



Lakeville Specialty Center

When Davis first bought one of the few remaining sites off I-35 in Lakeville to construct a medical outpatient building, the plan called for a 50,000-square-foot facility to take advantage of the high growth market outside Minneapolis.

Davis CEO Mark A. Davis said that after discussions with long-time clients Allina Health and MNGI Digestive Health, the company increased the size of the building to 101,000 square feet to accommodate the tenants space needs. However, that presented the problem of providing enough parking for the site. Davis first proposed structured parking, which neither the city nor the neighborhood liked.

"We decided to put it underground," he said. "We have roughly half our parking in an underground ramp and the rest on a surface lot. So, it worked out nicely."

The underground parking added \$3 million to the project cost but did not change rental agreements with the two tenants. The garage required more approvals from the city and collaboration between engineers to develop a stormwater run-off plan that met watershed regulations and avoided damaging wetlands on the site's north end.

The four-story building features a gray stone exterior around and above an entrance area where a large portico protects visitors from the elements. The exterior design incorporates red brick columns and gray panels for an inviting façade.

Davis said Allina and the Allina Surgery Center account for around 75% of the building and MNGI's Endoscopy Center occupies the remaining space. The building recently celebrated its official grand opening ceremony in May 2024.

Davis has developed more than 4 medical buildings with Synergy Architectural Studio and Timco Construction, including Lakeville Specialty Center. "We rely on those two teams time and time again to design cost-effective projects that allow us to get the building open on time and on budget," he said.

Building highlights include a player piano in the lobby, a 20-foot-long video board playing images of nature from around the world, a gas fireplace accompanied by a seating area and a sweeping two-story circular staircase connecting the first and second floors.

"One of the roles that we play as developers and owners is creating an environment that puts people at ease and gets them in and out of the clinic setting in an enjoyable way," Davis said.

—Frank Jossi

TOP PROJECTS OF 2023



LAKEVILLE SPECIALTY CENTER

ADDRESS: 18465 ORCHARD TRAIL, LAKEVILLE

PROJECT COST: \$42 MILLION

PROJECT SIZE: 100,500 SQUARE FEET

OWNER: DAVIS

CONTRACTOR: TIMCO CONSTRUCTION
ARCHITECT: SYNERGY ARCHITECTURE STUDIO

INTERIOR DESIGNER: BDH

ENGINEER: LOUCKS (CIVIL);
GILBERT MECHANICAL (ELECTRICAL
AND MECHANICAL); KOMA, INC.
(STRUCTURAL)



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