

Health care facilities and medical device companies have been springing up or spreading out in the inner-ring northwest suburb, driven by demographics, population growth and easy access to highways.

In Plymouth, a medical building boom

By: Nancy Crotti December 19, 2013 0

You could call Plymouth a medical magnet. Health care facilities and medical device companies have been springing up or spreading out in this inner-ring northwest suburb, driven by demographics, population growth and easy access to highways.

Commuters can access Highway 55 and Interstate 494, which crisscross Plymouth, while Highway 169 forms the city's eastern border. An expanded Highway 12 to the south turns into I-394, leading to I-94 and downtown Minneapolis.

Among the biggest projects is a three-story, 275,000-square-foot expansion of the former AGA Medical building at 5050 Nathan Lane N., which [St. Jude Medical](#) acquired in 2010.

Completed this summer, the project more than doubled the building's size, allowing St. Jude to relocate its cardiovascular research and development operations from leased space in Minnetonka and Maple Grove. St. Jude also renovated parts of the original building, according to spokeswoman Kate Stoltenberg.

Estimated construction cost of the addition alone was \$28.1 million, according to the city building permit office. [BWBR Architects](#) of St. Paul served as the architect and Roseville-based [McGough Construction](#) worked on the project, according to the city.

Hazelden expanded its youth facility at 11505 36th Ave. N. by 50,000 square feet. The expansion includes inpatient space for young women recovering from drug addiction and adds space for outpatient chemical dependency and mental health services, according to Jim Steinhagen, executive director of



St. Jude Medical this summer completed a three-story, 275,000-square-foot expansion of the former AGA Medical building at 5050 Nathan Lane N. in Plymouth. (Staff photo: Bill Klotz)



Hazelden's Youth Continuum.

The new space has a gymnasium, fitness center, and art and music therapy rooms. [HGA Architects](#) of Minneapolis designed the \$20 million addition and the ongoing \$10 million renovation of the existing building, which dates from the 1940s, Steinhagen said. Minneapolis-based [Knutson Construction](#) is the general contractor.

Hazelden decided that expanding its 32-year-old youth program in Plymouth made more sense than moving it to its main campus in Center City because of Plymouth's proximity to city life and activities for teens and young adults.

"We can take them to 12-step meetings in the community and take them to events just to help them understand they don't have to put a foreign substance into their body just to have fun," Steinhagen said.

Other new medical facilities or planned facilities include:

— A \$12 million medical office building at 37th Avenue and Vicksburg Lane in Plymouth City Center. [North Memorial Medical Center](#) of Robbinsdale, Minneapolis-based [BTO Development](#) and [Hegenes Management](#) of Minnetonka collaborated on the two-story, 50,000-square-foot building, scheduled to open in November 2014. The building will house a North Memorial clinic, a North Clinic and the Institute for Athletic Medicine, a partnership between North Memorial and Minneapolis-based [Fairview Health Services](#). [BWBR Architects](#) designed the building. Minneapolis-based [RJM Construction](#) is general contractor.

— The Hills of Plymouth Professional Building, a two-story 18,600-square-foot building at 15535 34th Ave N., opened this summer, with a North Memorial clinic as the primary tenant.

— A medical/dental clinic at Highway 55 and County Road 101 by [Park Nicollet Health Services](#) scheduled to open in November 2014. A joint venture with [HealthPartners](#), which merged with Park Nicollet earlier this year, the two-story, 53,000-square-foot building will include an urgent care center, a medical clinic and a HealthPartners Dental Clinic. [Knutson Construction](#) is general contractor for the facility, designed by [BWBR Architects](#).

Steve Juetten, Plymouth's community development director, said he believes that residential growth in the city and in



Hazelden expanded its youth facility by 50,000 square feet at 11505 36th Ave. N. in Plymouth to include inpatient space for young women recovering from drug addiction and outpatient chemical dependency and mental health services. The new space includes a gymnasium and fitness center. (Staff photo: Bill Klotz)



Waters Senior Living opened the 90-unit Waters of Plymouth, an assisted living and memory care building, in August on the site of the former Plymouth Shopping Center, on the south side of Highway 55 near County Road 73. (Staff photo: Bill Klotz)

Steve Juetten, Plymouth's community development director, said he believes that residential growth in the city and in nearby Medina, Corcoran and Maple Grove is driving clinic development. Plymouth alone is averaging 200 to 300 new homes a year in its northwest quadrant, he noted.

