



Each office independently owned and operated

FOR LEASE | OFFICE BUILDING

# 500 WEST 98TH STREET

BLOOMINGTON, MN 55420

RE/MAX RESULTS COMMERCIAL

748 Grand Ave

St. Paul, MN 55105

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RESULTSCOMMERCIAL.COM

PRESENTED BY:

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By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RE/MAX Results Commercial.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

RE/MAX Results Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RE/MAX Results Commercial has not verified, and will not verify, any of the information contained herein, nor has RE/MAX Results Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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# 1

## PROPERTY INFORMATION

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FLOOR PLANS

# PROPERTY DESCRIPTION



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## PROPERTY DESCRIPTION

Results Commercial is pleased to present for lease 2,872 SF of office space prominently located in Bloomington, MN. This second-floor office sits above Premier Bank with easy access to highways and plenty of parking for tenants and clients. Consisting of 2,872 SF, this unit has a reception area, 5 private offices, men's & women's restrooms, and a breakroom with a kitchenette.

Tenants have 2 entrances with staircases to the space as well as an elevator. This is a great opportunity for a new tenant to find the space they've been waiting for. Ownership has plans and is in the process of completing building upgrades. Tenant Improvement Allowance is available dependent upon lease terms.

Contact listing brokers for more information and schedule tours.

## LOCATION DESCRIPTION

500 W 98th St is located just off 35W in Bloomington, MN. Bloomington is a historic town South of Minneapolis in the Twin Cities Metro. Only a short commute to MSP Airport and only 4 miles southwest of the famous Mall of America. Surrounding 500 W 98th St there are many strong retailers and businesses including restaurants, fast food, hospitality, retail box stores, groceries, gas, and more.

# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (MG)
Building Size:	4,160 SF
Available SF:	2,872 SF
Lot Size:	35,719 SF
Year Built:	1966

## PROPERTY HIGHLIGHTS

- Excellent Location in Bloomington, MN
- Easily Accessible
- 2,872 SF on Second Floor
- 2 Entrances & Elevator
- Reception Area, Private Rooms, Breakroom with Kitchenette
- Private Restrooms

500 W 98TH ST

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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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# PROPERTY PHOTOS



