

NEW LISTING

Colliers

Accelerating success

Oakdale Station

7400 33rd Street N | Oakdale, MN

Healthcare-Ready Space with Retail Flexibility

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M S P
COMMERCIAL

Property Profile



- **Move-In Ready Medical Buildout:** Second-generation clinic space featuring exam rooms, lab area, imaging capabilities, and supporting clinical infrastructure - ideal for immediate medical occupancy.
- **Turnkey Opportunity:** Existing medical improvements significantly reduce upfront capital investment and enable a streamlined accelerated timeline to occupancy.
- **Flexible Use Potential:** Well configured building and strong visibility make the space equally well-suited for a variety of retail, wellness, daycare users or service oriented users seeking high-quality, ready-to-adapt environment.
- **Superior Signage:** The property offers superior building exterior signage available.
- **Exceptional Accessibility:** Strategically located with immediate connectivity to I-94, I-694 and major arterial corridors, providing convenient access for patients, customers, and employees from surrounding communities.
- **Strong Demographics:** Served by a dense and growing population base with strong household incomes and sustained demand for outpatient healthcare, retail services, and consumer facing businesses.

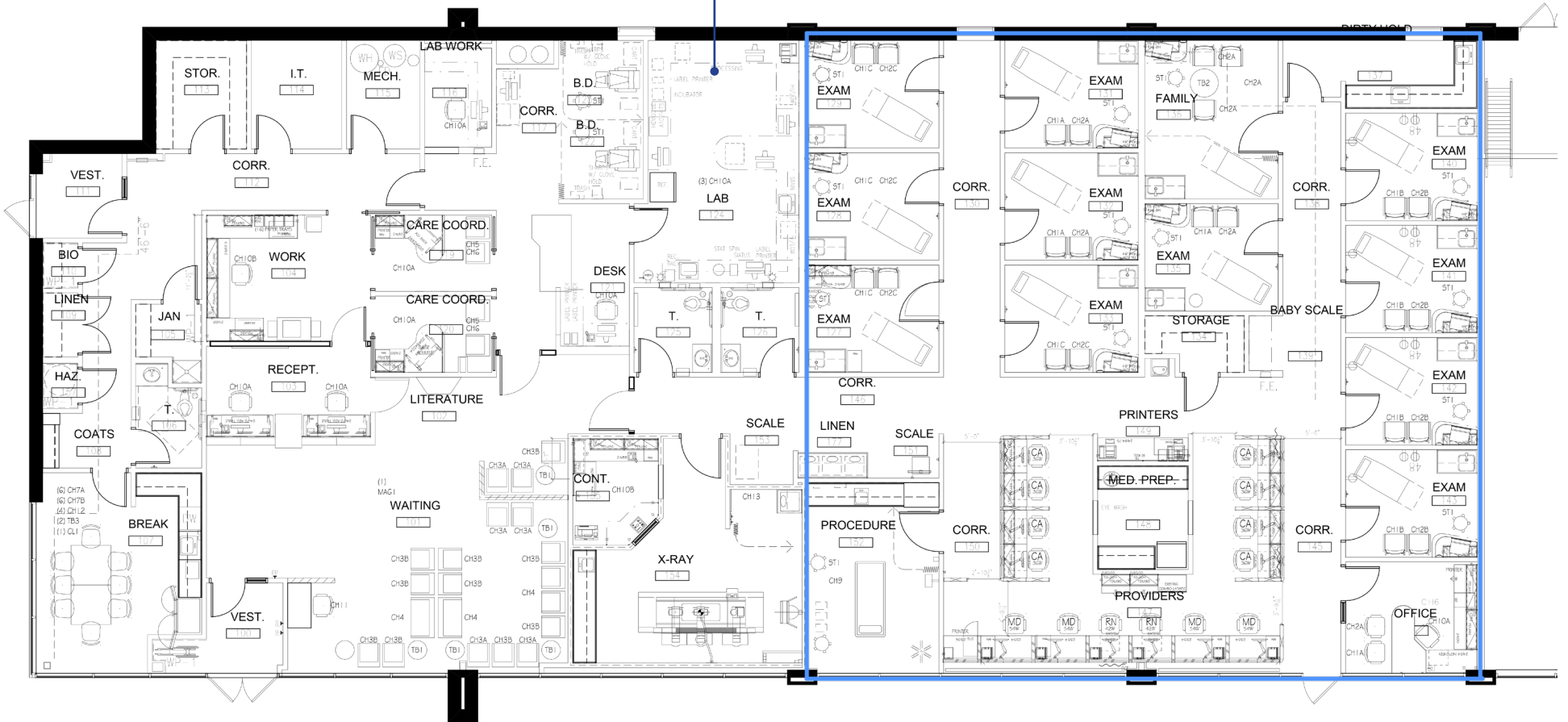
Building Information

| | |
|-----------------|---|
| Address | 7400 33rd Street North, Oakdale, MN 55128 |
| Building Size | 12,853 SF |
| Space Available | Suite 100: 7,469 SF (can be demised down to 3,700 SF) |
| Year Built | 2014 |
| Signage | Extensive On-Building Signage Available |
| Parking | Plentiful stalls available |
| Rate | Negotiable |
| 2026 Tax/CAM | \$12.58 PSF |
| Date Available | Immediately |

Oakdale Station | For Lease

Floor Plan

Suite 100
7,469 SF
Available
11/1/2025



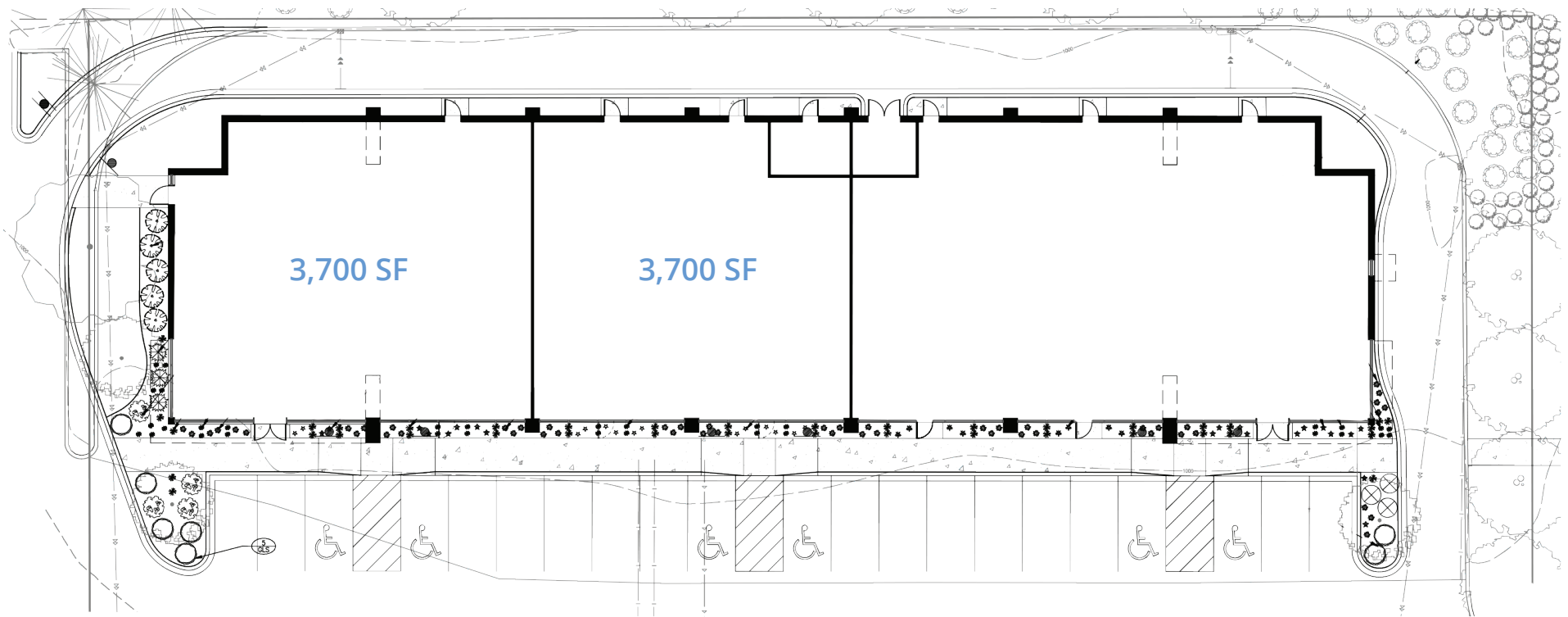
Space can be demised in half to approx. 3,700 SF each

