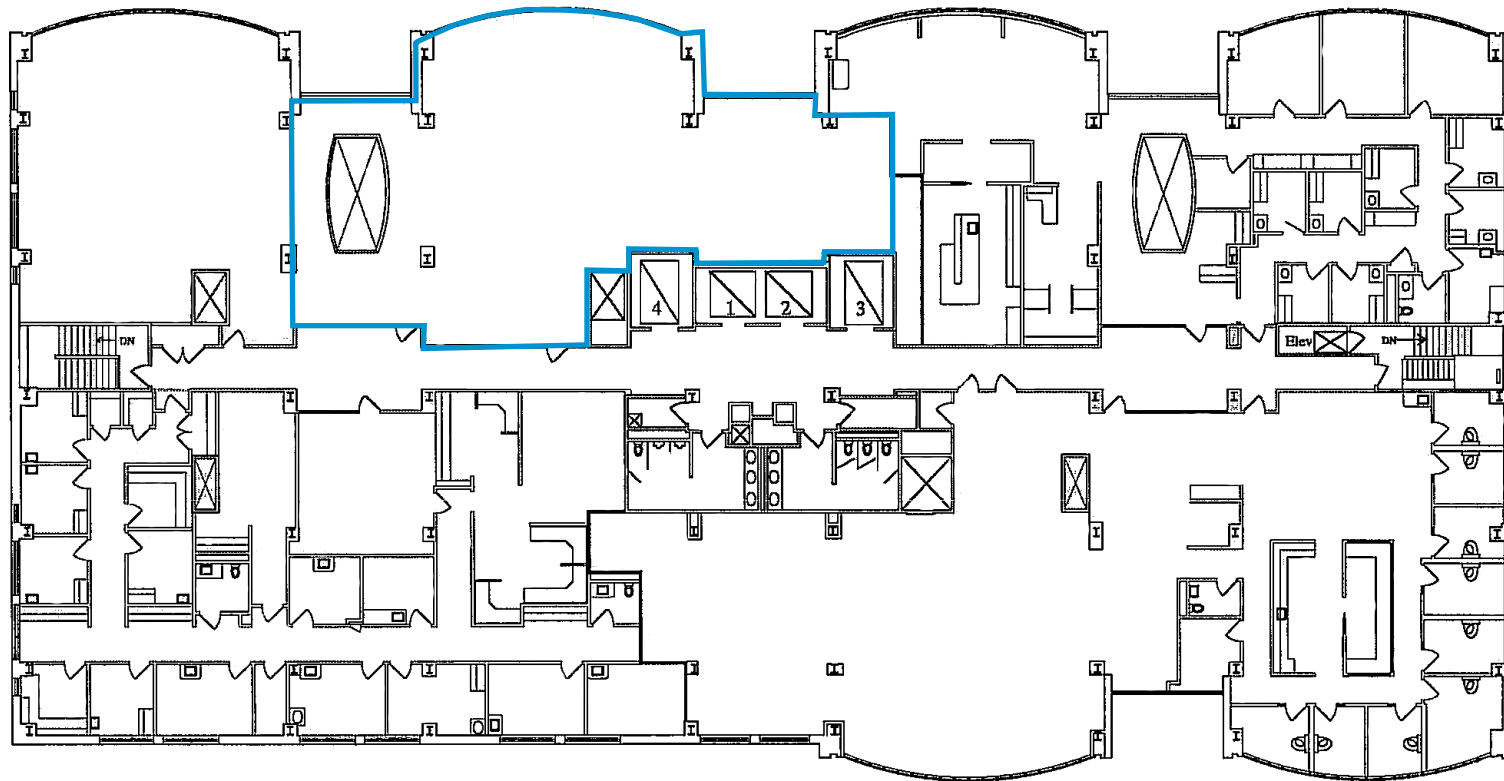
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