

# OFFICE/TECH/FLEX: FOR LEASE

HAMPSHIRE TECHNOLOGY CENTER  
10900 HAMPSHIRE AVENUE SOUTH  
BLOOMINGTON, MINNESOTA 55438



## SITE INFORMATION

- Class A single story flex building
- Attractive brick and stone exterior with ribbon glass windows
- Private/direct entrances
- Monument signage available
- Ample on site parking
- Excellent location just south of Old Shakopee Road and Normandale Lakes Boulevard
- Easy access to Interstate 494, Highways 100 and 169
- Convenient to the Mpls/St. Paul International Airport

## CONTACT US

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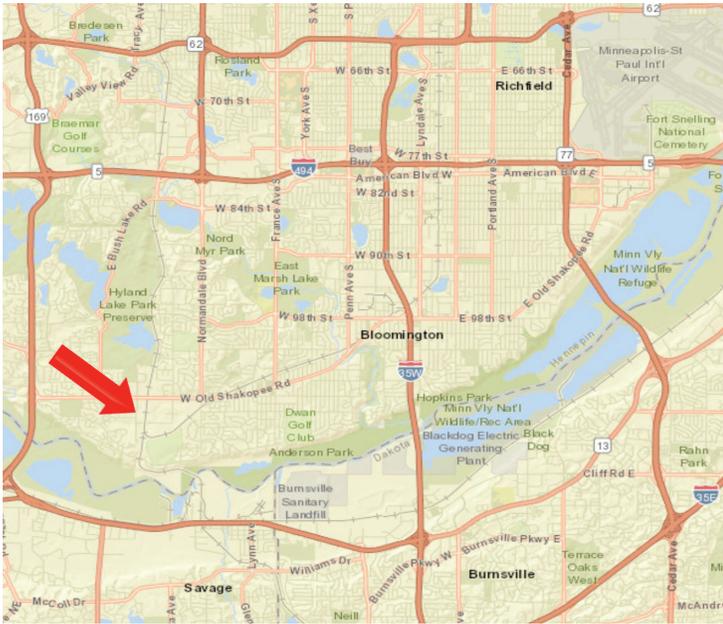
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## TOTAL AVAILABLE

Suite 100:	22,157 sf
Suite 110:	25,953 sf
Total Contiguous:	48,110 sf

## DIVISIBLE

Divisible to less

## YEAR BUILT

1998

## CLEAR HEIGHT

Office:	10' to 12'
Warehouse:	17'

