

OFFICE/WAREHOUSE: SPACE FOR LEASE

VICTORIA POND CENTER
4801 81ST STREET WEST
BLOOMINGTON, MINNESOTA 55437



SITE INFORMATION

- 58,976 sf office/warehouse building
- Brick exterior and generous glass lines
- Private/direct entrances
- Building signage available
- Perfect for tech, creative or showroom tenants
- Warm shell condition
- Parking located directly in front of space
- Dock and drive-in loading
- Minutes from the Mpls/St. Paul International Airport
- Excellent location and easy access to Interstate 494, Highway 100 and France Avenue

CONTACT US

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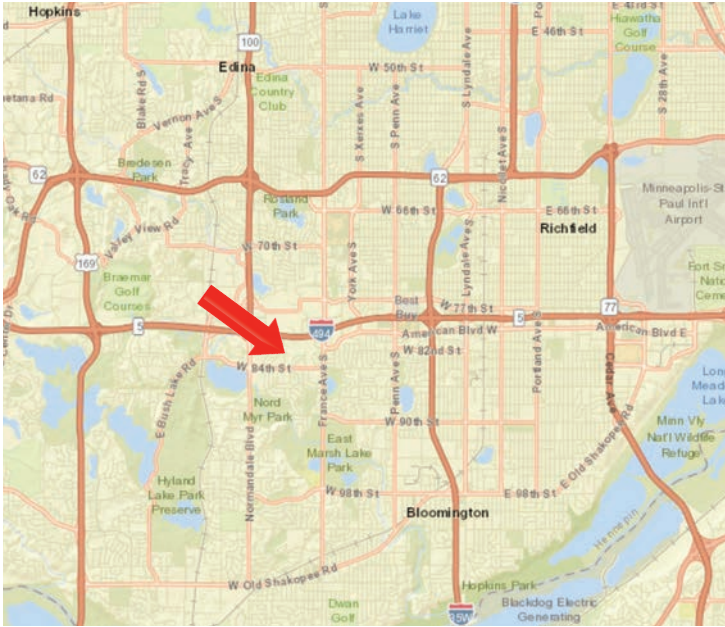
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BUILDING SIZE

58,976 sf

AVAILABLE FOR LEASE

Suite 111A:	4,064 sf
Office:	2,520 sf
Warehouse:	1,544 sf
Suite 118:	6,218 sf
Office:	4,605 sf
Warehouse:	1,613 sf

LOADING

Suite 111A:	1 loading dock
Suite 118:	1 drive-in door

NET LEASE RATE

Office:	\$13.00 per sf
Warehouse:	\$7.00 per sf

2024 ESTIMATED CAM/TAX

CAM:	\$3.19 per sf
RE Tax:	\$2.86 per sf
Total:	\$6.05 per sf

PID

0602724240008

LAND

8.13 acres (354,086 square feet)

ZONING

CS-1, Commercial Service 1

CLEAR HEIGHT

12'

