

For Sublease | Office/Warehouse

CBRE

Southtech Plaza II

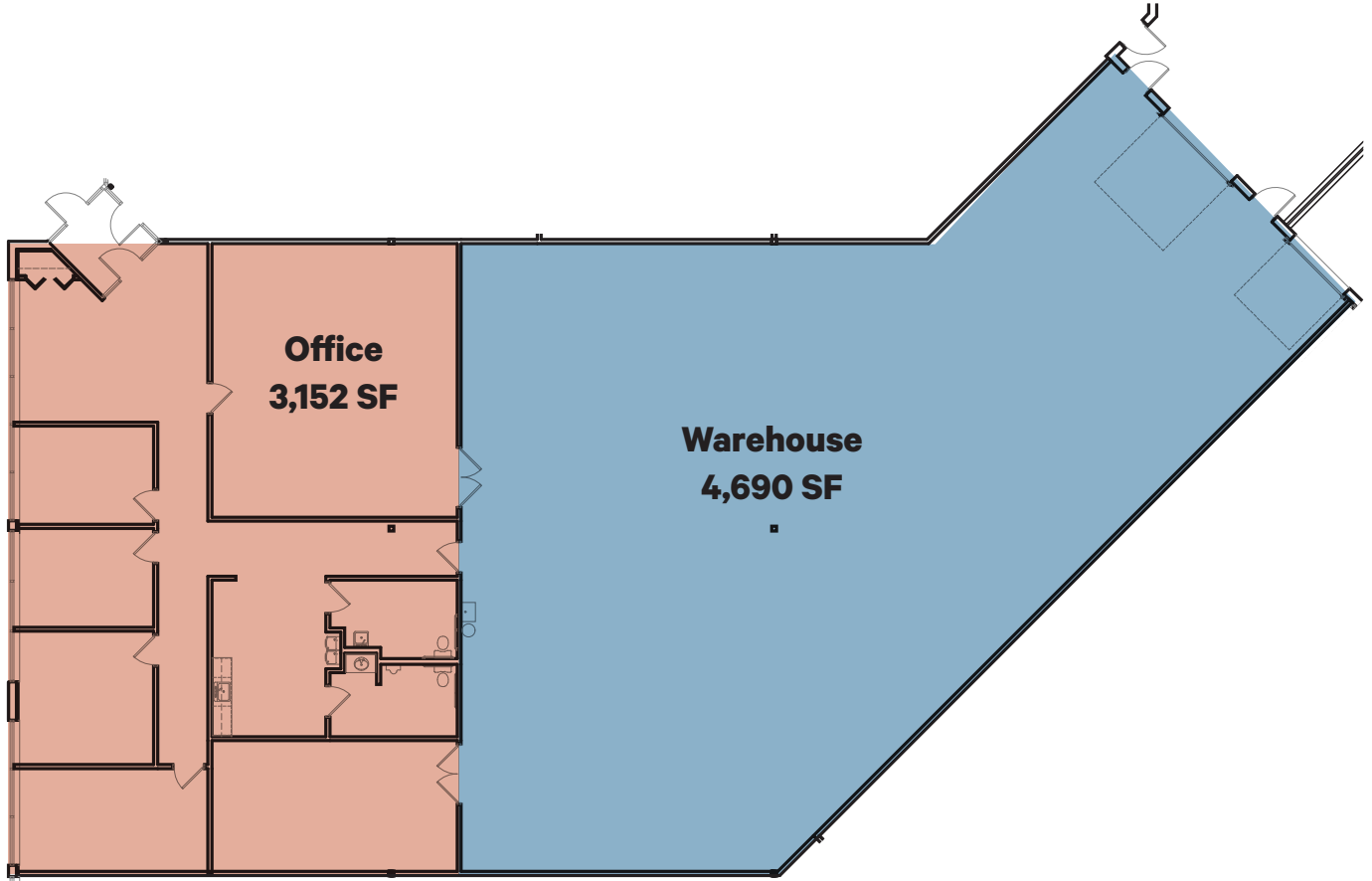
9555 James Ave S | Bloomington, MN 55431



Contact Us

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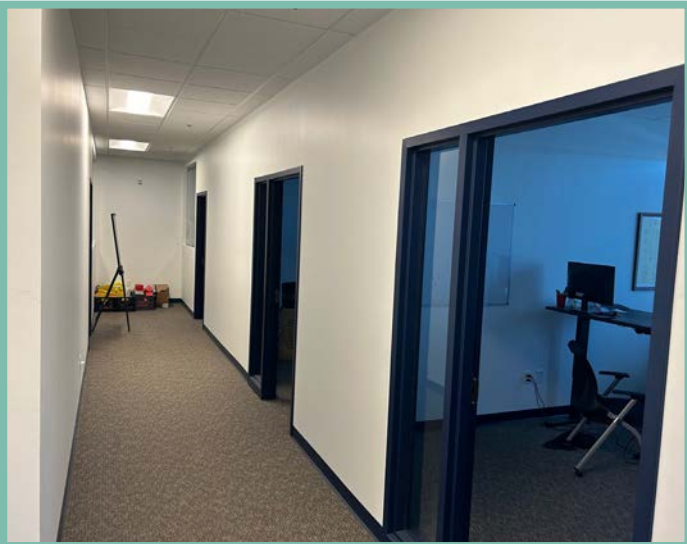
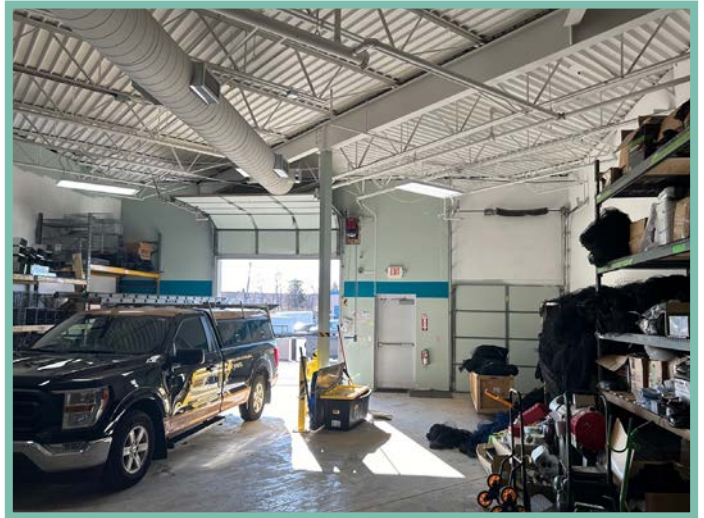
Property Overview

