

# XCHANGE MEDICAL



**D**avis Healthcare Real Estate built its new Xchange Medical building at a location prized for its visibility, high traffic counts and proximity to major freeways: just west of Highway 100 on the south side of Interstate 394, at 6111 Wayzata Blvd. The 78,000-square-foot, three-story medical office building is the product of about five years of planning and negotiating; the developers had to acquire four adjoining parcels of land, owned by several different entities, said CEO Mark Davis.

Along with complicated negotiations, Davis said the developers also had to deal with "two major obstacles" on the site: a large billboard and a cellphone tower; they ended up "working around both of those."

The Xchange has an eye-pleasing stone, tile and brick exterior, which is continued inside, lining common areas and a large fireplace. Outside the structure, a large section of concrete was removed to create a 5,000 square foot healing garden on the 4.6 acre site. It's all designed to make patients and guests feel welcomed and comfortable.

The interior design of Xchange reflects an evolution in the design of modern medical clinics, said Matt O'Keefe, a principal with Synergy Architecture Studio. They have progressed "from being (aesthetically) sterile environments and focused entirely on function, to now being very patient experience-focused," O'Keefe said "A number of our buildings have plenty of artwork on the walls, and a variety of seating types in the lobby."

Along with large floor-to-ceiling windows, one of the building's most striking interior features is a 21.5 foot plant-filled "green wall," which is not only aesthetically pleasing, but also helps maintain healthy air quality.

All of Synergy's projects are designed to exceed Minnesota energy code requirements by 15% or 20%, O'Keefe said, using top-quality windows, code-surpassing insulation and high efficiency mechanical systems.

Xchange Medical opened in November 2021 with 100% tenant occupancy, with tenants Ear, Nose + Throat Specialty Care, Surgical Specialty Center of Minnesota, OVO Lasik+Lens and Minnesota Retina. —Dan Emerson



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**Address:** 6099 Wayzata Blvd., St. Louis Park

**Project cost:** \$13 million

**Project size:** 78,000 square feet

**Owner:** Davis Healthcare Real Estate

**Contractor:** Timco Construction

**Architect:** Synergy Architecture Studio

**Engineer:** Loucks (Civil), Gilbert Mechanical (Mechanical); KOMA (Structural)



**TIMCO**  
CONSTRUCTION