



CROSSROADS PROFESSIONAL BUILDING

CONDO AVAILABLE FOR SALE OR LEASE

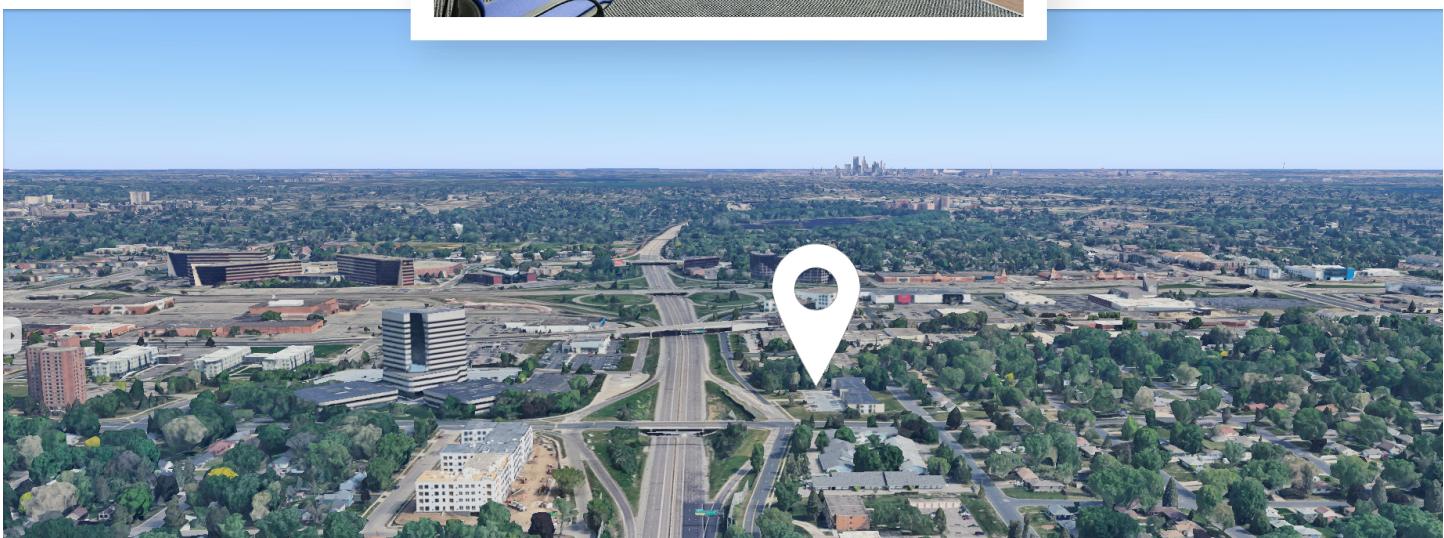
8053 E Bloomington Freeway | Bloomington, MN 55420

DETAILS

CONDO #9 / SUITE 300	1,367 RSF
SALE PRICE	\$285,000
LEASE RATE	\$30.00/SF gross
PARKING	Ample parking for staff and visitors 86 Spaces on Surface Lot 4.0/1,000 SF parking ratio
WELL- MAINTAINED PROPERTY	Professional association management

AMENITIES

Prime Bloomington Location at I-494 and Penn Ave South
Ideal for small professional practices
Affordable ownership opportunity for solo practitioners, startups, and boutique firms
Great alternative to leasing - build equity while controlling occupancy costs
Turnkey professional space with strong natural light and functional design
Strong surrounding demographics - with proximity to retail, hospitality, and MSP International Airport
Efficient office layout with private offices, reception, and flexible work area



