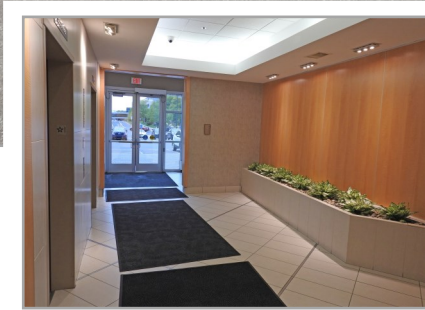


# Normandale Place

8201 Norman Center Drive | Bloomington, MN 55437



## OFFICE SPACE FOR LEASE

Space Available: 2,223 - 18,290 RSF

NNN Rate: \$15.00/RSF

2024 OPEX & RE Taxes: \$11.99/RSF

Operating Expenses: \$7.87/RSF

RE Taxes: \$4.12/RSF

- Immediate access to I-494 and Hwy 100.
- Easy access to Hwy 169 and I-35W.
- Lots of natural light
- Monument signage available
- Controlled access entry system
- Foodsby
- Minutes from the MSP Airport
- Close proximity to restaurants, hotels, shopping, Caribou Coffee, and Life Time Fitness.
- Normandale Lake Park with walking and biking trail nearby.

Jeff Houg

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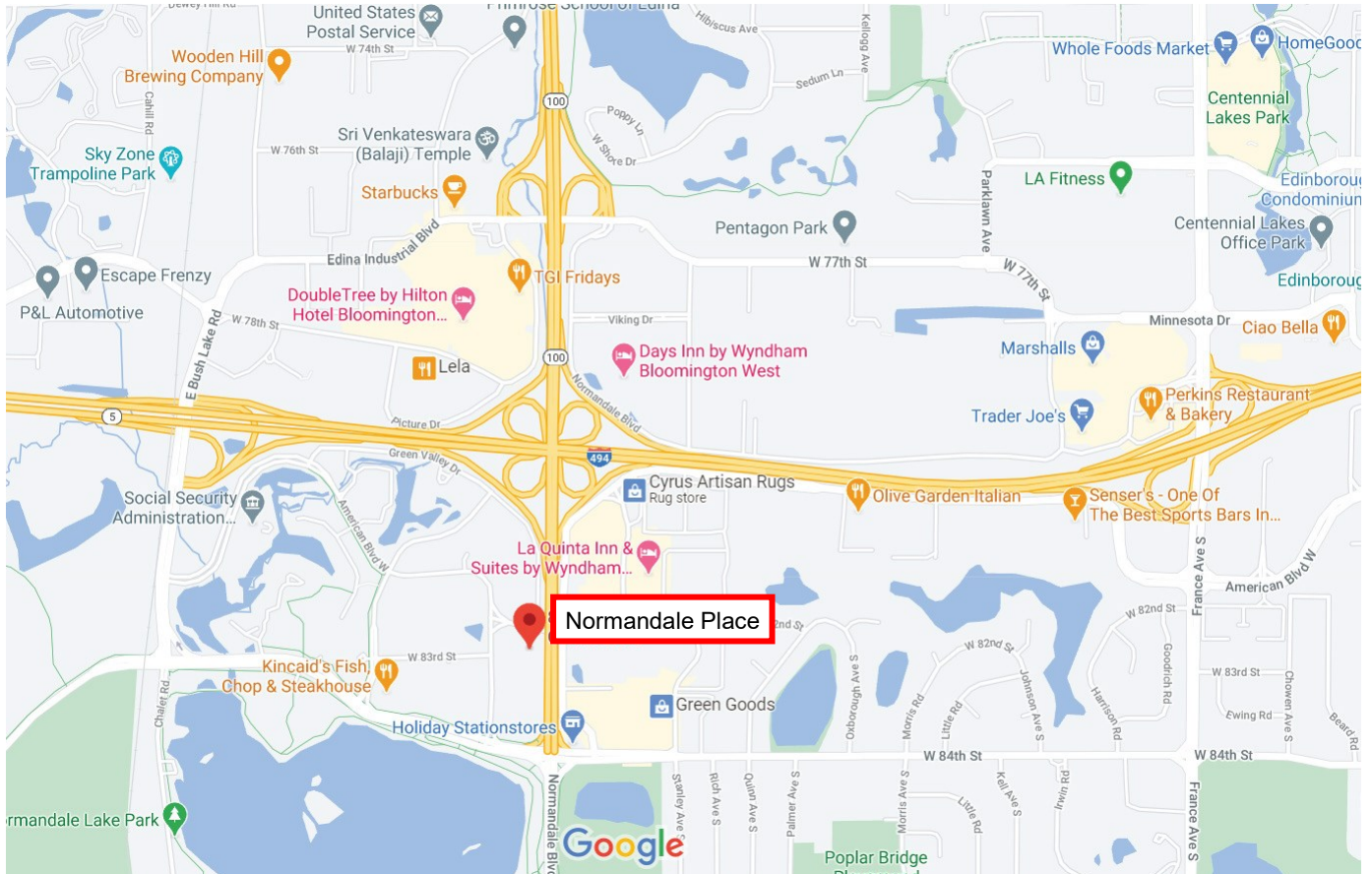
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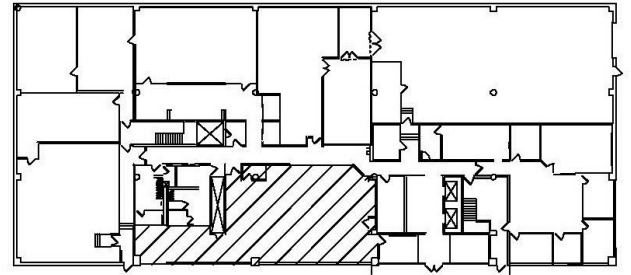
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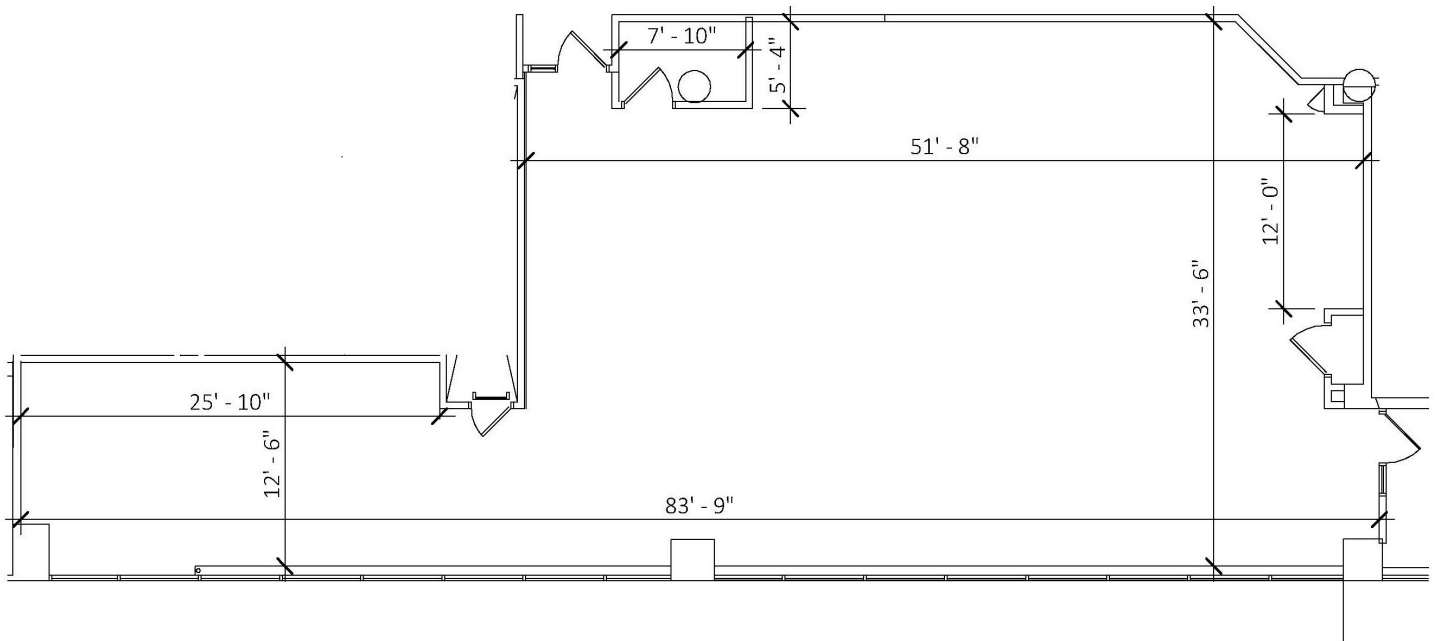
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## Key Plan - 1st Floor