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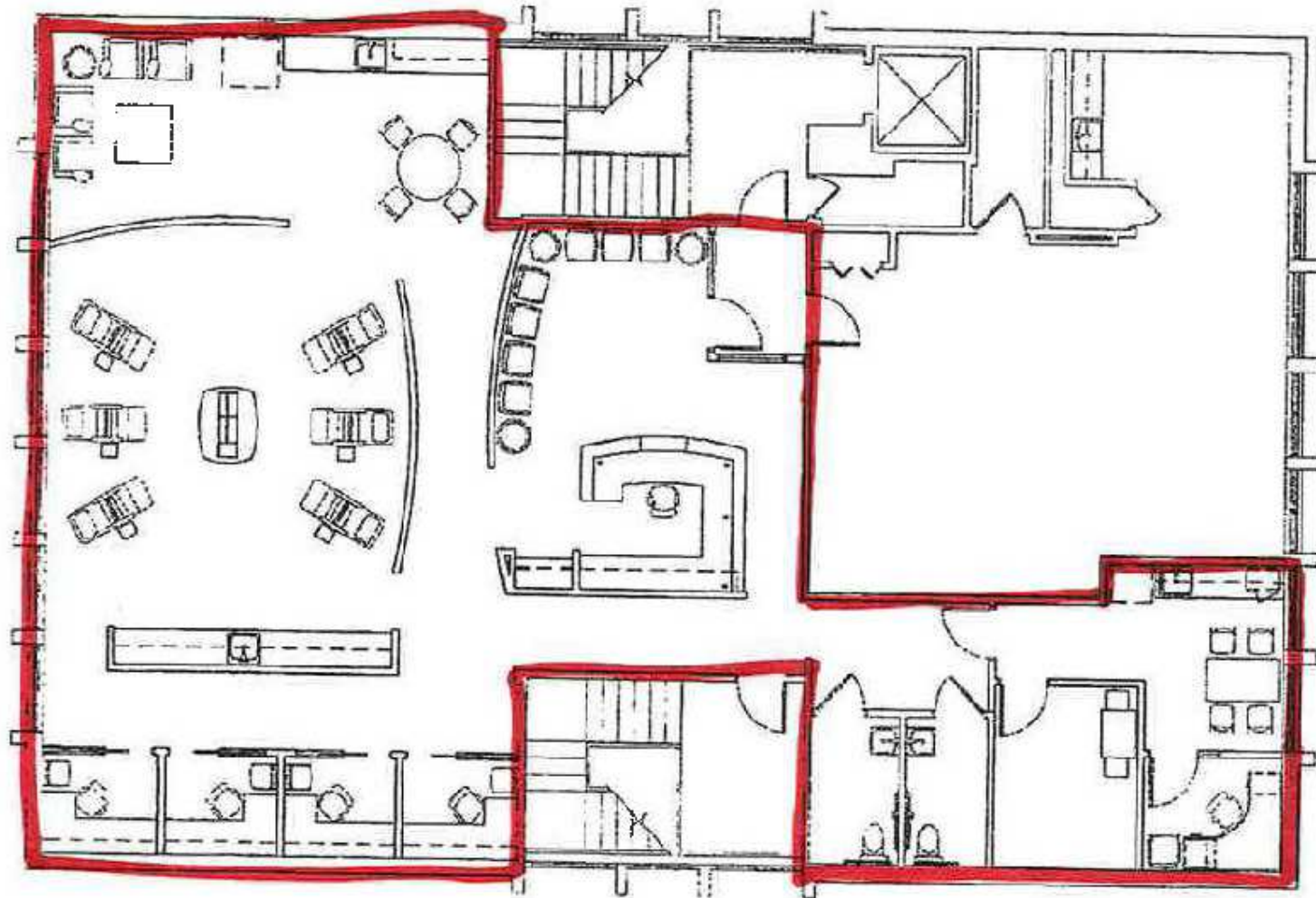
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# FLOOR PLANS