SPRINKLERS

100% wet system

ELECTRICAL

400 amps 240 volts

PARKING

256 parking stalls, 4.31/1,000 sf parking ratio

YEAR BUILT

1983

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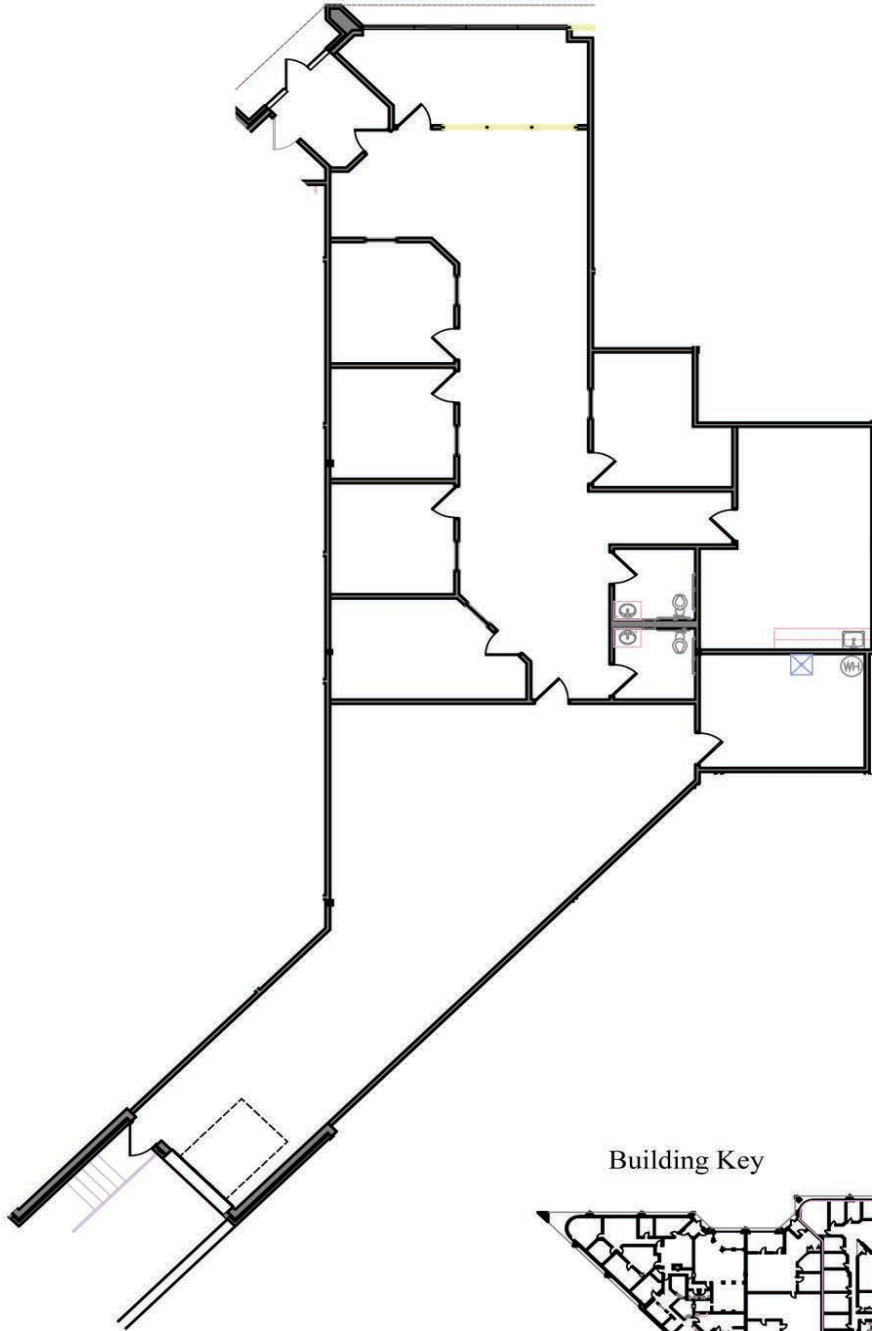
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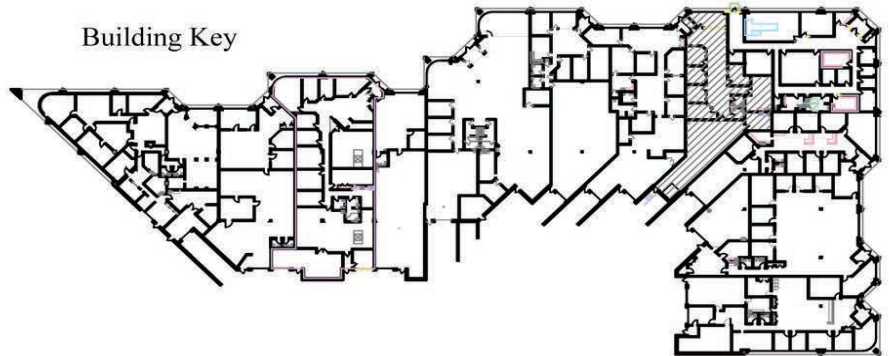


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Suite 111A
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Total: 4,064 sf

