



Garden View Medical Bldg

Property Overview

- › Building Address: 347 North Smith Avenue
St. Paul, MN 55102
- › Building Size: 43,404 sq ft
- › Space Available: 1,482 sq ft
- › Building Tenants: Allina and Children's Hospital

Healthcare Services Group

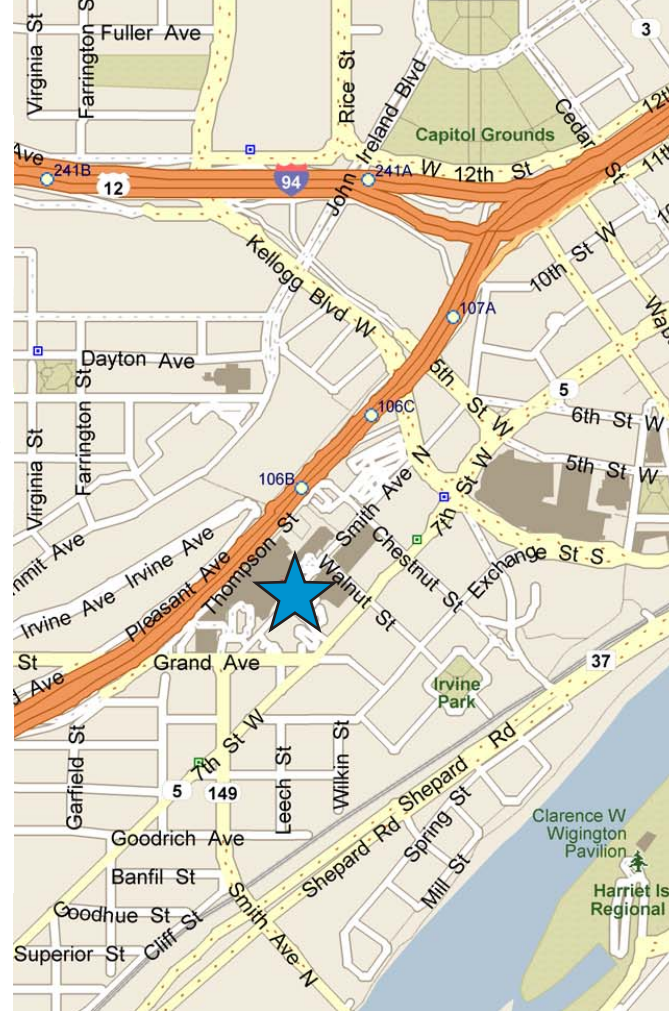
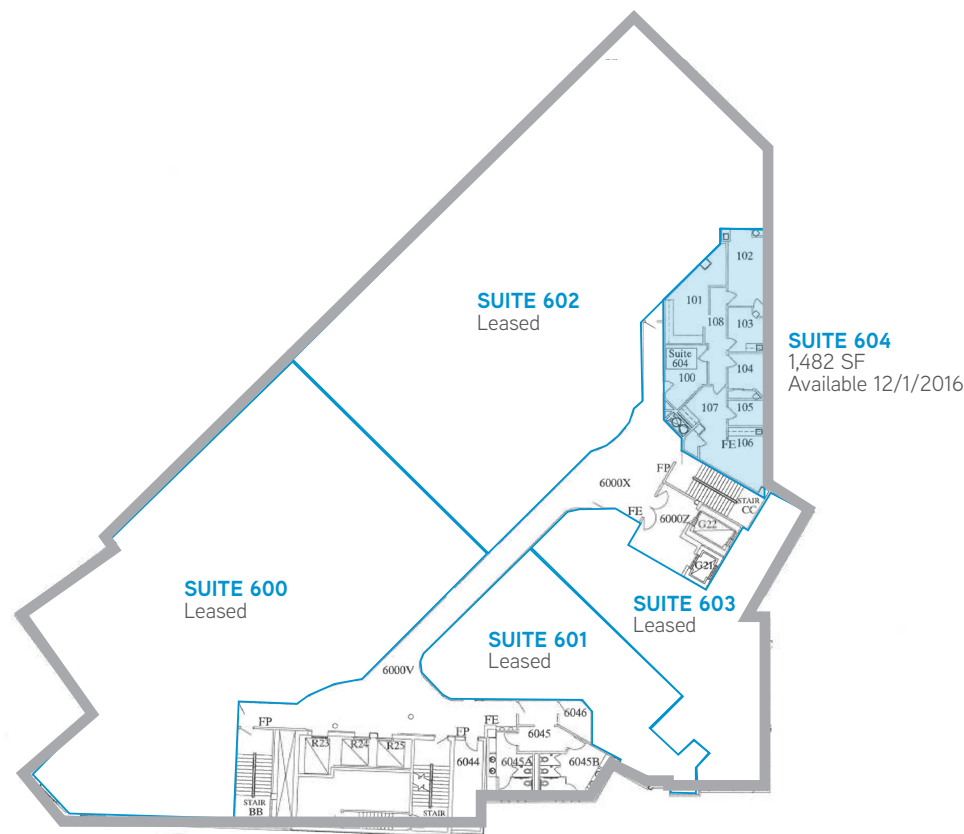
LOUIS SUAREZ ccim
952 837 3061
louis.suarez@colliers.com