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# 2

## LOCATION INFORMATION

### IN THIS SECTION

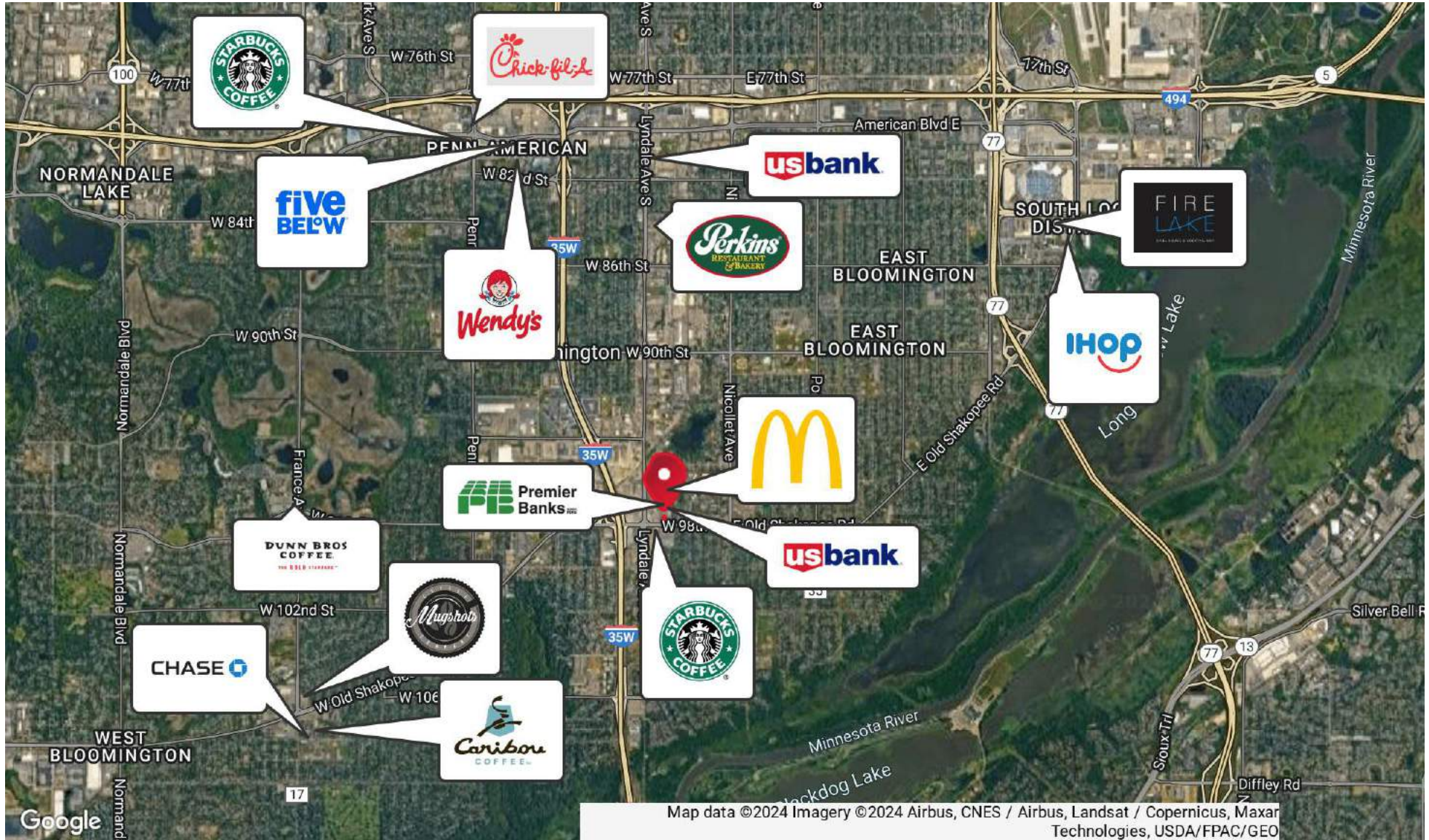
RETAILER MAP

REGIONAL MAP

ABOUT BLOOMINGTON

ZONING