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

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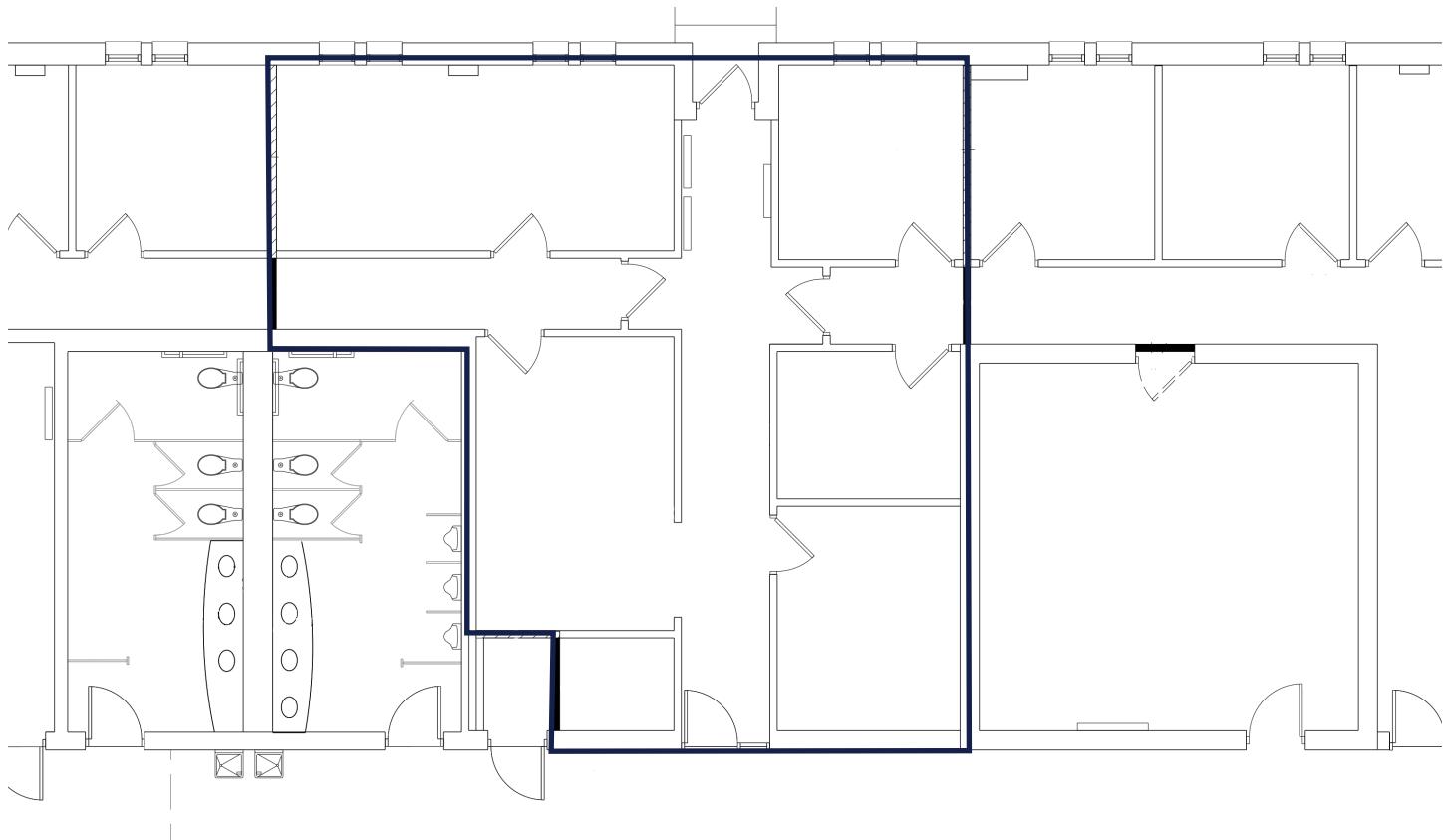
612.242.8820

mdoyle@kenwoodcommercial.com

FOR SALE OR LEASE

1,367 RSF

**CONDO #9 /
SUITE 300**



ASSOCIATION FEES, REAL ESTATE TAXES, AND UTILITIES INFORMATION

CONDO #9 / Suite 300

Association Fees / month	\$2,585.25
2026 Real Estate Taxes, Hennepin County / year	\$10,646.33

- All Utilities are included in Association Fee
- IT and Janitorial expenses are individual Condo Owner's responsibility
- No Upcoming Special Assessments at this time
- Click for [Bylaws of Crossroads Professional Building](#)