Building Key



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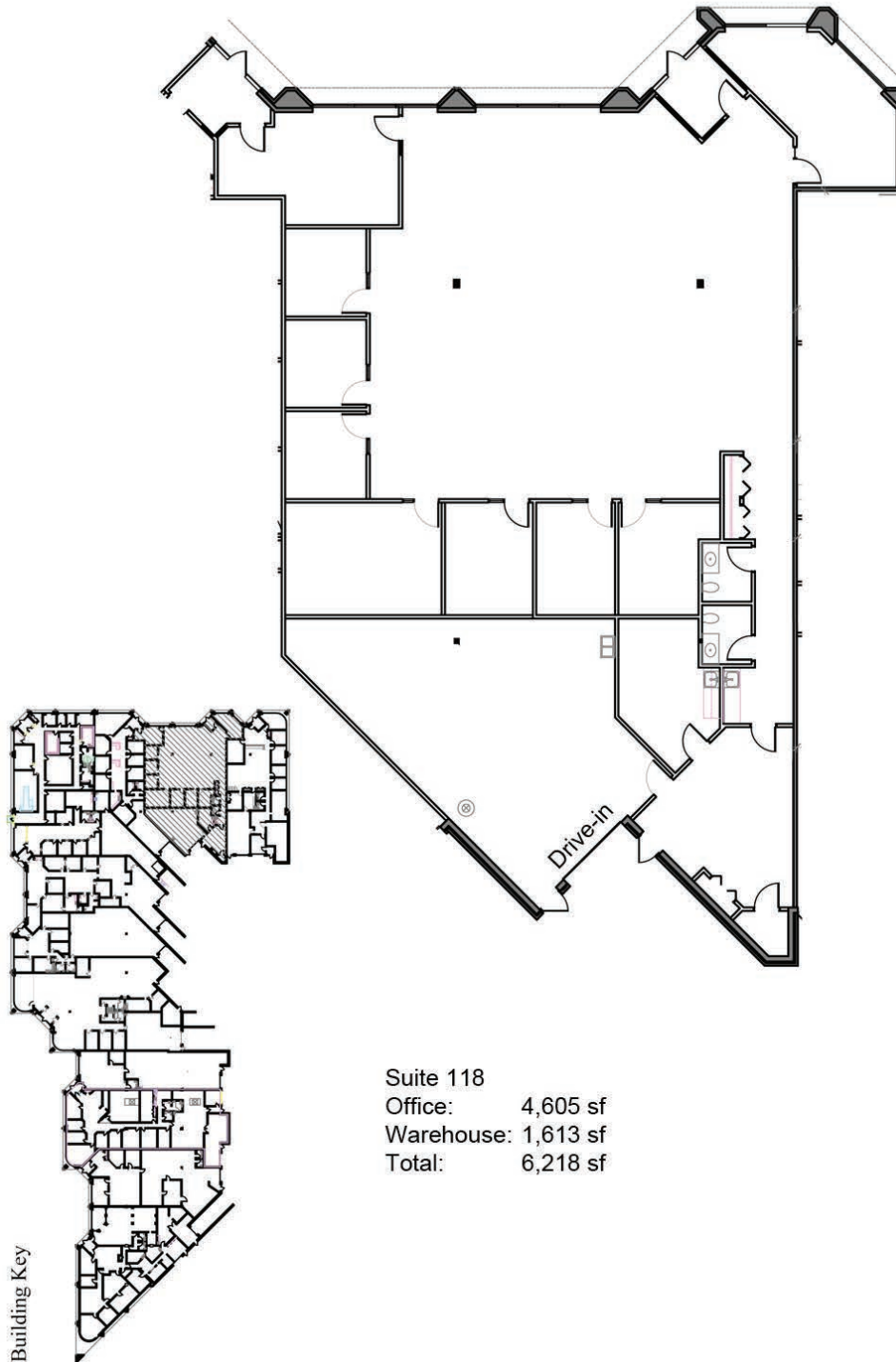
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Total: 6,218 sf