Building Plan

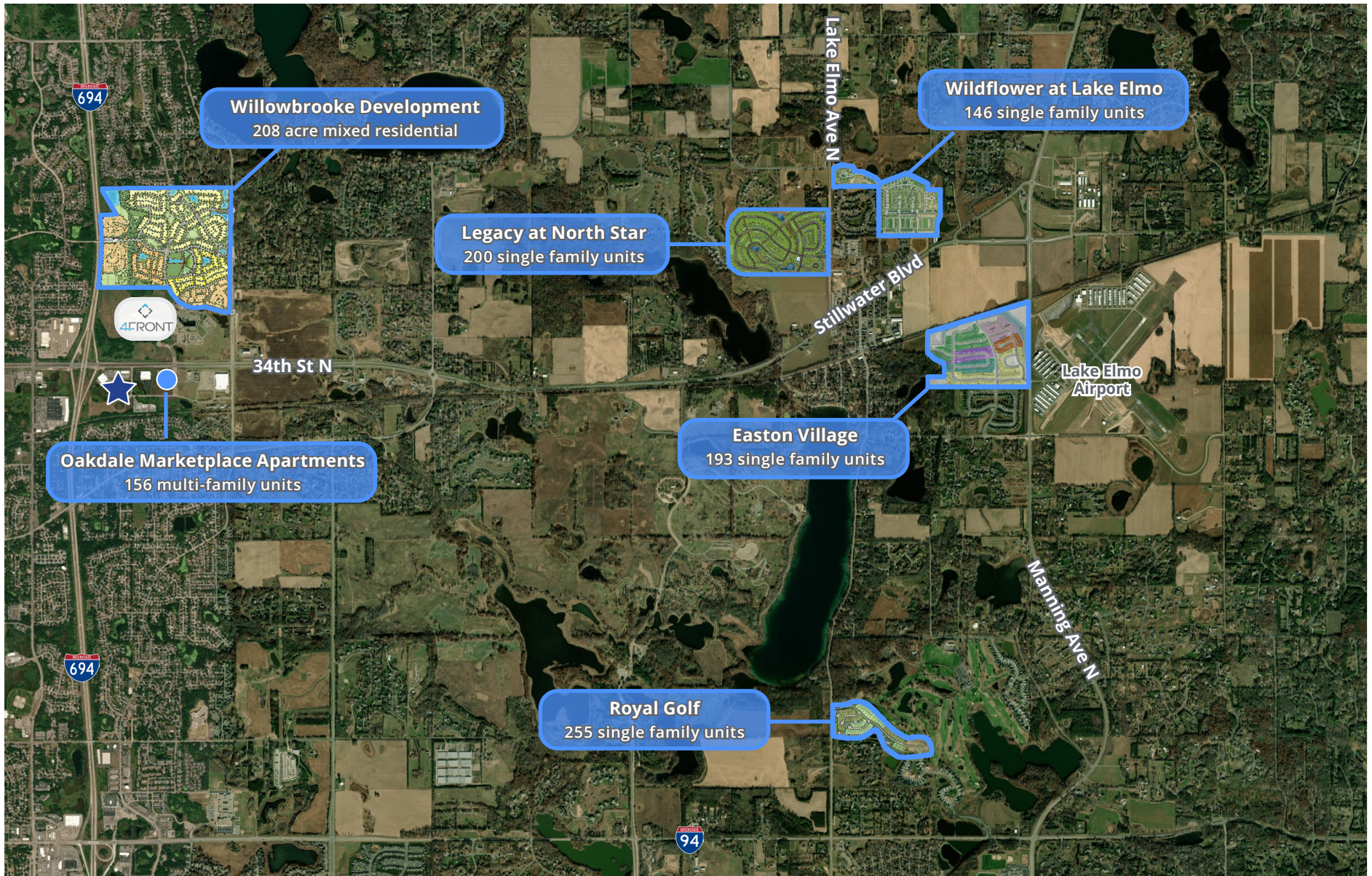
For Lease

Suite 100: 7,469 SF