**Suite 100 - 2,545 RSF**



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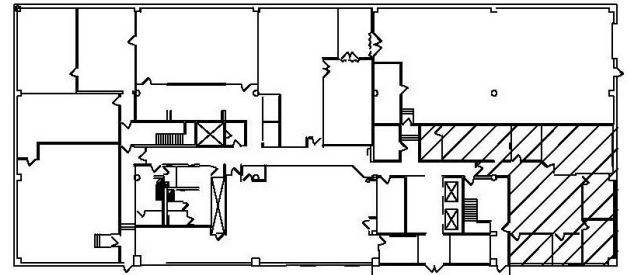
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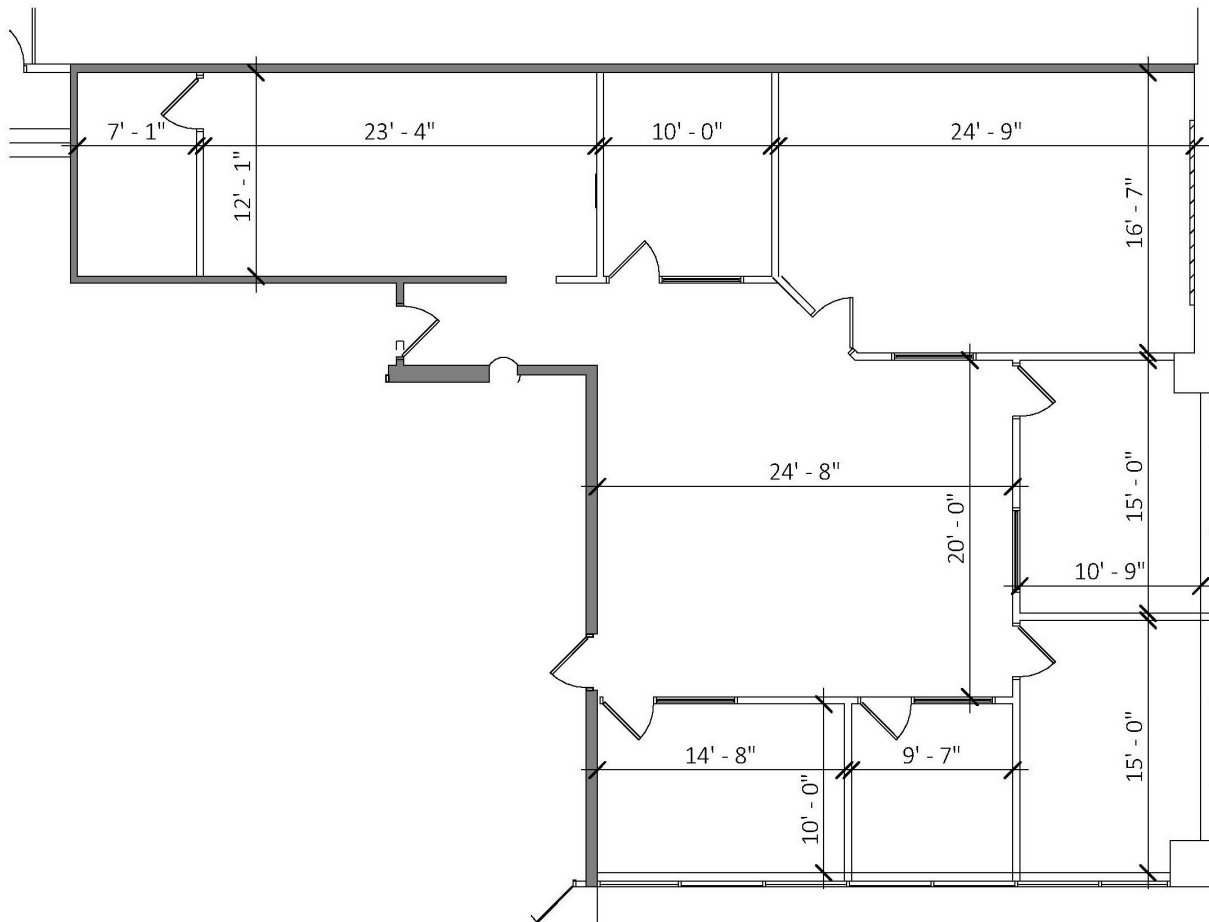
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## Key Plan - 1st Floor

