



BRAND NEW
COMMERCIAL
SPACE FOR
LEASE



THE
rosalyn

700 AMERICAN BOULEVARD W, BLOOMINGTON, MN 55420



THE
rosalyn



THE HIGHLIGHTS



BUILDING FEATURES

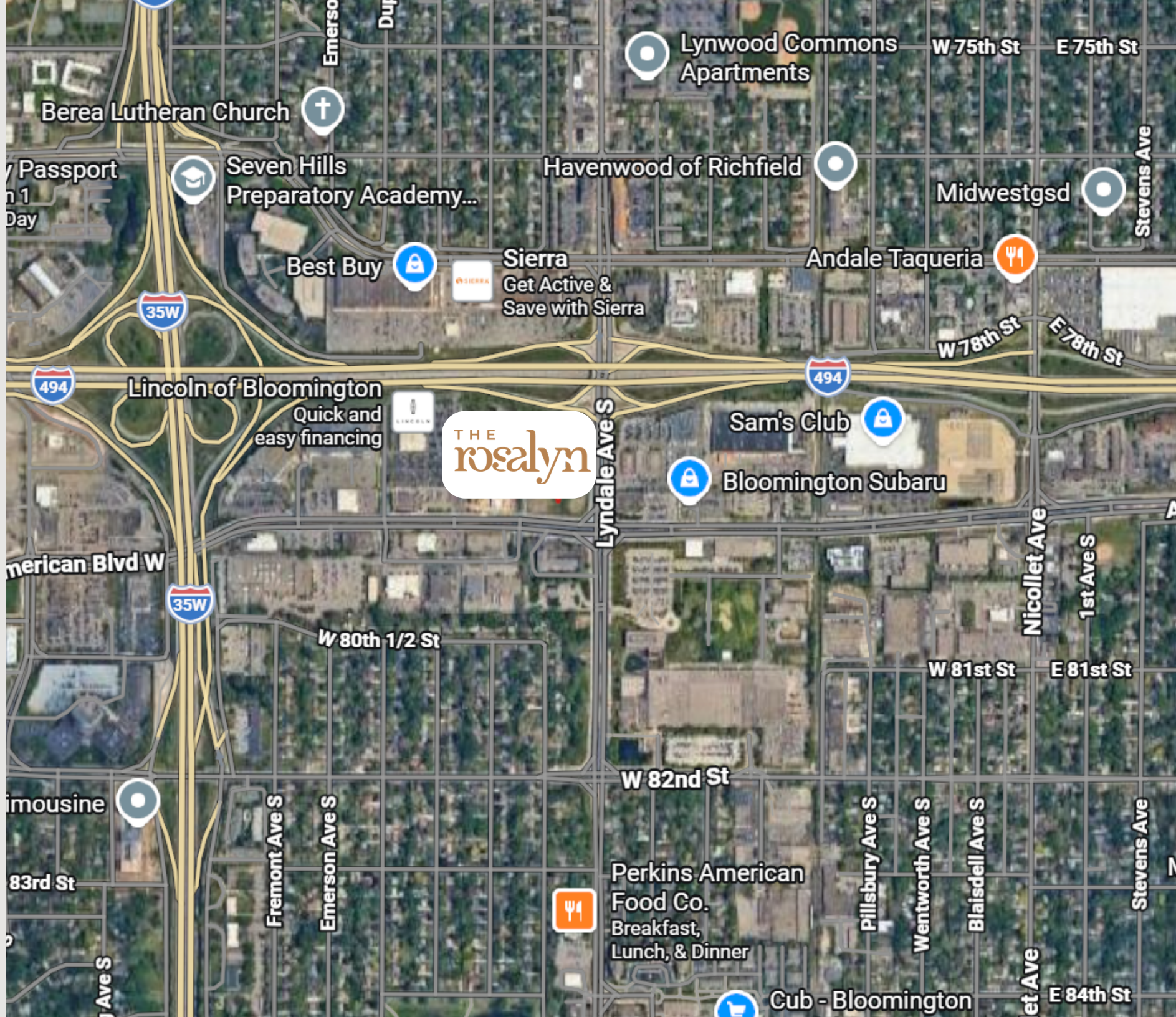
- New construction, 55+ affordable residential development with 128 rental units and one commercial space situated at the corner of American Boulevard West and Lyndale Avenue South in Bloomington, MN
- 1,626 square foot commercial space available for lease
- Private entrances and signage opportunities
- Seven (7) dedicated commercial parking spaces
- Convenient access to Lyndale Avenue, I-494 and I-35W
- Close to the Minneapolis - St. Paul International Airport (MSP), Mall of America, and easy access to both Downtown Minneapolis and Downtown St. Paul

LOCATION FEATURES

- Located in one of the largest suburbs of Minneapolis/St. Paul, the Rosalyn just opened its doors and is welcoming its first residents to its beautiful, 55+ community in this vibrant location
- Surrounded by a strong residential base, airports, and other nearby housing and thriving businesses
- Prime corner visibility paired with standout signage and branding opportunities
- Immediate access to major highways and thoroughfares, making it easy for customers and employees commuting from across the Twin Cities



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This 1,626 sf unfinished space features tall ceilings, prominent corner visibility, and excellent natural light throughout. Perfect for a design-build opportunity for a new commercial tenant!

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OUTDOOR SPACE

SMALL OUTDOOR PATIO
AREA AND DEDICATED
TRASH ROOM



\$18 – \$20

LEASE RATE PSF



\$8.18

TAX/OPS PSF



1,626 RSF

ENDCAP LOCATION



**DEDICATED
PARKING SPACES**

FLOOR PLAN