# RETAILER MAP



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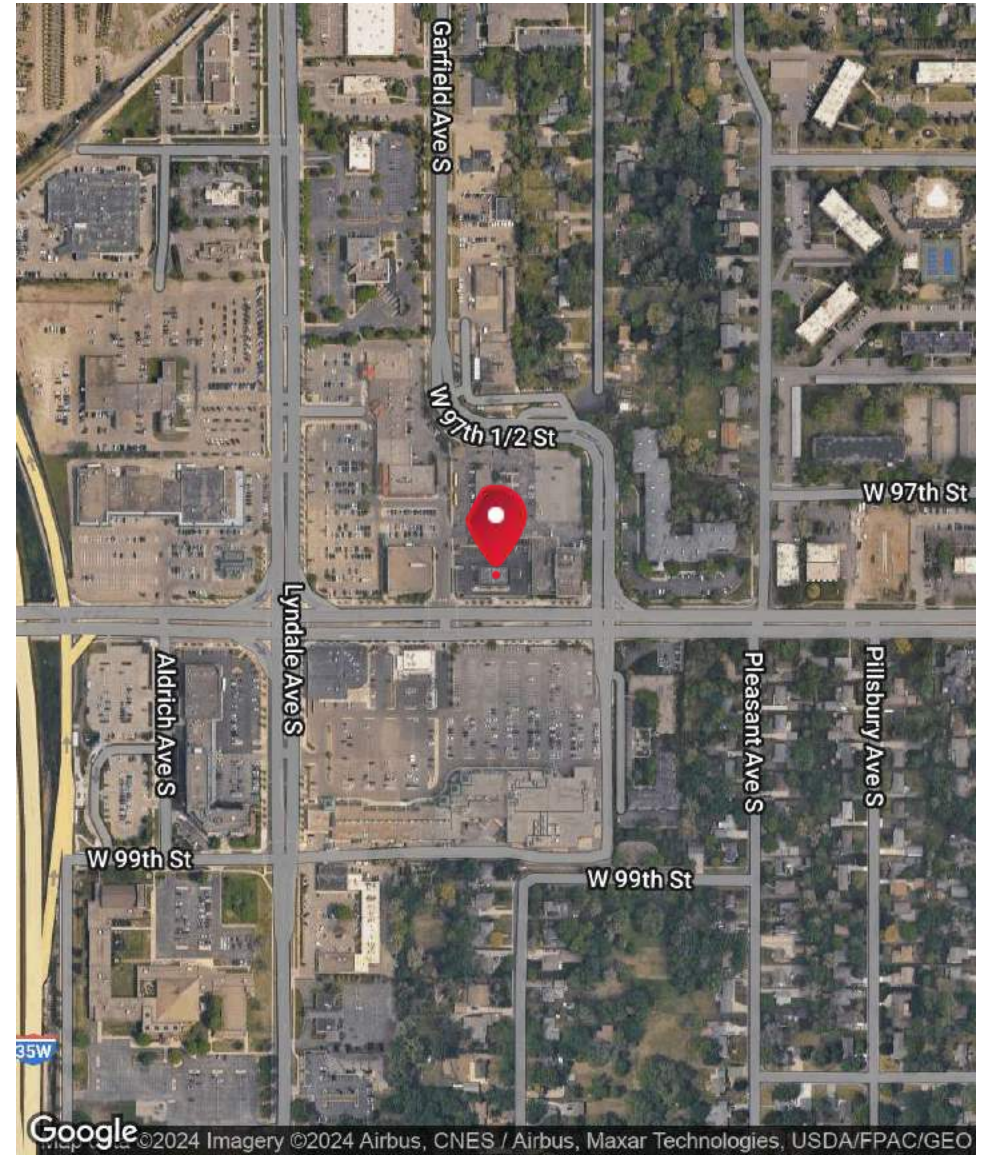
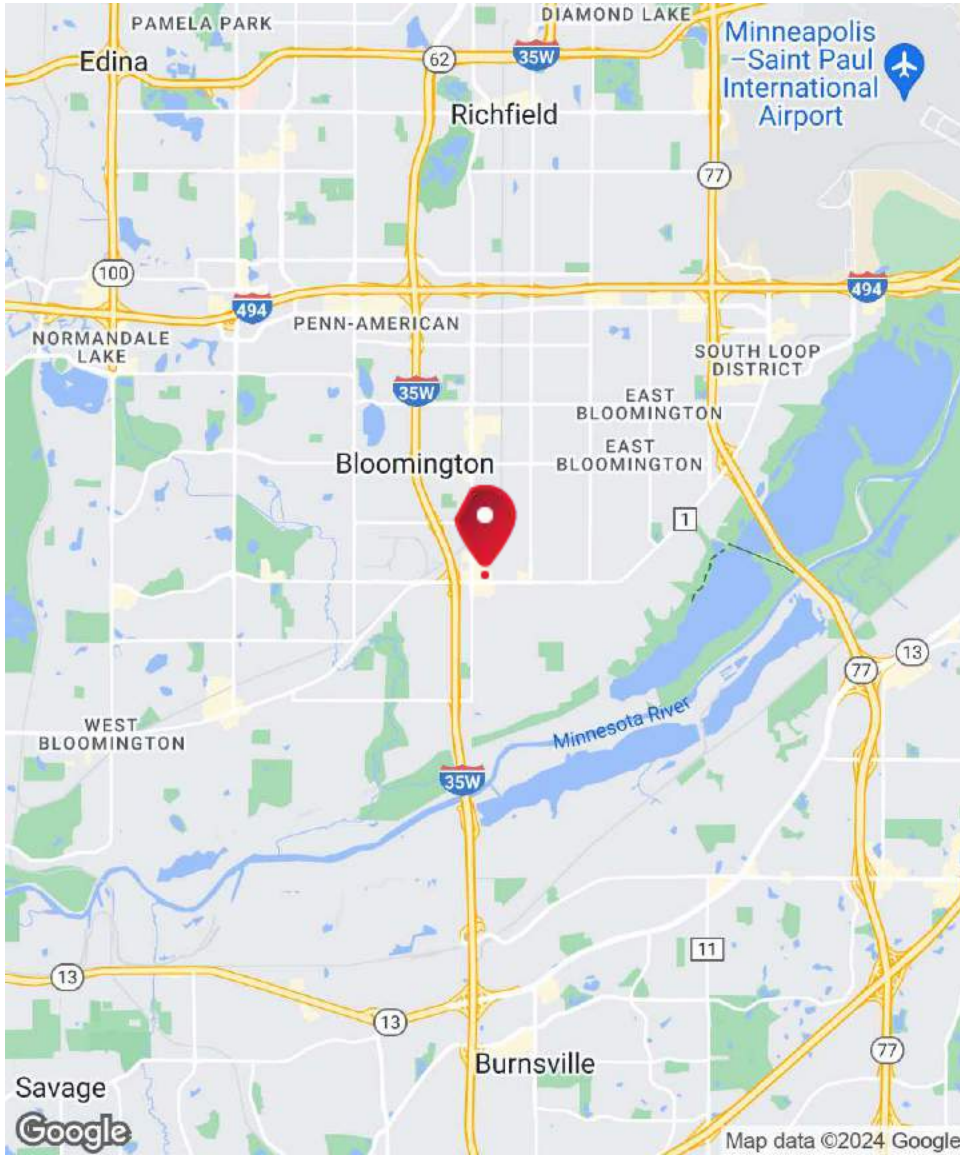
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# REGIONAL MAP