The presence of [Covidien](#) and [Medtronic](#), which acquired other medical device companies in 2012 and 2010 respectively, has attracted smaller medical device companies to the city, according to Juetten. The city's industrial parks round out its business base.

"We're kind of positioned to a point where everything seems to be clicking at the same time," he said.

That includes a few companies banking on the aging suburban population in the West Metro. [Life Care Services](#) of Des Moines, Iowa, was so convinced of its potential market in Plymouth that it hung onto 46 acres purchased in 2006. The company finally lined up financing to start construction on the Trillium Woods retirement community in early October this year.

The \$161 million development, at the southeast corner of Juneau Lane and County Road 47, will include 209 independent-living units and a center providing skilled nursing, assisted living and memory care in 44 private suites. Life Care expects to open the 548,345-square-foot first phase in summer 2015 and the 348,698-square-foot second phase when the first is 90 percent occupied, according to Kent Larson, director of development.

"We identified the Minneapolis market really as a strong potential senior market several years ago," Larson said.

So did Minnetonka-based [The Waters Senior Living](#), which jumped at the chance to buy the former site of the Plymouth Shopping Center on the south side of Highway 55 near County Road 73 when it became available in 2012.

The Waters focuses on first-ring suburbs for its Twin Cities senior developments, according to spokeswoman Charlotte Lozier. The developer opened the 90-unit Waters of Plymouth, an assisted living and memory care building, in August. Minneapolis-based [ESG Architects](#) designed the 150,000-square-foot building, with Hopkins-based [Frana](#) as general contractor.

On the short-term care side, [Allina Hospitals & Clinics](#) and [Presbyterian Homes](#) have begun site work on Interlude, a transitional outpatient care facility designed to prevent hospitalization.

The 53,000-square-foot, two-story building will be an addition to Allina's [WestHealth](#) campus on the northeast quadrant of Highway 55 and I-494. WestHealth added an emergency department and urgent care clinic earlier this year to the 19-year-old facility.



The Hills of Plymouth Professional Building, a two-story, 18,600-square-foot building at 15535 34th Ave N., opened this summer. (Staff photo: Bill Klotz)

Interlude will be a natural addition to the 24-acre campus, according to Jason Gaines, vice president of WestHealth and Allina Regional Specialty Services.

“We just broke ground within the last 30 to 40 days with the intention of being open and operational about a year from now,” Gaines said. “The evolution from hospital care is happening. We think this allows us to really accelerate that.”

CBS Construction Services Inc. of Champlin is general contractor for the \$17 million project. InSite Architects of Minneapolis designed the building with 56 private suites, underground parking and a bistro that will give it “a nice, upscale hotel feel,” Gaines said. “It’s several steps up from a hospital experience.”

Tagged with:

AGA MEDICAL	ALLINA HOSPITALS & CLINICS	BTO DEVELOPMENT	BWBR ARCHITECTS	CBS CONSTRUCTION SERVICES INC.	COVIDIEN	
ESG ARCHITECTS	FAIRVIEW HEALTH SERVICES	FRANA	HAZELDEN	HEALTHPARTNERS	HEGENES MANAGEMENT	HGA ARCHITECTS
HILLS OF PLYMOUTH PROFESSIONAL BUILDING	INSITE ARCHITECTS	INSTITUTE FOR ATHLETIC MEDICINE	KNUTSON CONSTRUCTION	LIFE CARE SERVICES		
MCGOUGH CONSTRUCTION	MEDTRONIC	NORTH MEMORIAL	NORTH MEMORIAL MEDICAL CENTER	PARK NICOLLET HEALTH SERVICES	PLYMOUTH	
PLYMOUTH CITY CENTER	PLYMOUTH SHOPPING CENTER	PRESBYTERIAN HOMES	RJM CONSTRUCTION	ST. JUDE MEDICAL	THE WATERS SENIOR LIVING	
TRILLIUM WOODS	WATERS OF PLYMOUTH	WESTHEALTH	YOUTH CONTINUUM			

The Twin Cities Guide for Companies on the Move
Call 612.333.4244 for Advertising Info

FINANCE & COMMERCE
COSTAR GROUP
Very Real Estate

