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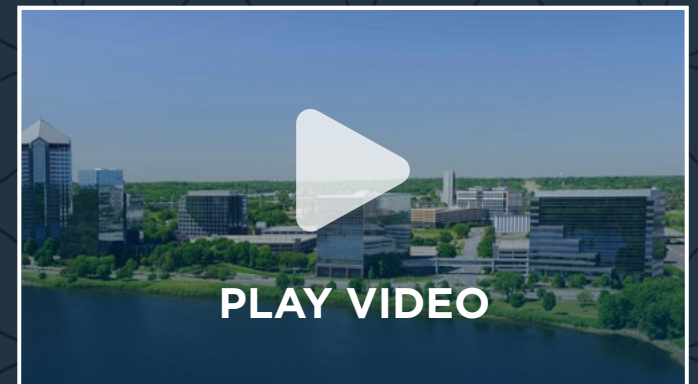
LEASED BY

 CUSHMAN & WAKEFIELD



# NORMANDALE LAKE OFFICE PARK

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



# DESIGNED FOR BUSINESS

Featuring 1.7 million square feet of Class A office space with unparalleled services and amenities where people thrive and businesses flourish



Perfectly integrating today's **LIFESTYLE** and **WORKPLACE**, while offering a **COMMUNITY** designed to inspire and **SUPPORT**





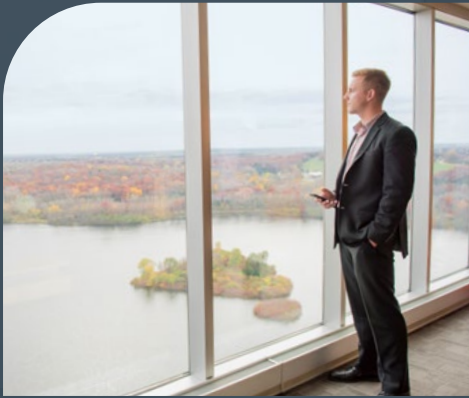
## LIFESTYLE BENEFITS

- Four restaurants offering everything from fast casual to fine dining
- Indoor and outdoor fitness amenities to promote health and wellness
- Salon, florist, car detailing and day care options for added convenience
- Covered parking available for all employees and guests
- Exceptional location near hotels, restaurants, and retail services
- Adjacent to scenic hiking, biking, and walking trails

# DESIGNED TO SUIT YOUR LIFESTYLE

Providing tremendous daily convenience that is unsurpassed





## WORKPLACE BENEFITS

- Premier, Class A corporate image and culture
- Expansive views with abundant natural light to motivate and energize
- Buildings feature sustainable elements that maximize daylight, promote energy efficiency and provide superior indoor air quality
- Conference/training centers equipped with the latest technology
- Creative third spaces that enhance collaboration
- Rebrand your workplace to express your company's culture and vision

# ENHANCING INNOVATION & CONNECTIVITY

Attract, retain, and stimulate the best and brightest talent





## COMMUNITY BENEFITS

- Organized educational and charitable events for employees and guests
- Fitness and wellness activities offered throughout the year
- Restaurants and lounges available for happy hours, parties, and mingling
- An active community that facilitates networking

# REDISCOVER THE IMPORTANCE OF COMMUNITY

An inviting community rooted in activities, events, service, and people





## SUPPORT BENEFITS

- Enjoy the friendly and familiar faces of over 300 staff members to support your life/work style
- Dedicated and responsive management team
- A maintenance team who prides itself on fast and efficient service
- Highly visible security staff available 24/7
- Tenant services available to assist with event planning and coordination

# TOP TIER SERVICE AND SUPPORT

Relationship-driven teams eager to enhance your experience



[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

# 8000

**ADDRESS:**

8000 Norman Center Drive, Bloomington, MN 55437

**BUILDING SIZE:**

241,201 rentable square feet, twelve (12) stories

**TYPICAL FLOOR:**

21,000 rentable square feet

**QUOTED NET RATE:**

\$22.00 per rentable square foot

**OPERATING COSTS & TAXES:**

\$15.28 per rentable square foot

**PARKING:**

Parking ramp offering ratio of 5 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

