

# Valley Office Park - Bloomington Office Space

10800 LYNDALE AVENUE SOUTH, BLOOMINGTON, MN 55420

FOR LEASE



## OFFERING SUMMARY

**Lease Rate:** from \$15.75/SF/yr Gross

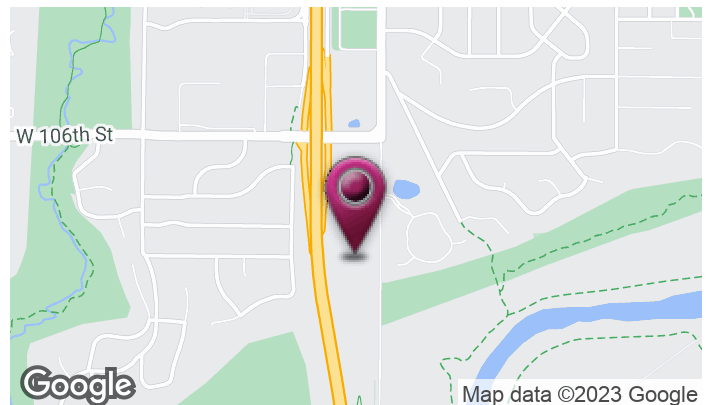
**Lot Size:** 4.76 Acres

**Year Built:** 1971

**Building Size:** 79,480 SF

**Renovated:** 2022

**Zoning:** C-4



- Located on Lyndale Ave just off 35W near 494
- Close to MSP airport and major retail centers
- Free conference & meeting rooms
- Free surface parking, underground parking optional
- Free high-speed internet

### JGM PROPERTIES

1224 W. 96 St.  
Bloomington, MN 55431  
612.290.1037  
[www.JGMproperties.com](http://www.JGMproperties.com)

For More Information Contact:

**ELI RUSSELL**

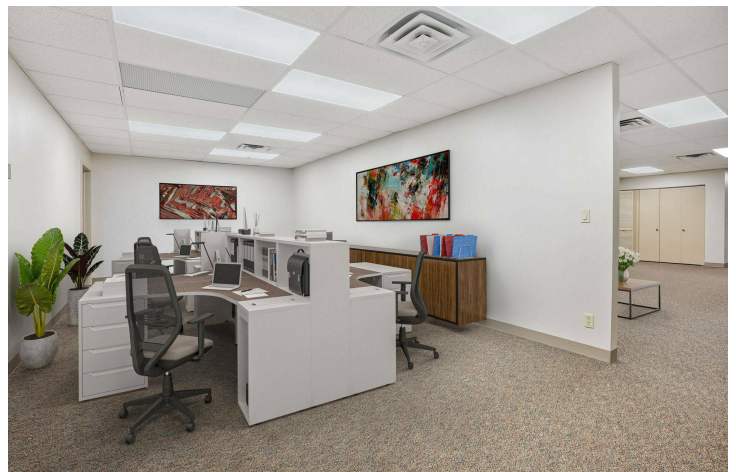
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## PROPERTY DESCRIPTION

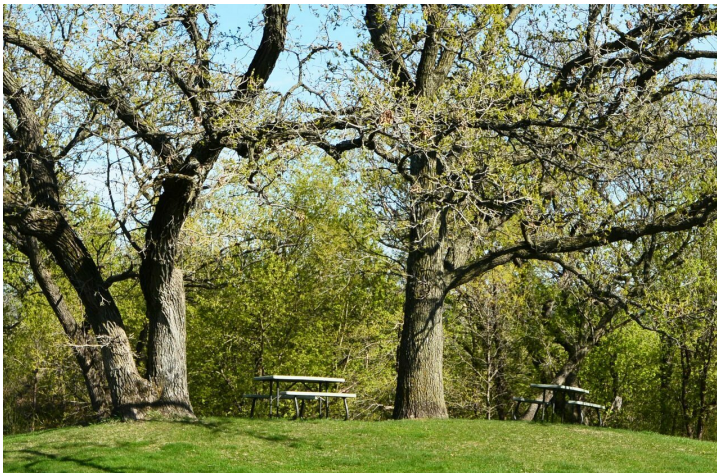
Recently renovated 3-story office building in Bloomington with easy access to Lyndale Ave, 35W, and 494.

