

OFFICE/WAREHOUSE: SPACE FOR LEASE

VICTORIA POND CENTER
4801 81ST STREET WEST
BLOOMINGTON, MINNESOTA 55437



SITE INFORMATION

- 58,976 sf office/warehouse building
- Brick exterior and generous glass lines
- Private/direct entrances
- Building signage available
- Perfect for tech, creative or showroom tenants
- Warm shell condition
- Parking located directly in front of space
- Dock and drive-in loading
- Minutes from the Mpls/St. Paul International Airport
- Excellent location and easy access to Interstate 494, Highway 100 and France Avenue

CONTACT US

Steve Nelson, SIOR
TEL **612.746.5022**
snelson@hoytproperties.com

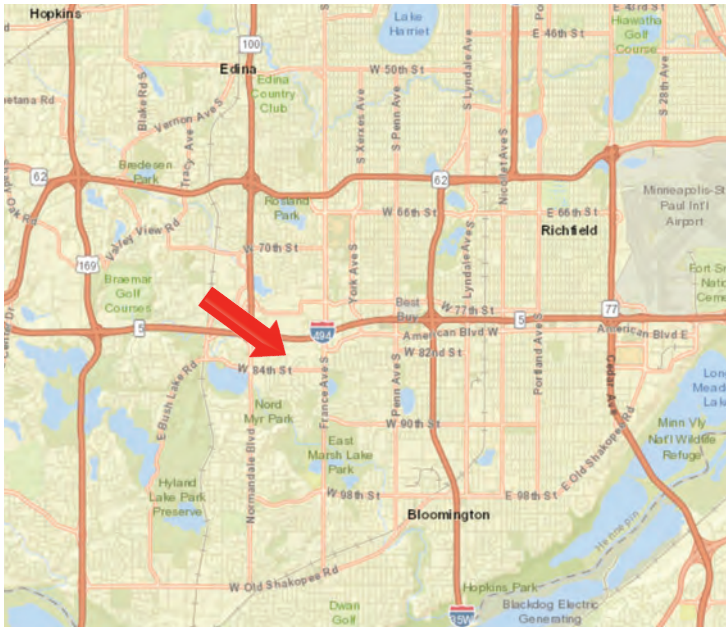
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HOYT PROPERTIES, INC.
5353 Wayzata Boulevard, Suite 500
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BUILDING SIZE

58,976 sf

AVAILABLE FOR LEASE

Suite 111A: 4,064 sf

Office: 2,520 sf

Warehouse: 1,544 sf

Suite 118: 6,218 sf

Office: 4,605 sf

Warehouse: 1,613 sf

LOADING

Suite 111A: 1 loading dock

Suite 118: 1 drive-in door

CLEAR HEIGHT

12'

SPRINKLERS

100% wet system

ELECTRICAL

400 amps 240 volts

PARKING

256 parking stalls, 4.31/1,000 sf parking ratio

YEAR BUILT

1983

NET LEASE RATE

Office: \$13.00 per sf

Warehouse: \$7.00 per sf

2025 ESTIMATED CAM/TAX

CAM: \$4.54 per sf

RE Tax: \$2.66 per sf

Total: \$7.20 per sf

PID

0602724240008

LAND

8.13 acres (354,086 square feet)