## LOADING

2 loading dock doors  
Additional BTS docks and drive-in loading

## SPRINKLERS

100% wet sprinkler system

## POWER

3,000 amp, 480 volt, 3-phase

## PARKING

Uncovered:	682
Covered:	5
Total:	687
Parking Ratio:	4.75/1,000 sf

## NET LEASE RATE

Office:	\$13.00 per sf
Warehouse:	\$6.00 per sf

## 2026 ESTIMATED CAM/TAX

CAM:	\$3.19 per sf
RE Tax:	\$3.38 per sf
Total:	\$6.57 per sf

## BUILDING SIZE

144,441 sf

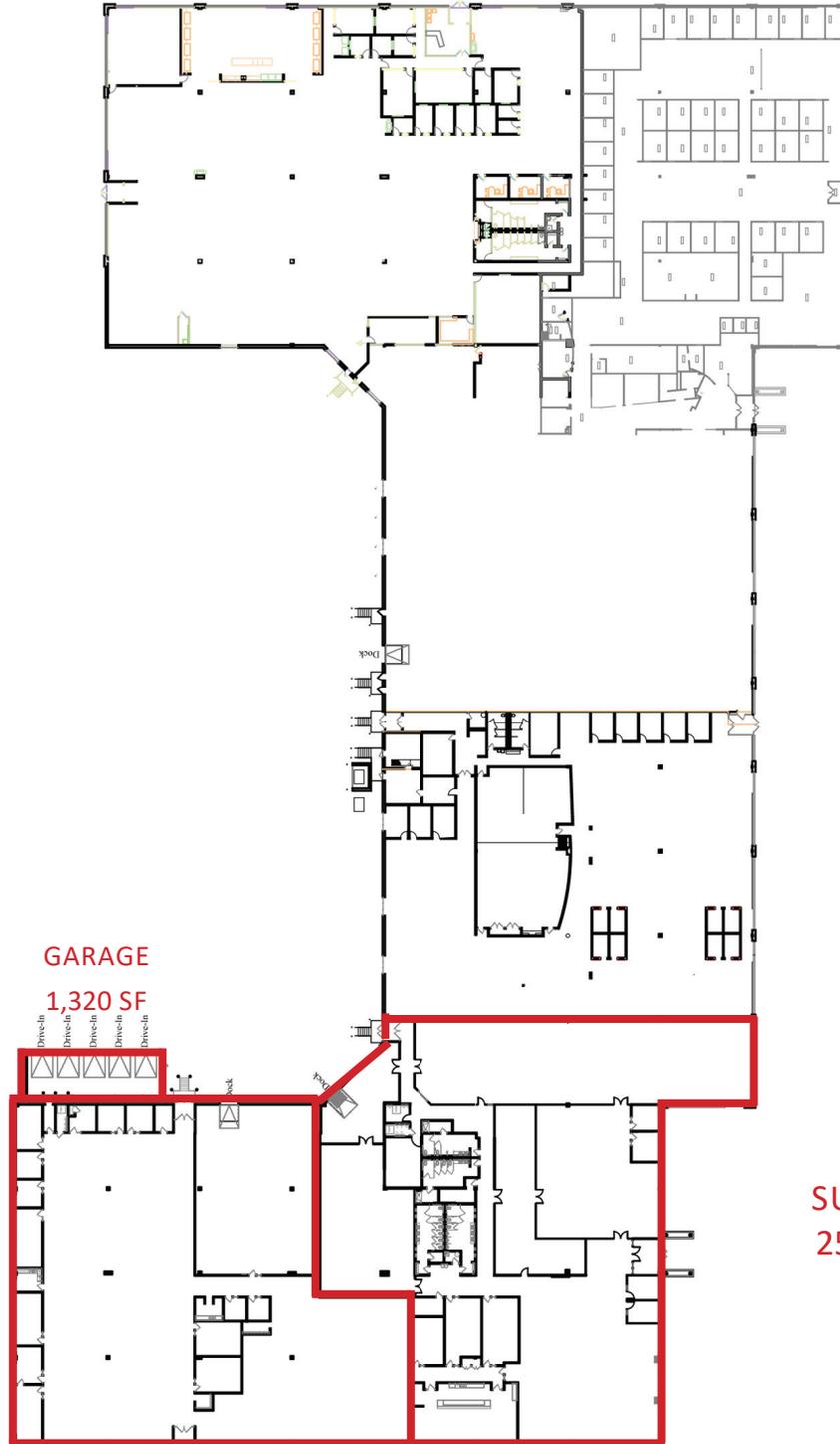
## LAND

14.19 acres

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SUITE 100  
22,157 SF

GARAGE  
1,320 SF

SUITE 110  
25,953 SF

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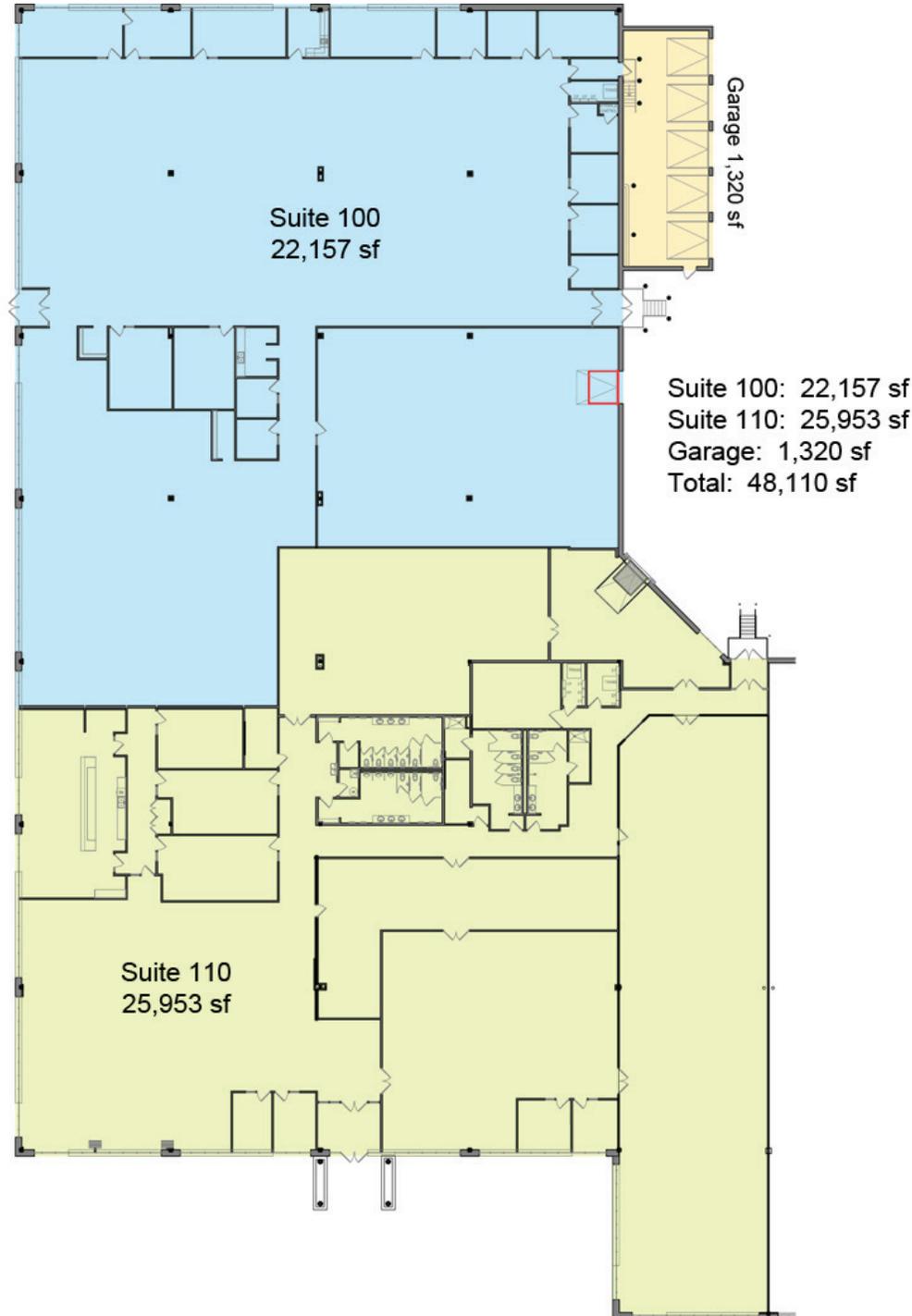
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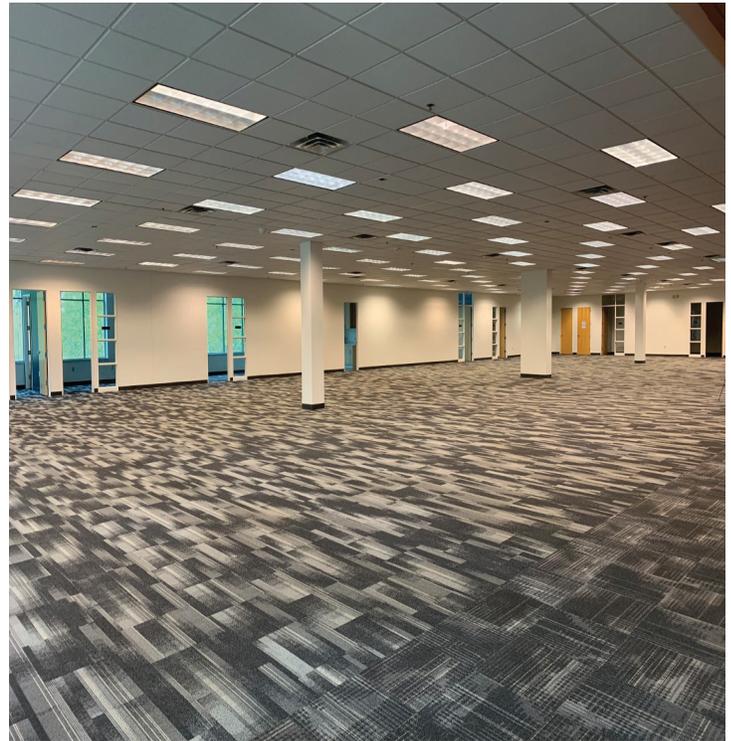
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