**Suite 150 - 2,568 RSF**





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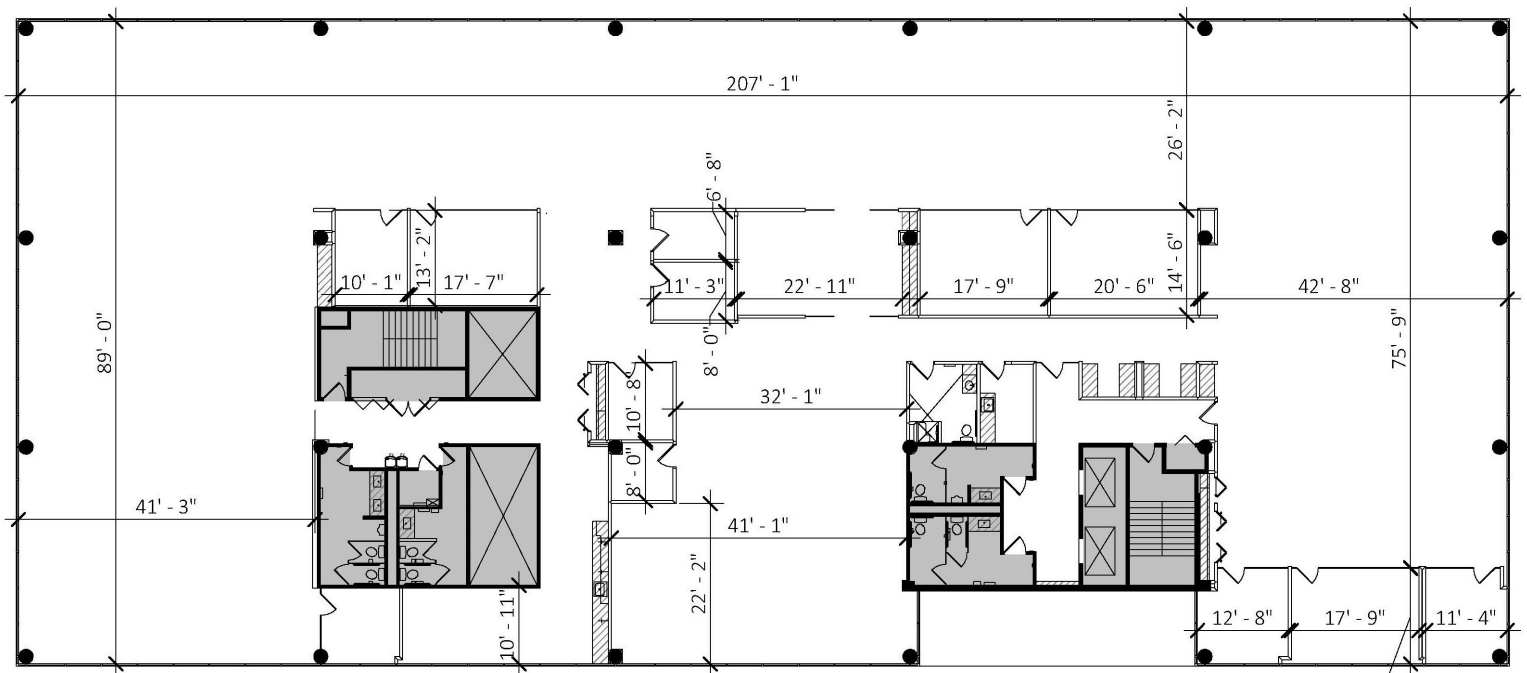
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- Entire 3rd Floor
- Elevator Access
- Private bathrooms and shower