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# //ABOUT BLOOMINGTON



## THE CITY OF BLOOMINGTON

Bloomington is a historic Minnesota city on the south side of the metro known for its economic growth, abundance of activities, and world famous attractions. Bloomington is home to the Mall of America, an American tourist destination hotspot known for its in mall amusement park, Nickelodeon Universe, and its wide variety of 500+ stores. The Mall of America attract 40 million visitors from around the world and generates nearly \$2 billion each year.

In addition to attractions, Bloomington is diverse community that is booming economically. In November 2023, Bloomington voters approved a half percent sales tax to finance \$155 million in bonds to pay for new projects. These projects include a new community health and wellness center, improvements on the famous Bloomington ice garden, and a renewal of the beautiful Nine Mile Creek public park.

With great community pride and spirit, the city of Bloomington offers a plethora of activities on a daily basis no matter the season. Bloomington hosts a population of roughly 89,000 with a median age of 41.8 and a median household income of \$87,381. For more information about the city visit [www.bloomingtonmn.gov](http://www.bloomingtonmn.gov)

**Source:** <https://www.mallofamerica.com/about> and <https://www.bloomingtonmn.gov/>

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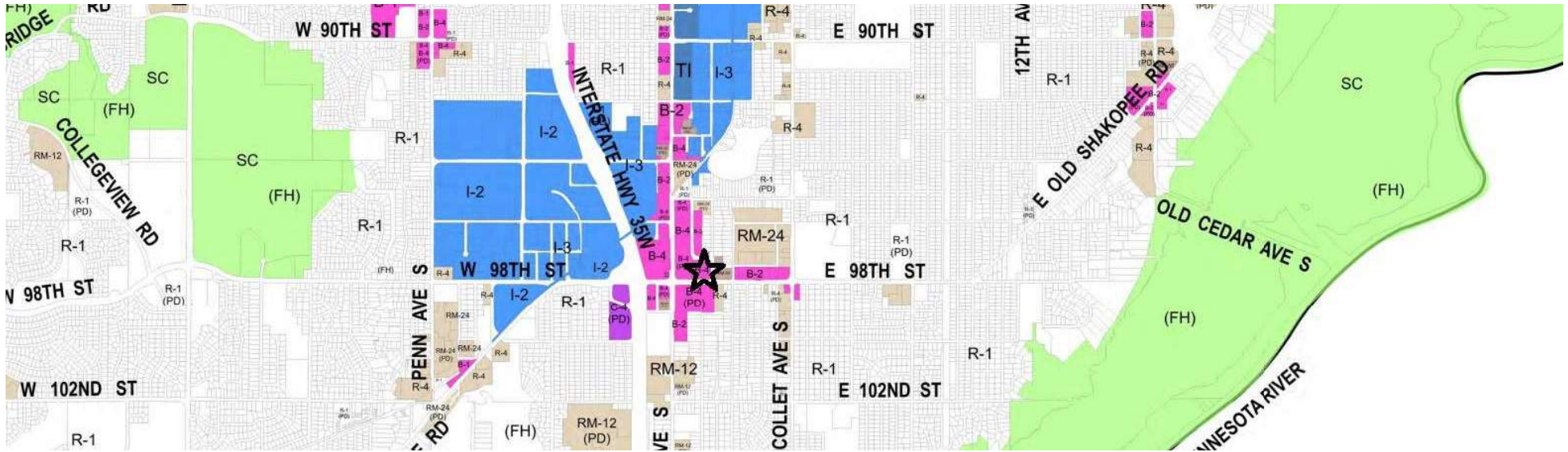
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# ZONING