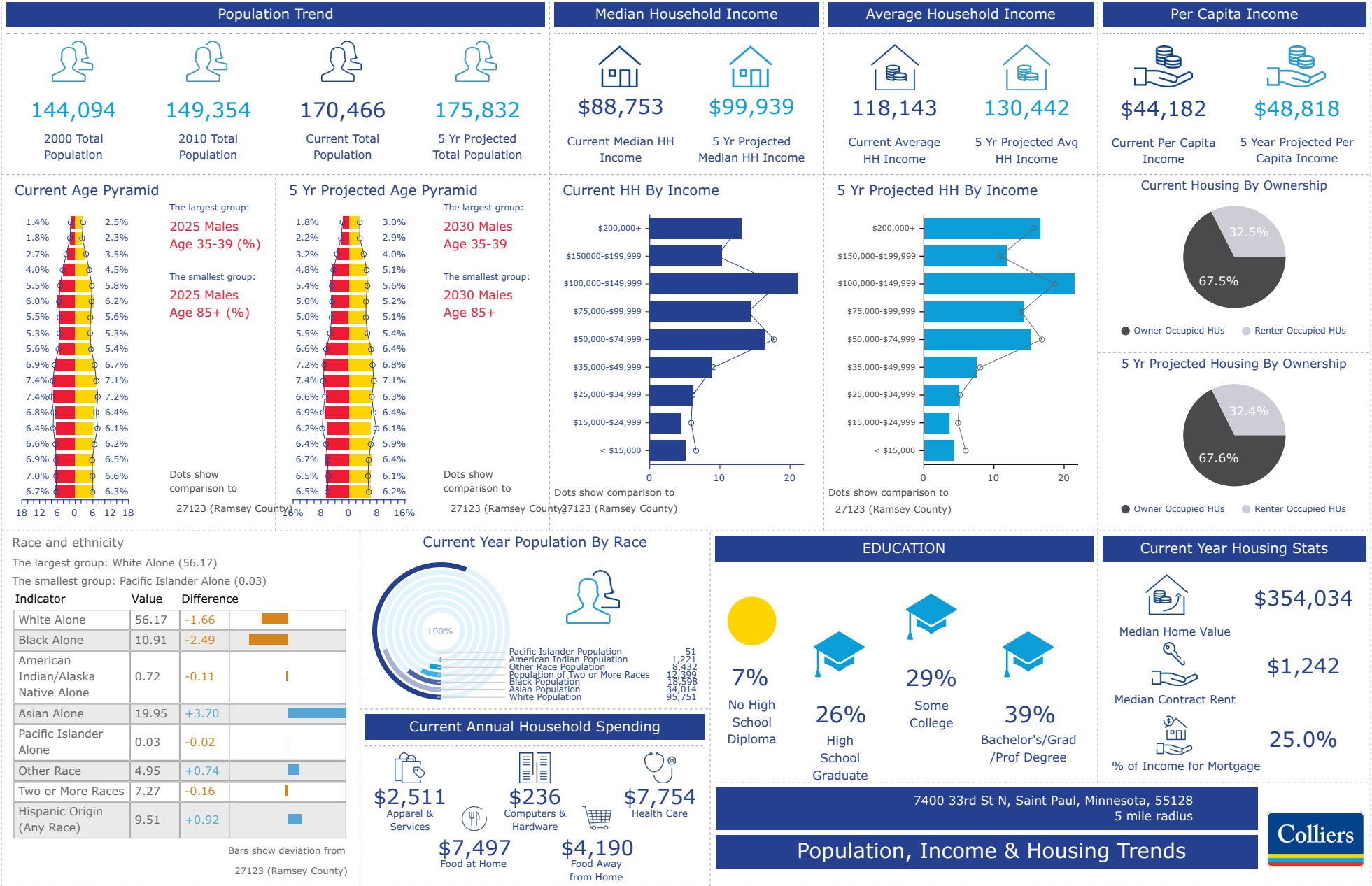
Space can be demised in half to approx. 3,700 SF each