Available April 1, 2025

Suite 300 - 18,290 RSF



# Normandale Place

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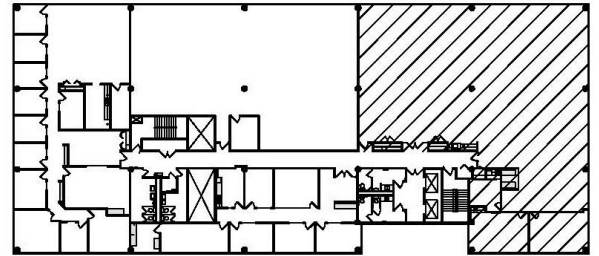
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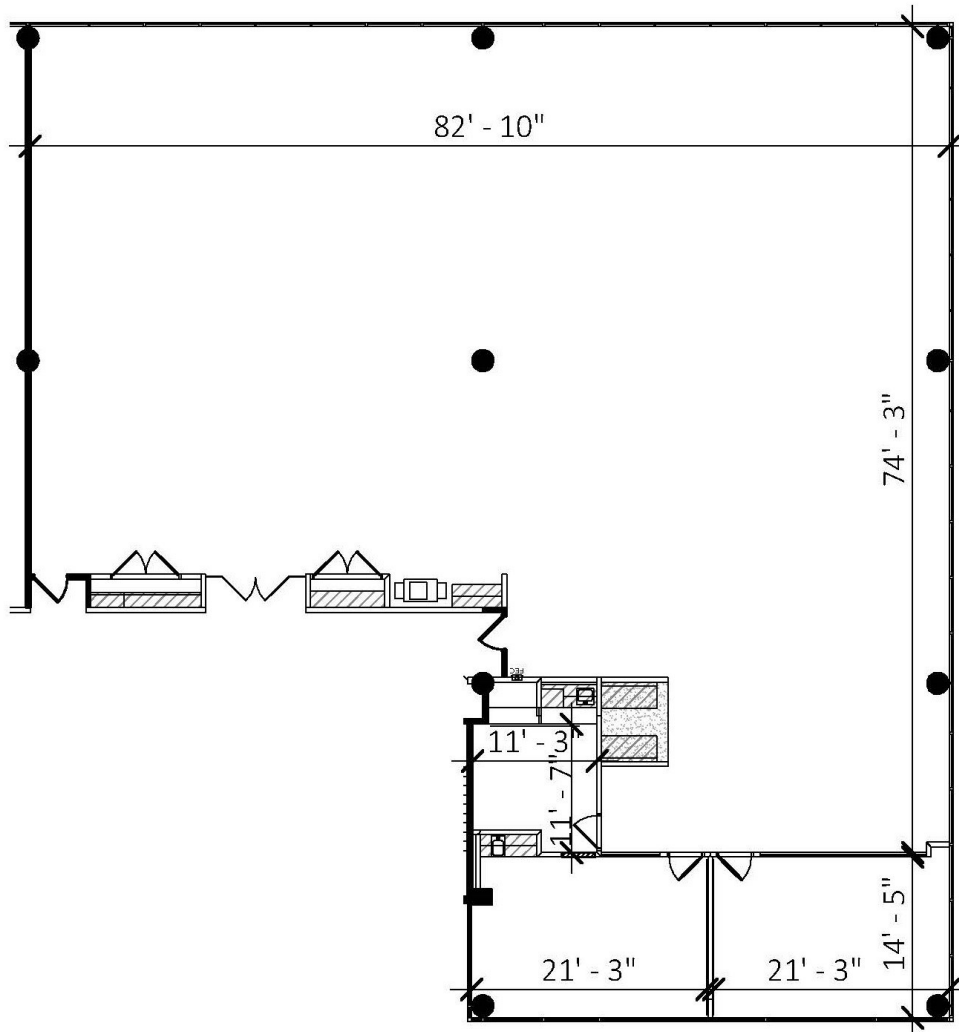
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Key Plan - 4th Floor