## B4 - NEIGHBORHOOD COMMERCIAL

### B4 - NEIGHBORHOOD COMMERCIAL

NEIGHBORHOOD COMMERCIAL CENTER (B-4) DISTRICT. INTENT. THE NEIGHBORHOOD COMMERCIAL CENTER (B-4) DISTRICT IS DESIGNED TO PROVIDE FOR NEIGHBORHOOD SCALE COMMERCIAL AND RESIDENTIAL MIXED USES CONFIGURED IN A PEDESTRIAN FRIENDLY MANNER. THE B-4 DISTRICT PROVISIONS ARE INTENDED TO: PROMOTE AN ATTRACTIVE STREETScape THROUGH BUILDING PLACEMENT AND DESIGN; RESTRICT INCOMPATIBLE USES INCLUDING GAS STATIONS, AUTO REPAIR AND CAR WASHES; ENSURE DEVELOPMENT IS EASILY ACCESSIBLE BY FOOT OR BICYCLE; REDUCE THE VISUAL IMPACT OF PARKED VEHICLES BY REQUIRING THE PLACEMENT OF VEHICLE PARKING AREAS TO THE SIDE OR REAR OF BUILDINGS; CREATE OPPORTUNITIES FOR RESIDENTIAL USES WHEN MIXED WITH COMMERCIAL USES; AND PROMOTE A BALANCE OF RETAIL, SERVICE, DINING, MEDICAL OFFICE AND RESIDENTIAL USES WHICH SERVE AND COMPLEMENT SURROUNDING NEIGHBORHOODS. USES. USES ALLOWED IN THE B-4 DISTRICT AS PERMITTED, ACCESSORY, CONDITIONAL, LIMITED, OR INTERIM USES ARE LISTED IN TABLE 21.209(D).

For More Information Please Visit: [https://codelibrary.amlegal.com/codes/bloomington/latest/bloomington\\_mn/0-0-0-109326](https://codelibrary.amlegal.com/codes/bloomington/latest/bloomington_mn/0-0-0-109326)

