

13401 NORTH WESTERN AVENUE

## ST. ANTHONY NORTH HEALTHPLEX



### OFFERING SUMMARY

**Available SF:** 2,525 SF

**Lease Rate:** Negotiable

**Lease Type:** Full Service

**Year Built:** 2014

**Submarket:** Memorial Corridor

**Building Size:** 96,422 SF

### PROPERTY OVERVIEW

The St. Anthony North Healthplex is conveniently located at the intersection of Memorial Road and Western Avenue. The location provides easy access to the John Kilpatrick Turnpike and is less than 1.5 miles to access the Broadway Extension. This prominent 96,422 square foot structure can be seen by approximately 25,000 cars per day. The exterior of the building is accented with natural stacked stone, and floor to ceiling windows, providing an abundance of natural light throughout the interior of the building.

### LOCATION OVERVIEW

Located at the Southwest Corner of Memorial Road and Western Avenue.

For more information please contact:

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SAINT ANTHONY NORTH HEALTHPLEX

## AVAILABLE SPACES

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 403	Office Building	NEGOTIABLE		2,525 SF	5 - 10 Years	

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4TH FLOOR AVAILABLE SPACE PLANS

St. Anthony Healthplex - North:  
4th Floor



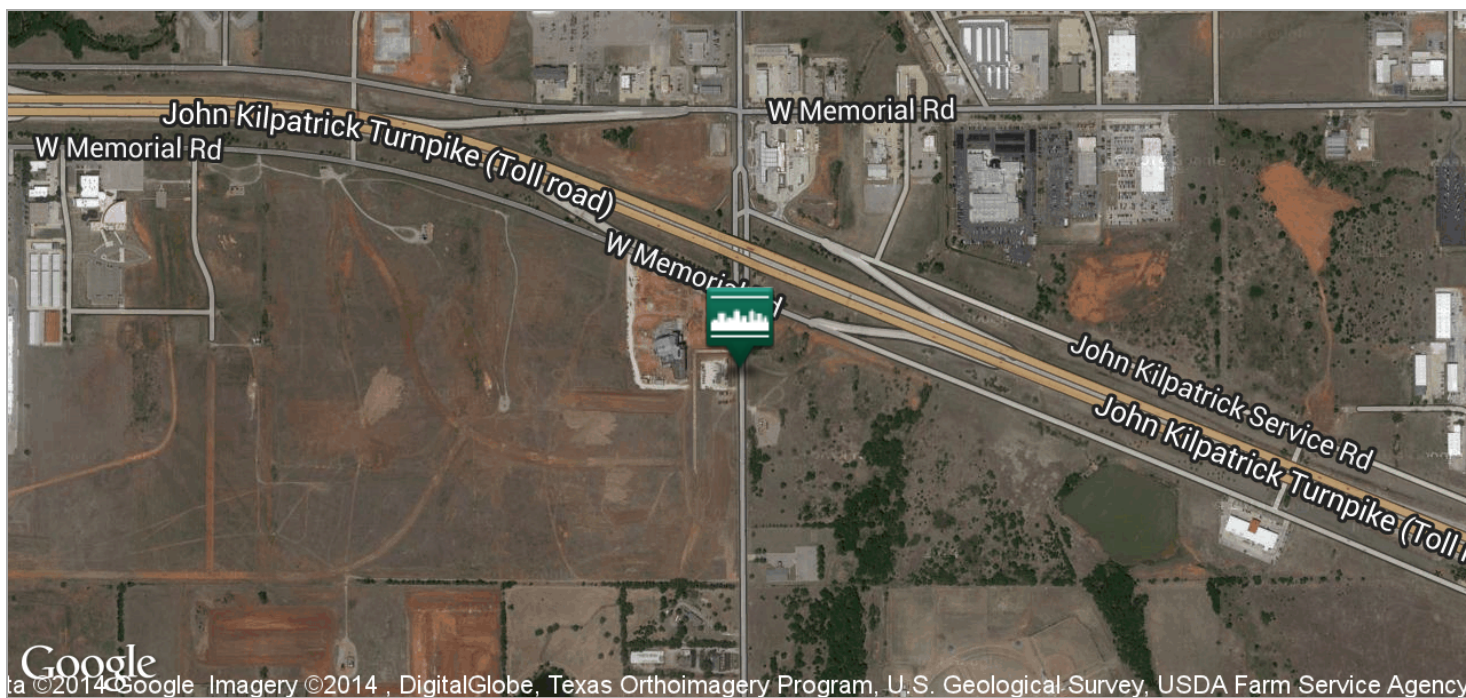
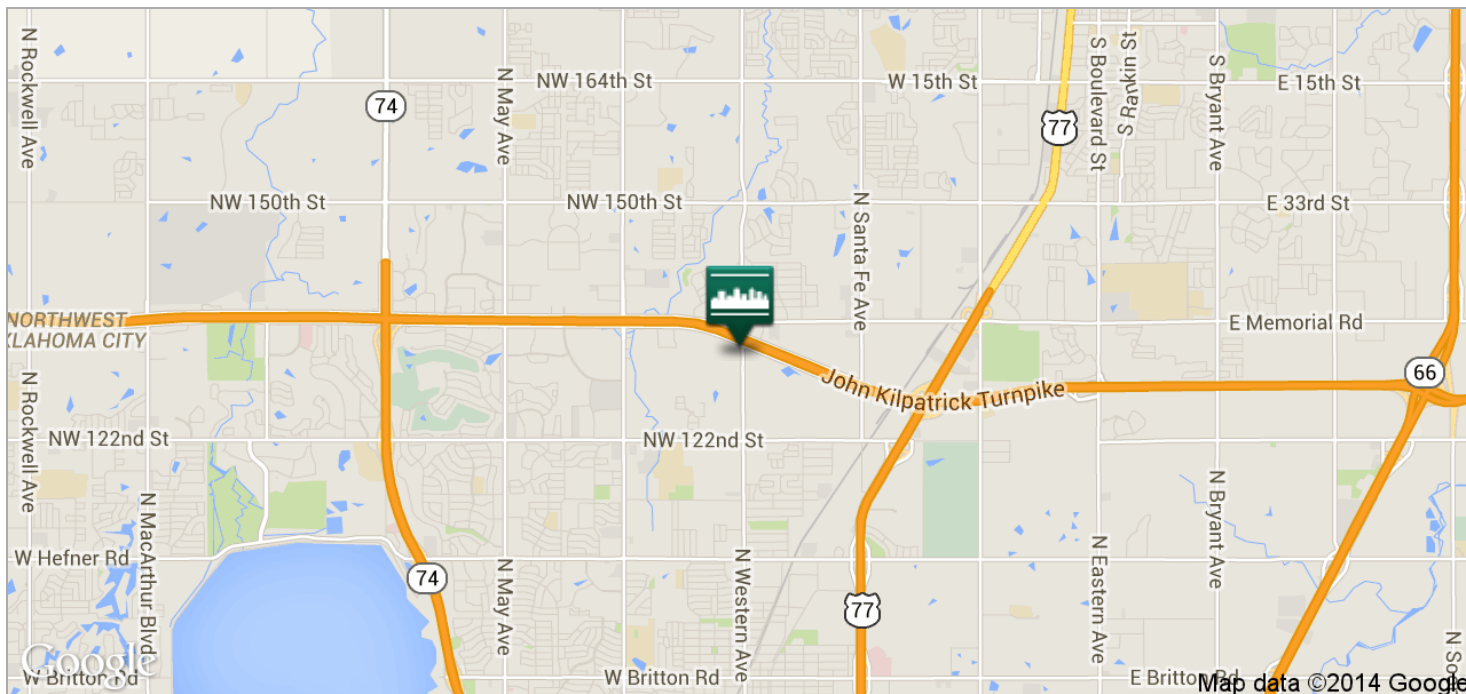
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LOCATION MAPS