Available April 1, 2025

Suite 400 - 7,021 RSF



# Normandale Place

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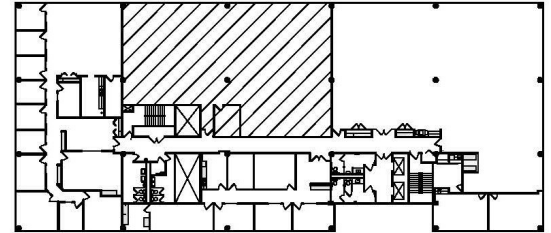
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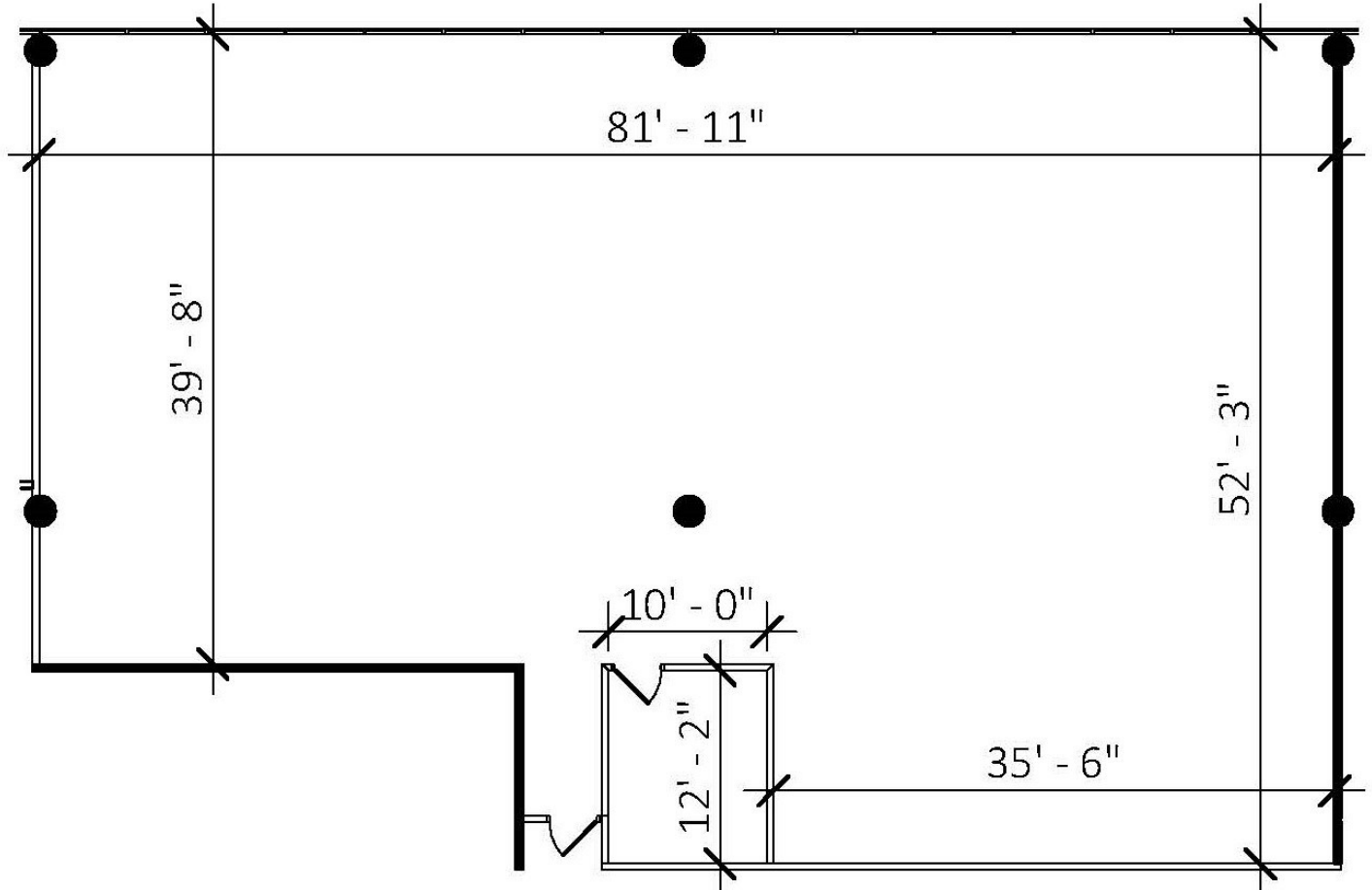
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**Key Plan - 4th Floor**

