

Six10 HEALTH⁺
EAST

RYAN + 

5400 94TH AVE N,
BROOKLYN PARK, MN

**Elevating
Healthcare,
Empowering
Communities.**



Create a space that mirrors the excellence of your care and enhances the patient experience.

Ryan Companies Six10 Health East medical office development incorporates sustainable design, lowering the building's overall life-cycle expenses and maximizes clinical efficiency.

- Highly visible exterior signage opportunity, with 86,000 vpd on Hwy 610.
- Experience professional management attuned to the needs of healthcare providers.
- Ideal location with convenient accessibility off Hwy 610 and Zane Avenue N.
- Offers an abundance of parking, ensuring that all tenants and visitors have convenient access to ample spaces.



A Community Epicenter

6TH
LARGEST CITY IN MN

1,000
ACRES OF UNDEVELOPED LAND

31
ESTABLISHED NEIGHBORHOODS

\$1B
INVESTED IN INFRASTRUCTURE



Ryan and the City of Brooklyn Park have a long-standing partnership that has resulted in numerous successful developments, including Target Northern Campus, Hy-Vee, Olympus Surgical Technologies America, and others. Ryan is delighted to offer this premier Brooklyn Park location to medical service providers seeking space in this dynamic, growing suburb.





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Outpatient Demand Assessment

This gap analysis looks at localized rates of consumption/demand and then measures that against the level of staffing present in the market.

SPECIALTY	SUPPLY	DEMAND	GAP	10 YR GROWTH	
Primary Care	345.4	504.3	158.9	267.2	████████████████████
Orthopedics	33.3	53.3	20.0	29.5	████████████████
Oncology	12.7	29.6	16.9	22.1	██████████████
ENT	4.0	12.4	8.4	9.4	██████████
Pediatrics	16.9	25.2	8.3	13.9	██████████
General Surgery	38.2	45.0	6.8	11.4	██████████
Neurology	3.5	9.6	6.1	8.0	██████████
Ophthalmology	10.7	16.3	5.6	8.9	██████████
Gastroenterology	9.8	15.2	5.4	7.0	██████████
Dermatology	9.9	15.2	5.3	7.2	██████████
Pathology	0.5	4.8	4.3	4.9	██████████
Urology	7.6	9.8	2.2	3.7	██████████
Allergy/Immunology	0.8	2.7	1.9	2.3	██████████
Endocrinology	2.4	4.3	1.9	2.6	██████████
Neurosurgery	2.5	3.2	0.7	1.3	██████████
Radiology	17.4	16.5	(0.9)	0.9	██████████
Pulmonology	3.1	2.3	(0.8)	(0.5)	██████████

MOST UNMET DEMAND

*Based on current demand for FTEs in the market, Primary Care, Orthopedics, and Oncology are at the top of the list for FTE expansion opportunities.

This page contains data provided by Pivotal Data Sources – Aggregation of multiple data sources to capture best in class intel on population, physician need, and claims activity in the market including Claims data: Lexis Nexis (Data timeline – July 2021 through June 2022) and Market Demand Source: Advisory Board Growth Forecasts (Base year 2022).

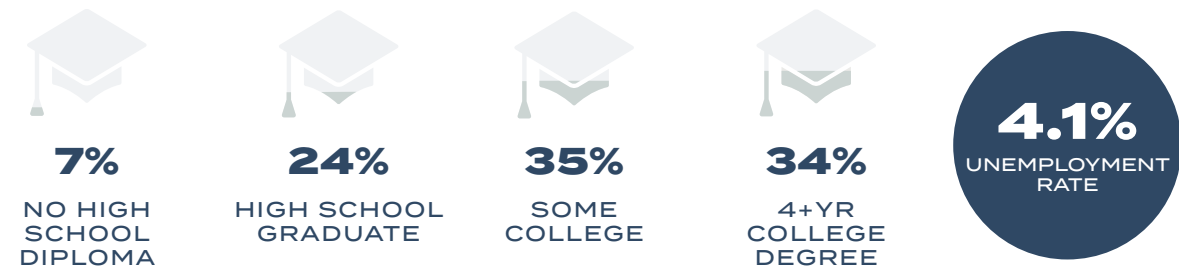
Hospital Proximity

Six10 Health East is located between four major hospitals and will serve as the healthcare hub in the market. With hospital drive times well over what patients expect in today's environment, the location is well positioned for emergent care and other services. Area growth is projected to accelerate once the Hwy 610 extension to I-94 is completed in 2024.