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## DEMOGRAPHICS

### IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

TRAFFIC COUNTS

# DEMOGRAPHICS MAP & REPORT

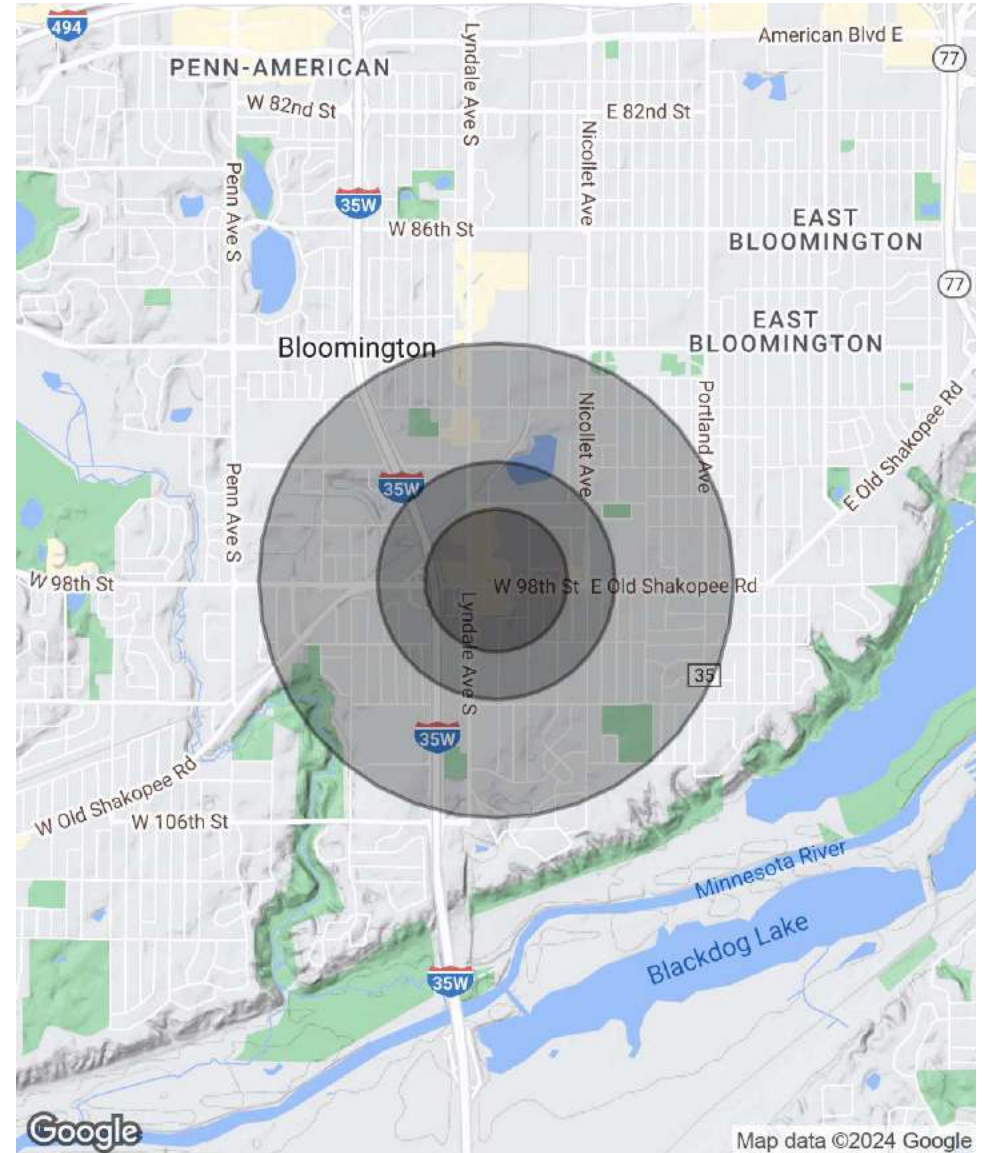
**POPULATION**

	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,425	3,422	11,089
Average Age	38	39	42
Average Age (Male)	37	38	40
Average Age (Female)	39	41	44

**HOUSEHOLDS & INCOME**

	0.3 MILES	0.5 MILES	1 MILE
Total Households	701	1,609	4,860
# of Persons per HH	2	2.1	2.3
Average HH Income	\$70,006	\$72,754	\$85,299
Average House Value	\$395,904	\$372,139	\$344,390