# 8200

**ADDRESS:**

5600 West 83rd Street, Bloomington, MN 55437

**BUILDING SIZE:**

274,335 rentable square feet, eleven (11) stories

**TYPICAL FLOOR:**

27,400 rentable square feet

**QUOTED NET RATE:**

\$22.00 per rentable square foot

**OPERATING COSTS & TAXES:**

\$14.77 per rentable square foot

**PARKING:**

Parking ramp offering ratio of 4 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.



[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

# 8300

## ADDRESS:

8300 Norman Center Drive, Bloomington, MN 55437

## BUILDING SIZE:

285,753 rentable square feet, thirteen (13) stories

## TYPICAL FLOOR:

24,000 rentable square feet

## QUOTED NET RATE:

\$21.00 per rentable square foot

## OPERATING COSTS & TAXES:

\$15.08 per rentable square foot

## PARKING:

Parking ramp offering ratio of 4 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

# 8400

**ADDRESS:**

8400 Normandale Lake Boulevard, Bloomington, MN 55437

**BUILDING SIZE:**

413,184 rentable square feet, eighteen (18) stories

**TYPICAL FLOOR:**

24,000 rentable square feet

**QUOTED NET RATE:**

\$22.00 per rentable square foot

**OPERATING COSTS & TAXES:**

\$15.85 per rentable square foot

**PARKING:**

Parking ramp offering ratio of 5 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

# 8500

**ADDRESS:**

8500 Normandale Lake Blvd, Bloomington, MN 55437

**BUILDING SIZE:**

467,016 rentable square feet, twenty-four (24) stories

**TYPICAL FLOOR:**

21,000 rentable square feet

**QUOTED NET RATE:**

\$22.00 per rentable square foot

**OPERATING COSTS & TAXES:**

\$14.52 per rentable square foot

**PARKING:**

Parking ramp offering ratio of 3.5 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.



## THE BEST OF THE SUBURBS AT YOUR FINGERTIPS

Offering tremendous access to an exciting list of popular destinations, accommodations, and airports just minutes away. And with unbeatable accessibility to several major roadways, your commute will never be a problem.

### LIVE

Lunds & Byerlys  
Trader Joe's  
Whole Foods  
Total Wine  
Mister Car Wash  
Bobby & Steve's Auto  
Anytime Fitness  
CorePower Yoga  
CrossFit Edina  
LA Fitness  
Lifetime Fitness  
Pure Barre  
Title Boxing Club  
HomeGoods  
Macy's Furniture  
Room & Board

The Container Store  
West Elm  
Restoration Hardware  
Office Depot  
FedEx Print & Ship  
USPS

### EAT

Brueggers  
Caribou Coffee & Bagels  
Starbucks  
Capriotti's  
Dairy Queen  
Domino's  
Five Guys  
Grabbagreen  
Jamba Juice  
Jimmy John's

Pancheros  
Potbelly  
Cahill Bistro  
CW's Bar and Grill  
Bloomington ChopHouse  
Cheetah Pizza  
Ciao Bella  
Pinstripes  
Red's Savoy Pizza  
Taco Libre  
Tavern 23  
Wooden Hill Brewery

### STAY

Best Western  
Courtyard by Marriott  
Doubletree Hotel  
Embassy Suites

Hampton Inn  
Hilton  
Hilton Garden Inn  
Holiday Inn  
Holiday Inn Express  
La Quinta Inn & Suites  
Renaissance Hotel  
Residence Inn  
Sheraton  
Staybridge Suites