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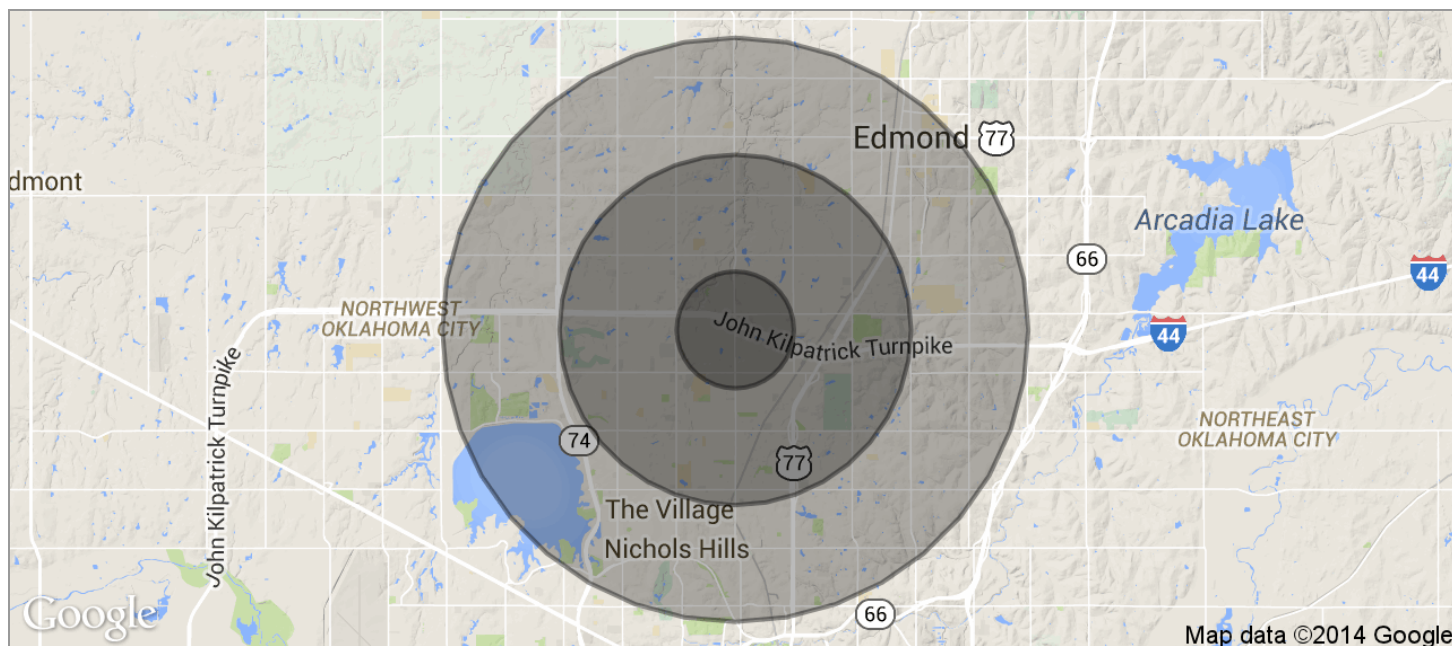
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## DEMOGRAPHICS MAP



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	4,934	67,616	157,224
MEDIAN AGE	30.8	32.5	34.4
MEDIAN AGE (MALE)	30.6	30.6	32.5
MEDIAN AGE (FEMALE)	31.2	33.9	35.8
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	2,331	29,069	65,749
# OF PERSONS PER HH	2.1	2.3	2.4
AVERAGE HH INCOME	\$67,349	\$67,363	\$76,536
AVERAGE HOUSE VALUE	\$219,387	\$180,347	\$203,568

\* Demographic data derived from 2010 US Census

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