Residential Developments



Population, Income & Housing Trend



Market Scenario Planner: Outpatient

| Data and Analytics Market Scenario Planner - Outpatient | | | | | | Annual Volume Estimates Based on 5 YR CAGR | | | | |
|---|-------------|-------------|-------------|-------------|--------------|--|----------------------|----------------------|----------------------|----------------------|
| Service Line | 2024 Volume | 2029 Volume | 2034 Volume | 5 Yr Growth | 10 Yr Growth | 5 YR Compound Annual Growth Rate (CAGR) | 2025 Volume Estimate | 2026 Volume Estimate | 2027 Volume Estimate | 2028 Volume Estimate |
| Endocrinology | 3,735 | 4,653 | 5,140 | 24.6% | 37.6% | 4.49% | 3,902 | 4,078 | 4,261 | 4,453 |
| Psychiatry | 238,808 | 279,262 | 295,264 | 16.9% | 23.6% | 3.18% | 246,400 | 254,234 | 262,316 | 270,656 |
| Physical Therapy/Rehabilitation | 445,489 | 511,649 | 574,925 | 14.9% | 29.1% | 2.81% | 457,998 | 470,859 | 484,080 | 497,673 |
| Spine | 3,445 | 3,860 | 4,100 | 12.1% | 19.0% | 2.30% | 3,523 | 3,605 | 3,688 | 3,773 |
| Cardiology | 168,213 | 183,451 | 200,309 | 9.1% | 19.1% | 1.75% | 171,156 | 174,150 | 177,196 | 180,296 |
| Vascular | 28,646 | 31,117 | 33,657 | 8.6% | 17.5% | 1.67% | 29,123 | 29,609 | 30,103 | 30,606 |
| Lab | 765,890 | 821,515 | 875,171 | 7.3% | 14.3% | 1.41% | 776,705 | 787,672 | 798,795 | 810,075 |
| Miscellaneous Services | 362,581 | 388,876 | 413,275 | 7.3% | 14.0% | 1.41% | 367,693 | 372,878 | 378,136 | 383,468 |
| Pain Management | 19,473 | 20,862 | 22,061 | 7.1% | 13.3% | 1.39% | 19,743 | 20,017 | 20,294 | 20,576 |
| Ophthalmology | 154,577 | 165,364 | 175,161 | 7.0% | 13.3% | 1.36% | 156,676 | 158,804 | 160,961 | 163,147 |
| Orthopedics | 51,848 | 55,228 | 60,028 | 6.5% | 15.8% | 1.27% | 52,507 | 53,174 | 53,850 | 54,535 |
| Podiatry | 28,642 | 30,352 | 32,524 | 6.0% | 13.6% | 1.17% | 28,975 | 29,313 | 29,655 | 30,001 |
| ENT | 58,385 | 61,867 | 64,910 | 6.0% | 11.2% | 1.17% | 59,065 | 59,753 | 60,449 | 61,154 |
| Cosmetic Procedures | 13,340 | 14,047 | 14,003 | 5.3% | 5.0% | 1.04% | 13,478 | 13,618 | 13,759 | 13,902 |
| Oncology | 25,514 | 26,823 | 28,358 | 5.1% | 11.1% | 1.01% | 25,770 | 26,029 | 26,291 | 26,556 |
| Evaluation and Management | 1,870,048 | 1,947,441 | 1,968,071 | 4.1% | 5.2% | 0.81% | 1,885,276 | 1,900,628 | 1,916,106 | 1,931,710 |
| Nephrology | 8,982 | 9,350 | 9,673 | 4.1% | 7.7% | 0.81% | 9,054 | 9,127 | 9,200 | 9,275 |
| Radiology | 505,887 | 522,921 | 542,904 | 3.4% | 7.3% | 0.66% | 509,248 | 512,632 | 516,039 | 519,469 |
| Trauma | 13,015 | 13,452 | 13,932 | 3.4% | 7.0% | 0.66% | 13,101 | 13,188 | 13,275 | 13,363 |
| Neurosurgery | 1,564 | 1,615 | 1,744 | 3.2% | 11.5% | 0.64% | 1,574 | 1,584 | 1,594 | 1,604 |
| Dermatology | 75,277 | 77,415 | 79,583 | 2.8% | 5.7% | 0.56% | 75,699 | 76,124 | 76,552 | 76,982 |
| Neurology | 29,879 | 30,687 | 31,479 | 2.7% | 5.4% | 0.54% | 30,038 | 30,199 | 30,360 | 30,523 |
| General Surgery | 10,035 | 10,219 | 10,462 | 1.8% | 4.3% | 0.36% | 10,071 | 10,108 | 10,145 | 10,181 |
| Thoracic Surgery | 1,147 | 1,166 | 1,193 | 1.7% | 4.1% | 0.34% | 1,150 | 1,154 | 1,158 | 1,162 |
| Gastroenterology | 40,630 | 40,913 | 41,098 | 0.7% | 1.2% | 0.14% | 40,686 | 40,743 | 40,799 | 40,856 |
| Urology | 16,676 | 16,473 | 16,797 | -1.2% | 0.7% | -0.24% | 16,634 | 16,594 | 16,553 | 16,512 |
| Gynecology | 16,067 | 15,467 | 15,253 | -3.7% | -5.1% | -0.76% | 15,945 | 15,824 | 15,704 | 15,585 |
| Obstetrics | 6,918 | 6,659 | 6,634 | -3.7% | -4.1% | -0.76% | 6,865 | 6,812 | 6,761 | 6,709 |
| Pulmonology | 23,852 | 22,154 | 20,181 | -7.1% | -15.4% | -1.47% | 23,502 | 23,157 | 22,818 | 22,483 |

10 mile radius.

Source: The Outpatient Market Scenario Planner (MSP), as developed by the Advisory Board. MSP provides current and projected patient utilization estimates for specific specialties in key markets across the US. The MSP tool supports planners, providers and hospital executives to make intelligent business development and strategic decisions to locate or expand programs in targeted markets. For more information on the Advisory Board, please visit www.advisory.com.



I-694
82,431 vpd

34th St N
15,901 vpd

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5032 vpd



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