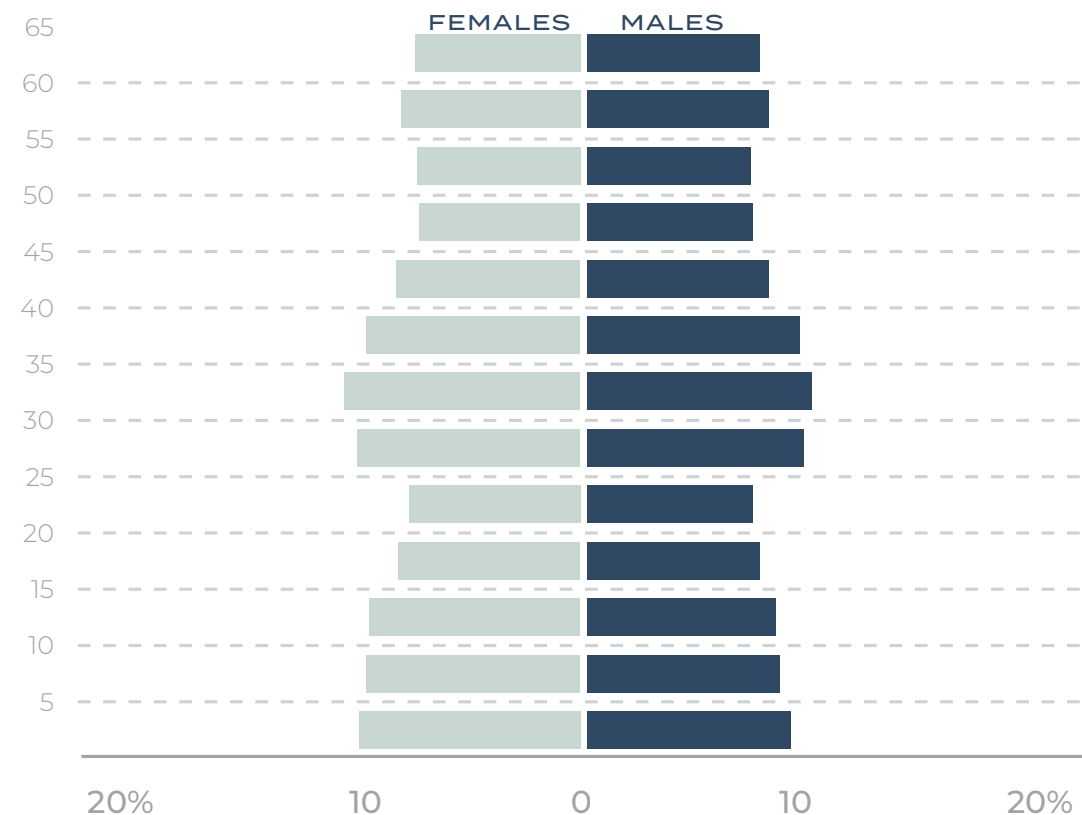
Demographics 5 MILE

With a population of more than 238,000 people and 108,000 jobs, Brooklyn Park is the sixth-largest city in Minnesota and the fourth largest in the metropolitan area. Brooklyn Park is a community that believes their residents are the city's strongest asset and the key to making Brooklyn Park thrive and prosper.