BRIAN BRUGGEMAN
952 837 3079
brian.bruggeman@colliers.com

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Property Details

- › Total building size 43,404 sf
- › Adjacent to United and Children's Hospitals
- › Beautiful architectural exterior finishes and great visibility
- › Excellent access, located near I-35E
- › Attractive net rates and TI allowances
- › Anchor Tenants: Allina and Children's Hospital

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PROPERTY ADDRESS:

347 North Smith Avenue
St. Paul, MN 55102

BUILDING SQUARE FEET

43,404 square feet total

CURRENTLY AVAILABLE:

1,482 square feet
Available 12/1/2016

FLOORS:

Six (6)

TYPICAL FLOOR SIZE:

8,680 square feet

YEAR BUILT:

1999

PARKING:

- Attached parking ramp

NET RENTAL RATES:

\$20.50 per square foot

2017 EST. CAM & REAL ESTATE TAX:

\$ 14.72 per square foot CAM

\$ 7.23 per square foot Tax

\$ 21.95 total per square foot

AMENITIES:

- 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:

- Allina
- Children's Hospital

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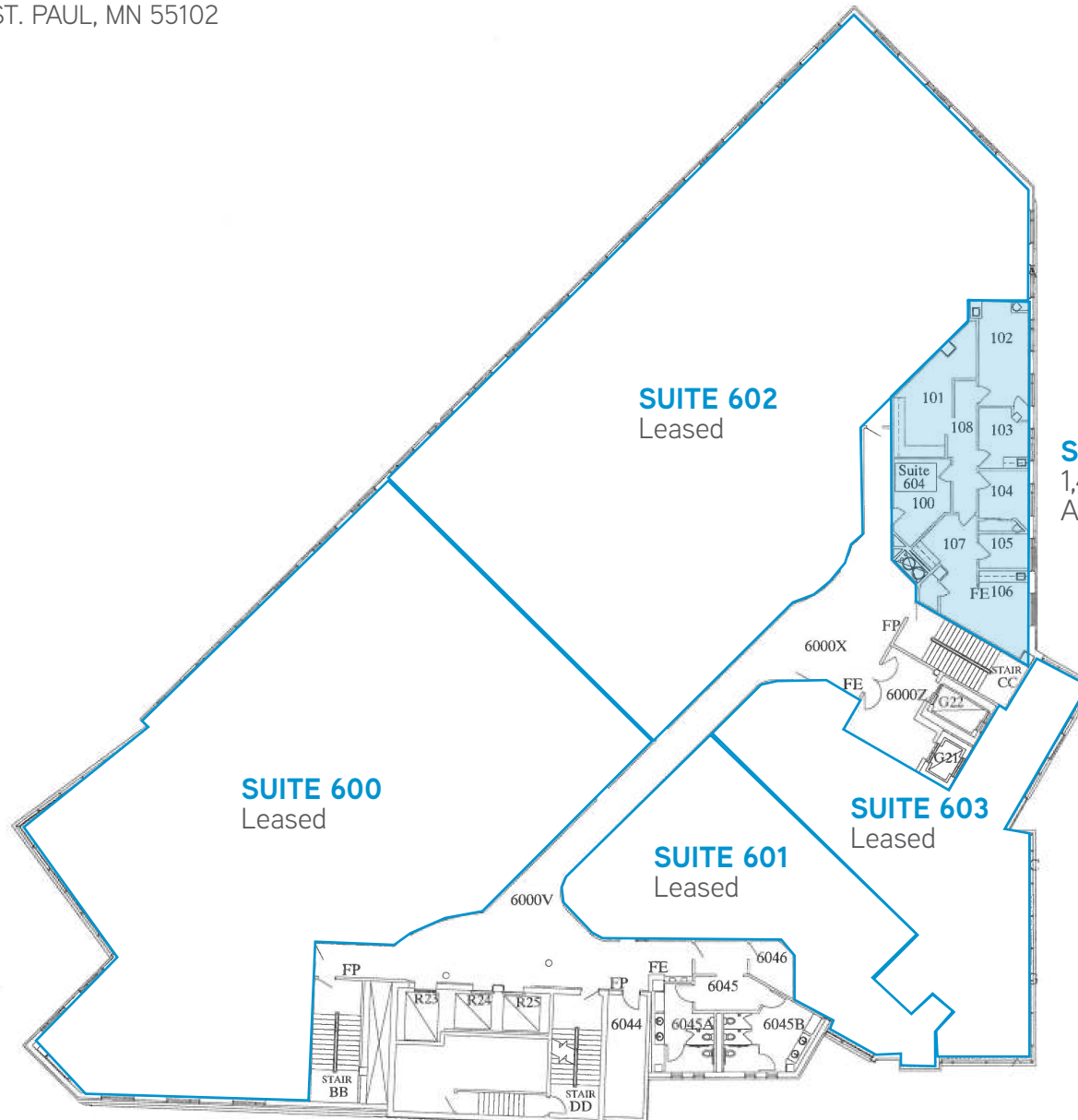