The building exterior and interior were recently updated in 2022.

The site includes an indoor racquetball court with locker rooms, and showers.

The property also offers free conference and meeting room spaces, and underground parking is also available.

The building has ample large windows and a serene feel located near a quiet cul-de-sac near the river bluff.



## LOCATION DESCRIPTION

Newly renovated office building located off Lyndale Ave near 35W and the 106th Street exit in Bloomington.

Easy access to 35W off the 106th Street exit.

Easy access to 494 is just down the road.



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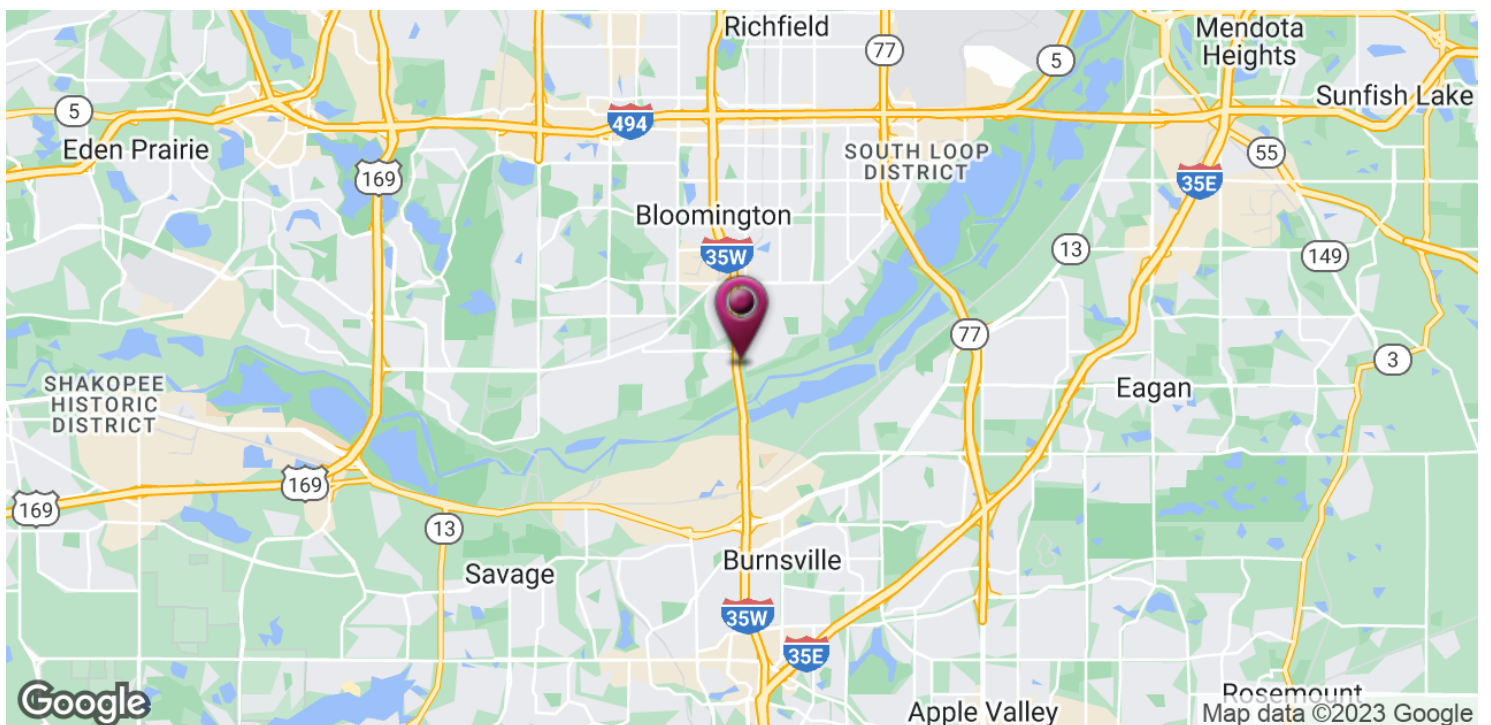
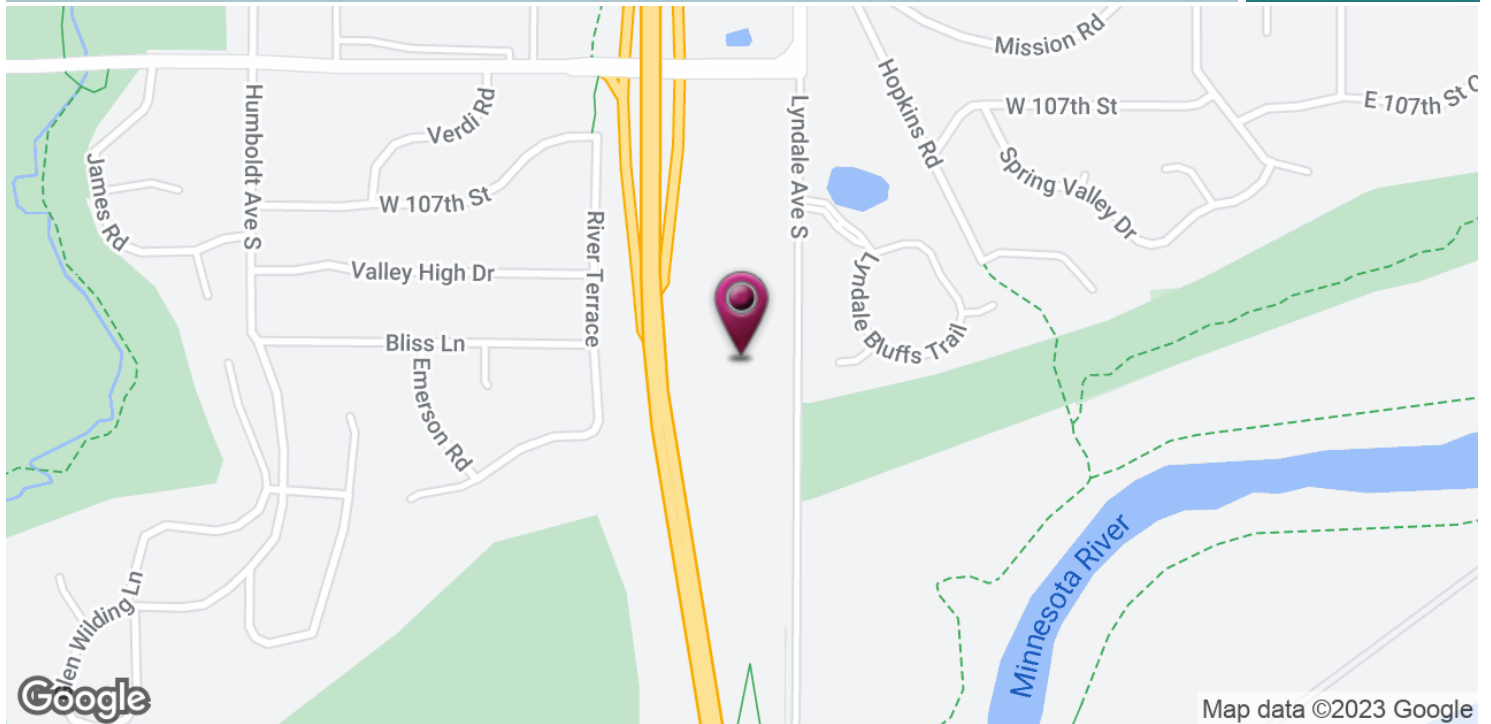
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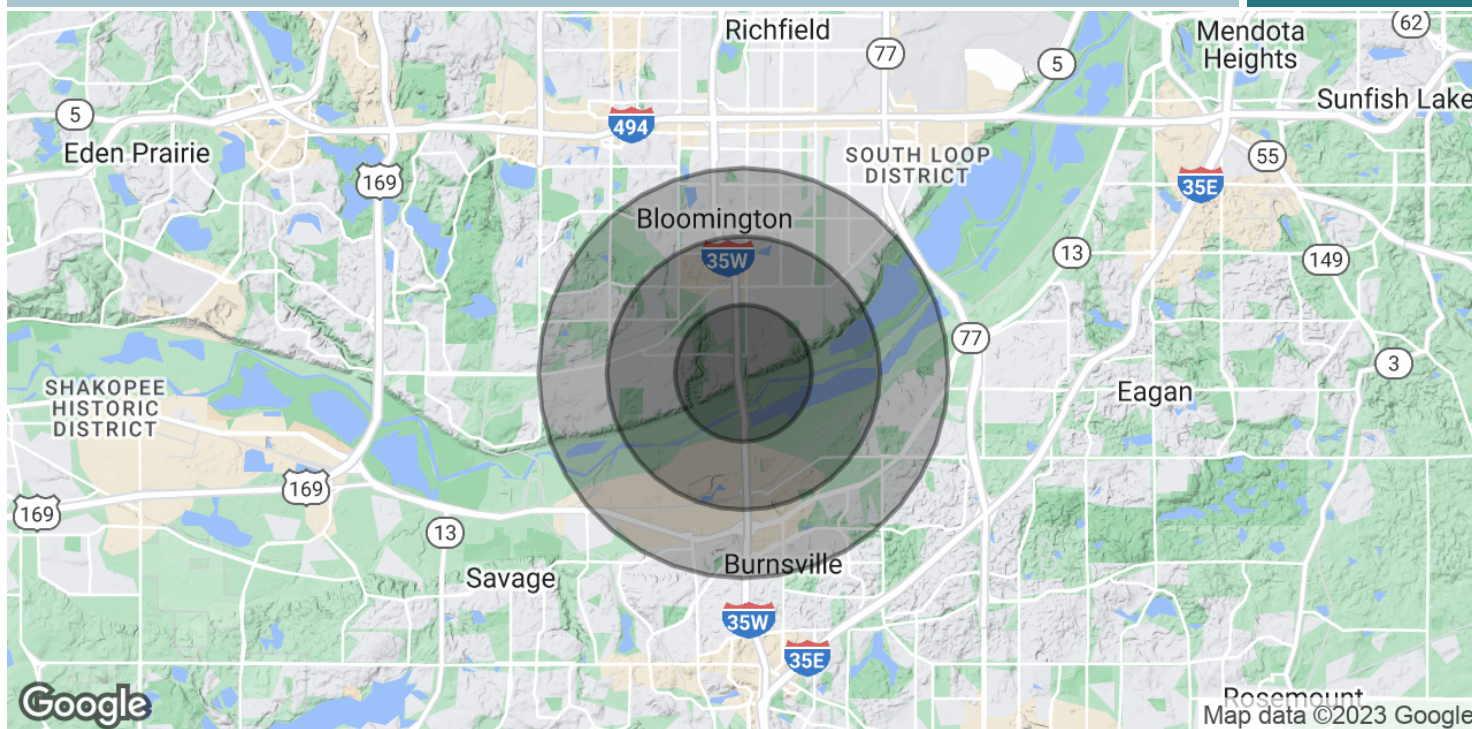
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	5,545	23,113	62,916
Average Age	43.1	45.4	41.5
Average Age (Male)	44.8	43.1	40.1
Average Age (Female)	41.1	45.5	41.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,404	9,712	26,274
# of Persons per HH	2.3	2.4	2.4
Average HH Income	\$91,378	\$84,406	\$86,347
Average House Value	\$296,755	\$264,120	\$254,150

\* Demographic data derived from 2020 ACS - US Census

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