Education



Age Pyramid



Market Payer Mix



Healthcare Expenditures:



Medicare: Population 65+



Household by Income

Indicator	Value	Difference	Deviation from Hennepin County
<\$15,000	5.3%	-2.0%	█
\$15,000 - \$24,999	4.7%	-0.3%	█
\$25,000 - \$34,999	6.8%	+0.9%	█
\$35,000 - \$49,999	10.5%	+1.5%	█
\$50,000 - \$74,999	18.7%	+2.8%	█
\$75,000 - \$99,999	15.2%	+3.6%	█
\$100,000 - \$149,999	20.0%	+1.5%	█
\$150,000 - \$199,999	11.1%	-0.1%	█

The largest group: \$100,000 - \$149,999 (19.9%)
The smallest group: \$15,000 - \$24,999 (4.8%)

Key Facts

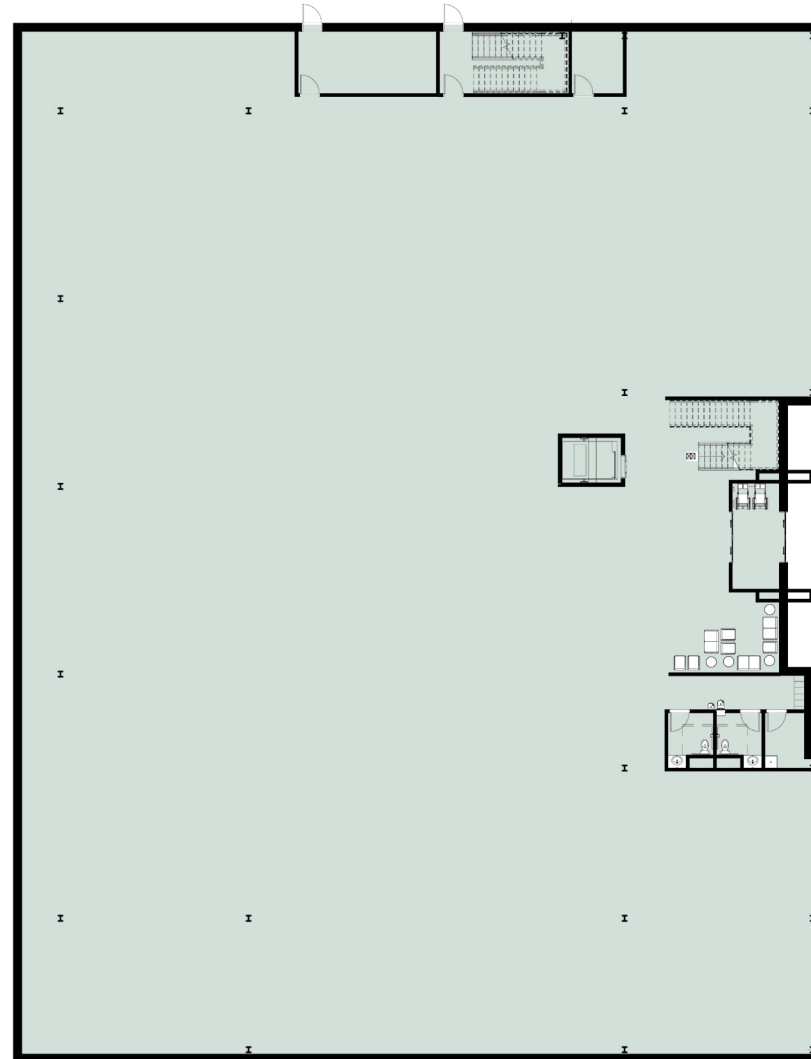


Efficient floorplates for enhanced workflow

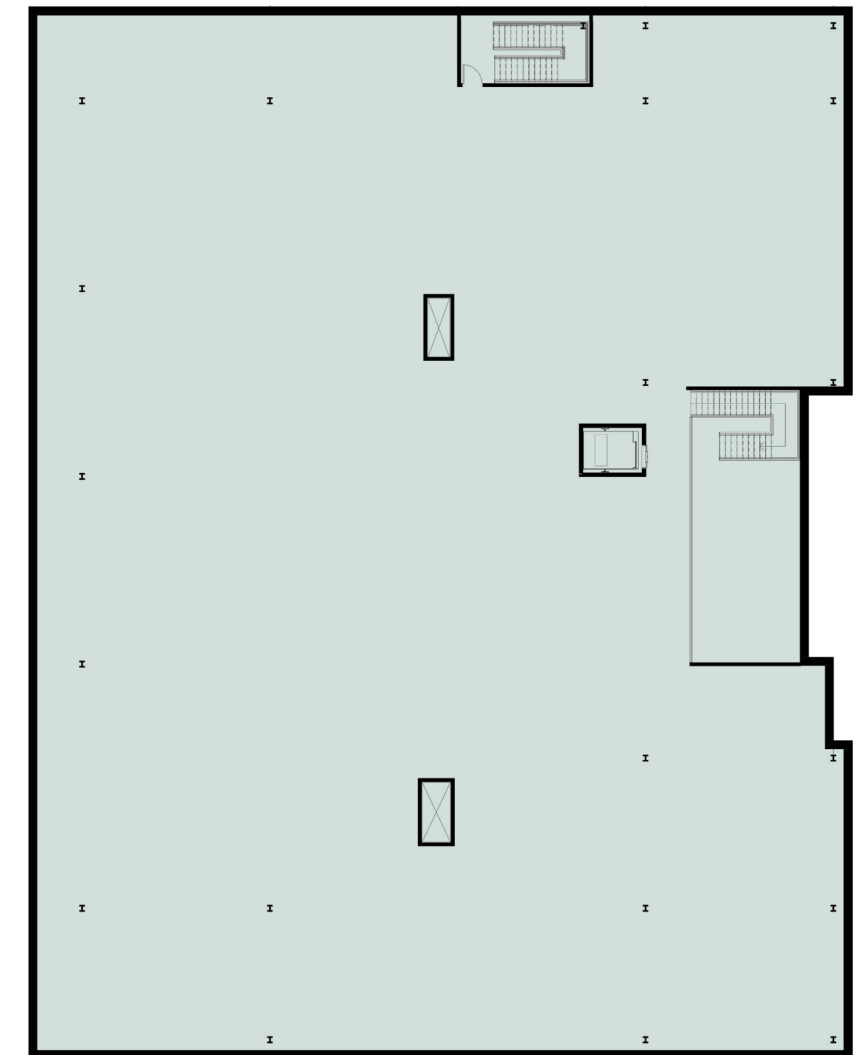
Ryan's Six10 medical office development incorporates sustainable design, lowering the building's overall life-cycle expenses and maximizes clinical efficiency. Optimized floorplates can contribute to better energy efficiency, reducing heating, cooling, and lighting costs. This not only lowers operating expenses but also supports sustainability goals.

- Up to 40,000 SF
- Optimal bay depths
- 14' - 8" floor-to-floor dimension
- Covered entry
- Lab box closet
- Gurney sized elevator cab(s)
- Well appointed common area and restrooms
- Wheelchair storage near front door

First Floor - Up to 20,000 SF



Second Floor - Up to 20,000 SF





About **RYAN**

Ryan Companies is a national team of developers, strategic planners, capital strategists, designers, constructors, and real estate managers that has specialized in fully integrated solutions for over 80 years. In the past 5 years we have delivered over 90 healthcare projects across the country.

Developing healthcare facilities that are successful today and for the future of

healthcare is our focus, and we're known for delivering customized facility and real estate solutions that improve the quality of care, patient safety, and the patient experience with unparalleled speed-to-market. We have served over 85 unique healthcare customers, including health systems, hospitals, independent provider groups, and surgery center operators.

- Over **16.6 million SF** of space delivered for healthcare and life sciences clients
- Ranked **#2** - Design-Build Construction Firms by BD+C Giants 400 for 2023
- Ranked **#12** - Top Healthcare Development Firm for 2024 by Modern Healthcare
- Ranked **#32** - Top Architecture Firm for 2024 by Modern Healthcare
- Ranked **#38** - Top Medical Office Building Architecture + AE Firms by BD+C Giants 400 for 2023



 Transwestern Healthcare + 

**Transforming
care one visit
at a time.**

FOR LEASING
OPPORTUNITIES,
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