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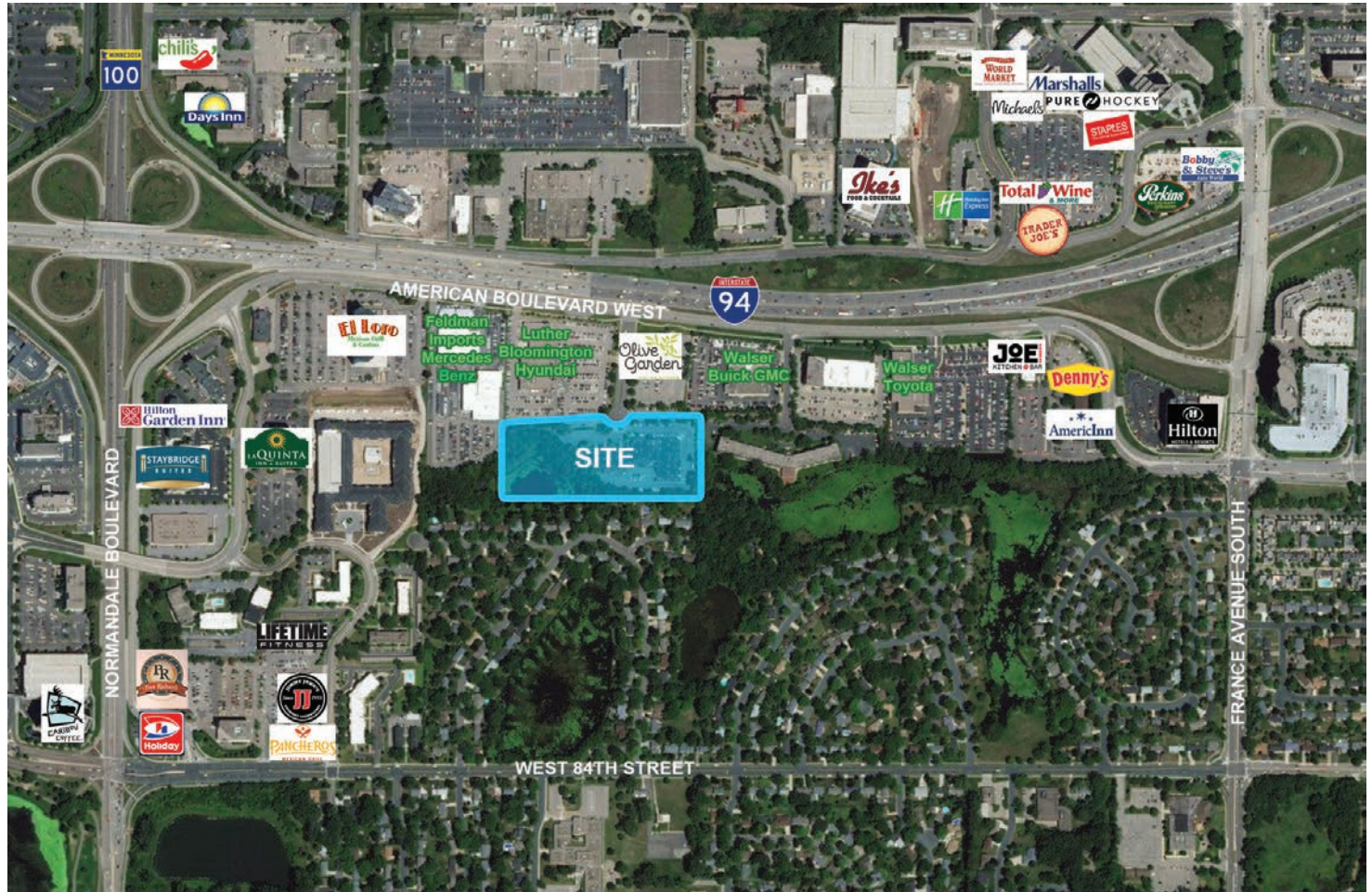
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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,260	79,894	241,395
Avg HH Income	\$93,233	\$103,272	\$108,303
Total Households	3,330	35,419	102,988

TRAFFIC COUNTS

Interstate 494:	164,000 cars/day
Highway 100:	66,000 cars/day

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