**Suite 410 - 4,635 RSF**



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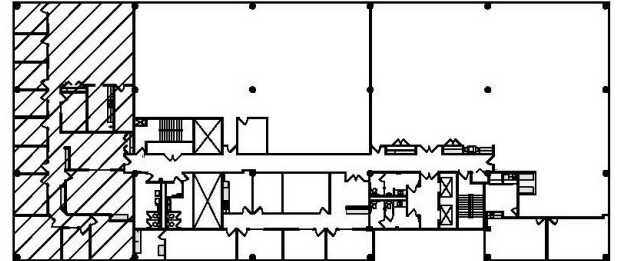
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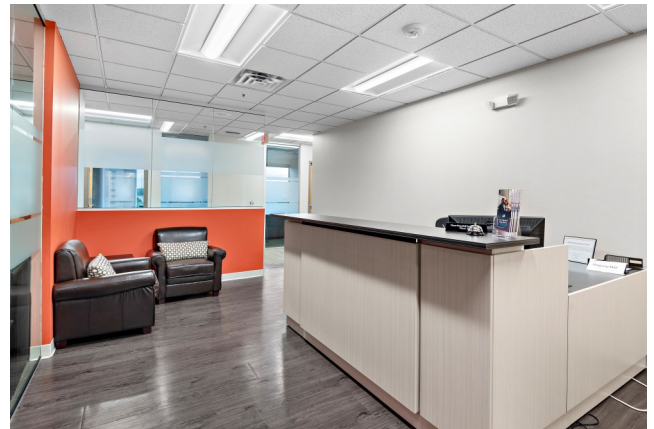
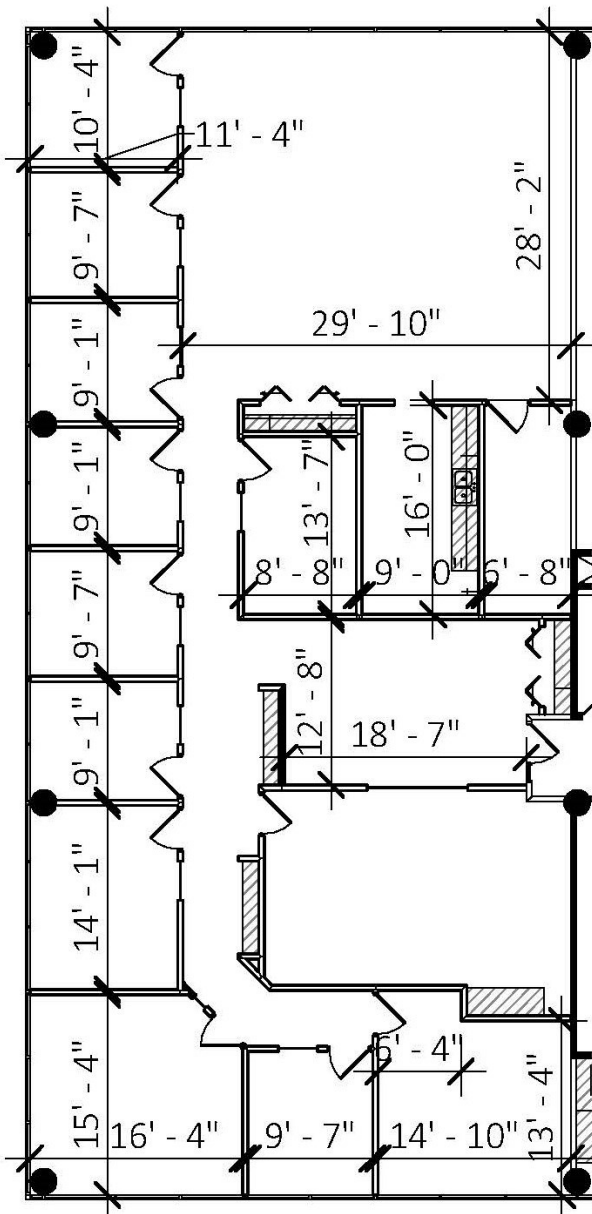


Available January 1, 2025

Suite 450– 4,418 RSF



Key Plan - 4th Floor





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[www.shcre.com](http://www.shcre.com)



- Entire 5th Floor
- Elevator Access
- Private bathrooms

Available April 1, 2025

Suite 500- 18,290 RSF