- + **Total Building:** 114,631 SF
- + **Total Available:** 7,842 SF
- + **Suite 220**
- + Office: 3,152 SF
- + Whse: 4,690 SF
- + Loading: 1 Dock | 1 Drive-in
- + **Fully air conditioned space**
- + **Year Built:** 1987
- + **Clear Height:** 16'
- + **Parking Ratio:** Ample
- + **Term Through:** 2/28/2029
- + **Lease Rates:** Negotiable
- + **Est. 2025 Tax/CAM:** \$5.97 PSF

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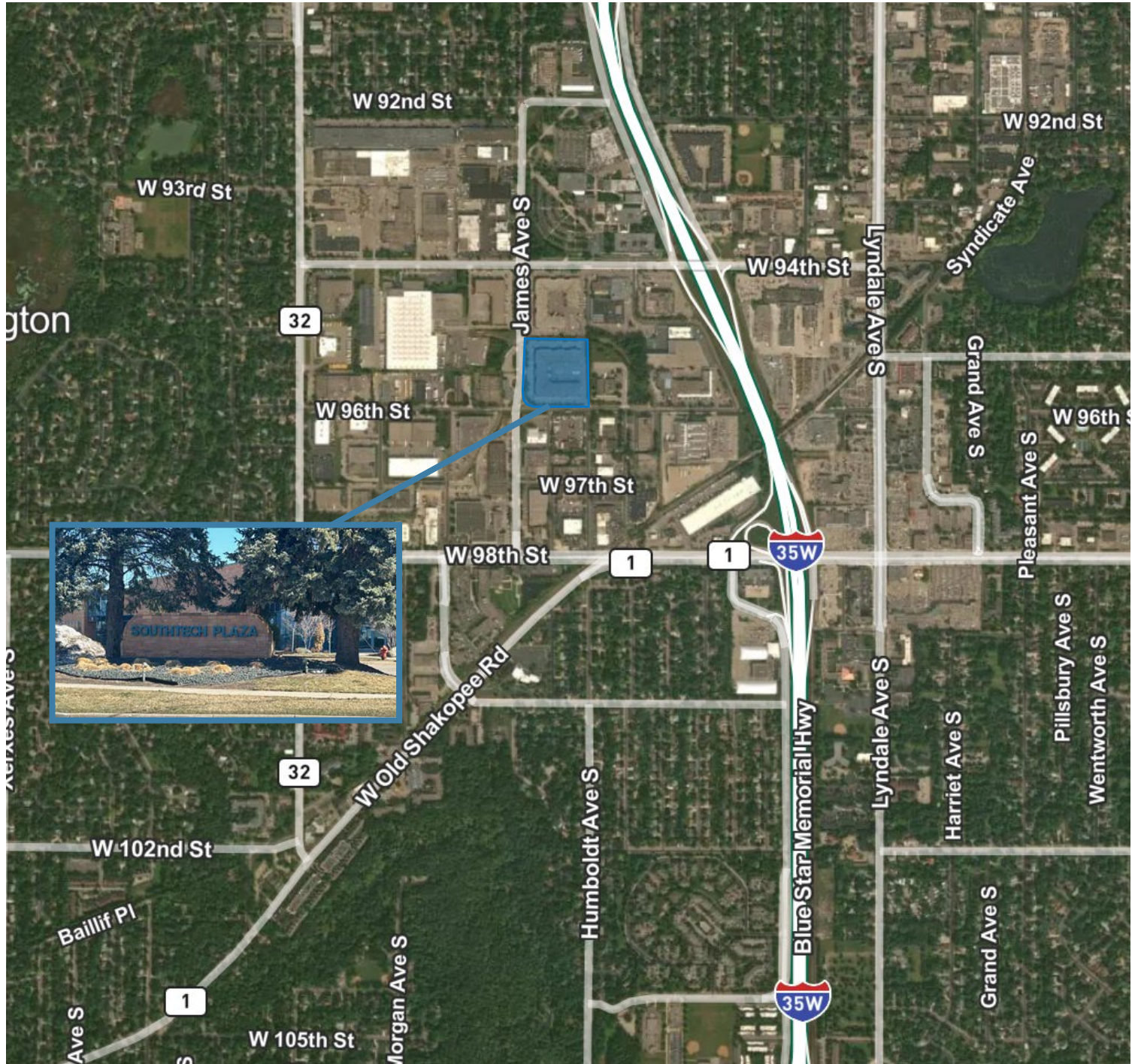
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