### PLAY

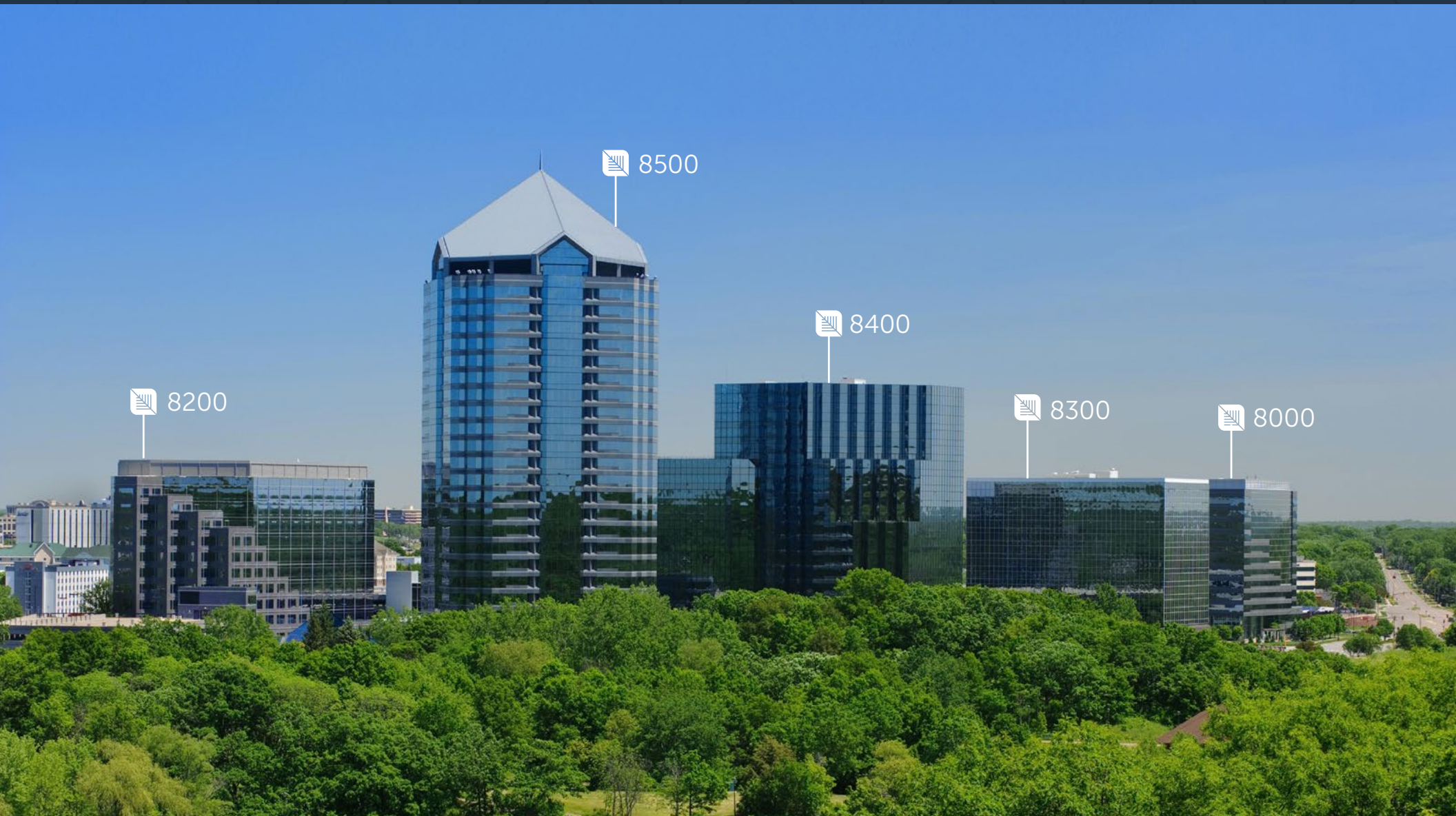
Normandale Lake Park  
Hyland Hills Ski Area  
Richardson Nature Center  
Bush Lake Park  
Hyland Lake Park Reserve  
Braemar Golf Course



PLEASE VISIT

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

TO VIEW AVAILABILITIES





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