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Garden View Medical Building

347 NORTH SMITH AVENUE, ST. PAUL, MN 55102



SUITE 602
Leased

SUITE 600
Leased

SUITE 601
Leased

SUITE 603
Leased

SUITE 604
1,482 SF
Available 12/1/2016

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

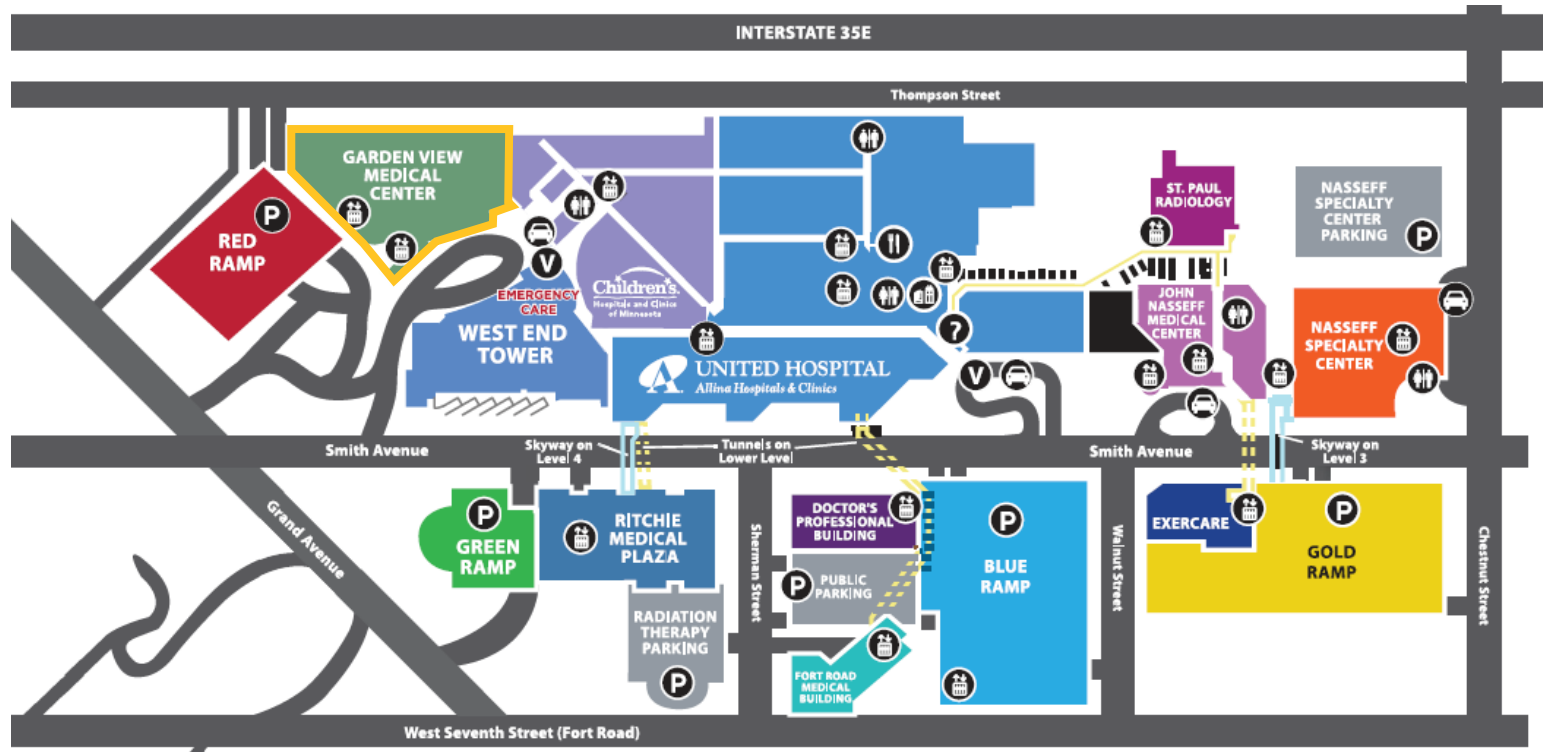
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347 NORTH SMITH AVENUE, ST. PAUL, MN 55102



HOSPITAL CAMPUS MAP



DIRECTORY KEY					
	ATM		PATIENT PICK-UP		United Hospital 333 North Smith Avenue
	CAFETERIA		INFORMATION		Garden View Medical Center 347 North Smith Avenue
	ELEVATORS		VALET		Children's Hospitals and Clinics of Minnesota 345 North Smith Avenue
	GIFT SHOP		SKYWAY		John Nasseff Medical Center 255 North Smith Avenue
	PARKING		TUNNEL		Milton M. Hurwitz ExerCare Fitness Center 363 Walnut Street
	RESTROOMS				Nasseff Specialty Center 225 North Smith Avenue
					Ritchie Medical Plaza 310 North Smith Avenue
					St. Paul Radiology 250 Thompson Street
					Doctor's Professional Building 280 North Smith Avenue

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