Demographics data derived from AlphaMap



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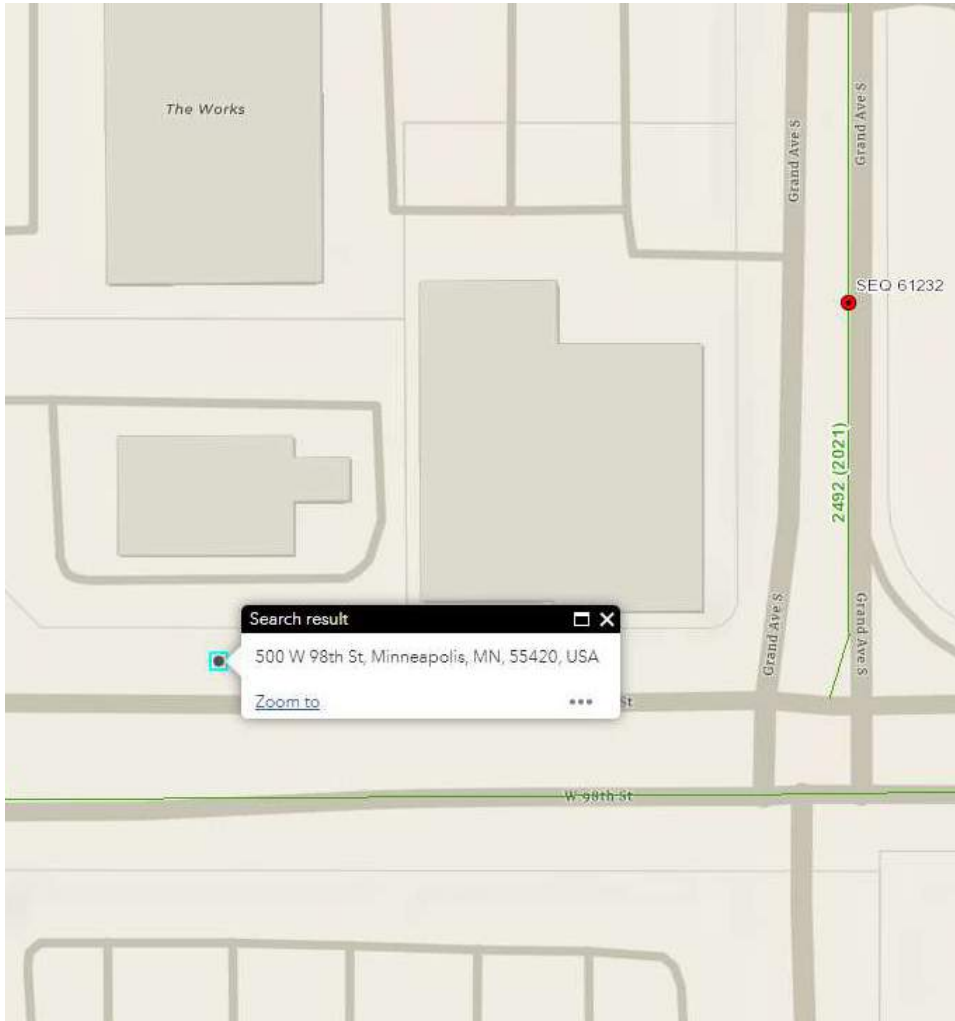
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# //TRAFFIC COUNTS



W 98th Street:  
Grand Ave S:

17,530 Vehicles Per Day  
2,492 Vehicles Per Day

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**4**

ADVISOR  
BIOS

**IN THIS SECTION**

BROKER INFO

// **BROKER INFO****MARK HULSEY**

Managing Broker

mark@resultscommercial.com

Direct: **651.256.7404** | Cell: **239.900.7995****PROFESSIONAL BACKGROUND**

Mark Hulsey, Managing Broker, was originally licensed in real estate in Chicago, Illinois in 1983. After working many years in marketing and as a real estate investor, Mark was recruited by RE/MAX Results and founded RE/MAX Results - Commercial Group in 2003. Mark has led their commercial team to be one of the top performing commercial brokerage groups year after year in the Twin Cities metro area and a national production leader within RE/MAX Commercial. Licensed in Minnesota and Wisconsin.

He is an accomplished public speaker & CRE trainer, and often shares his knowledge of the commercial & investment world with RE/MAX and other organizations throughout the U.S. In addition to being a member of the RE/MAX Hall of Fame and RE/MAX Lifetime Achievement Award, Mark has received numerous commercial real estate sales production awards every year since 2003.

- #1 Commercial Team - RE/MAX Integra Midwest
- #3 RE/MAX Commercial Team Commissions in the United States
- 2015, 2016, 2017 & 2018 Minneapolis/St. Paul Business Journal - Top Commercial Brokerage Firm
- RE/MAX Lifetime Achievement Award
- RE/MAX Hall of Fame
- Top Children's Miracle Network Contributor
- Mark is married to Nancy Hulsev since 1987 and have five children. The Hulsev's reside in St. Paul, Minnesota.

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