ZONING

CS-1, Commercial Service 1

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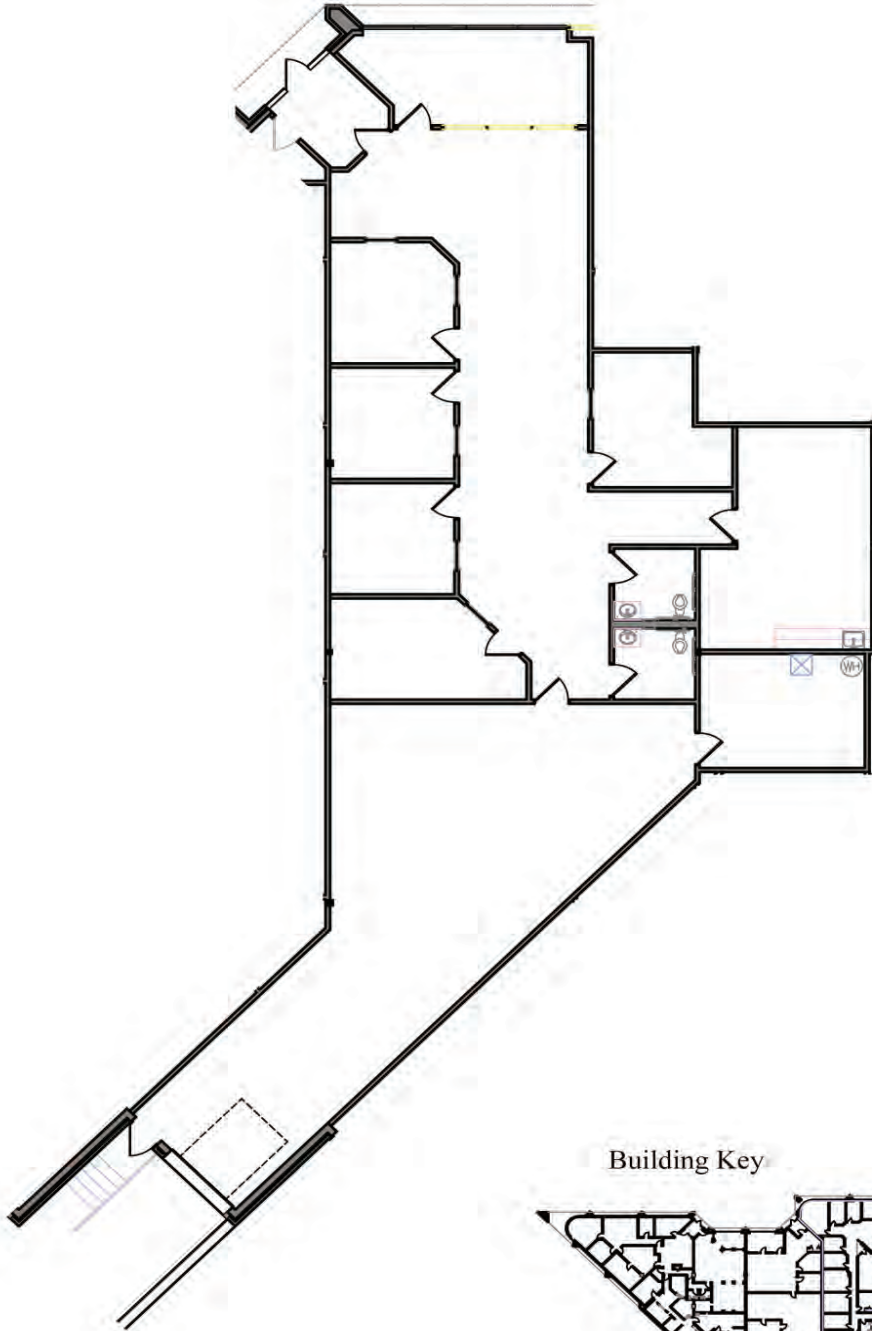
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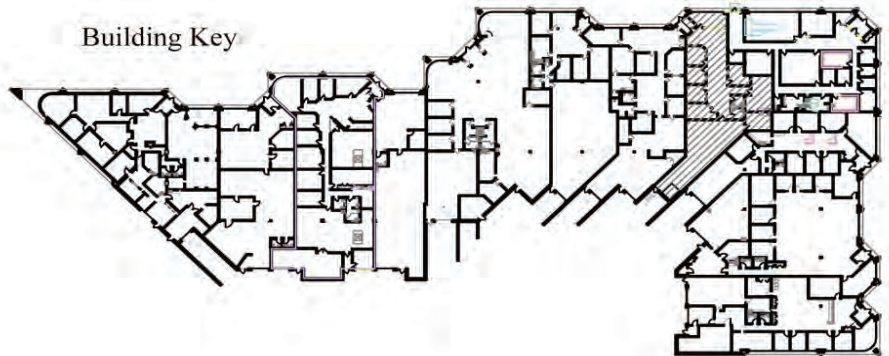


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Suite 111A
Office: 2,520 sf
Warehouse: 1,544 sf
Total: 4,064 sf

Building Key



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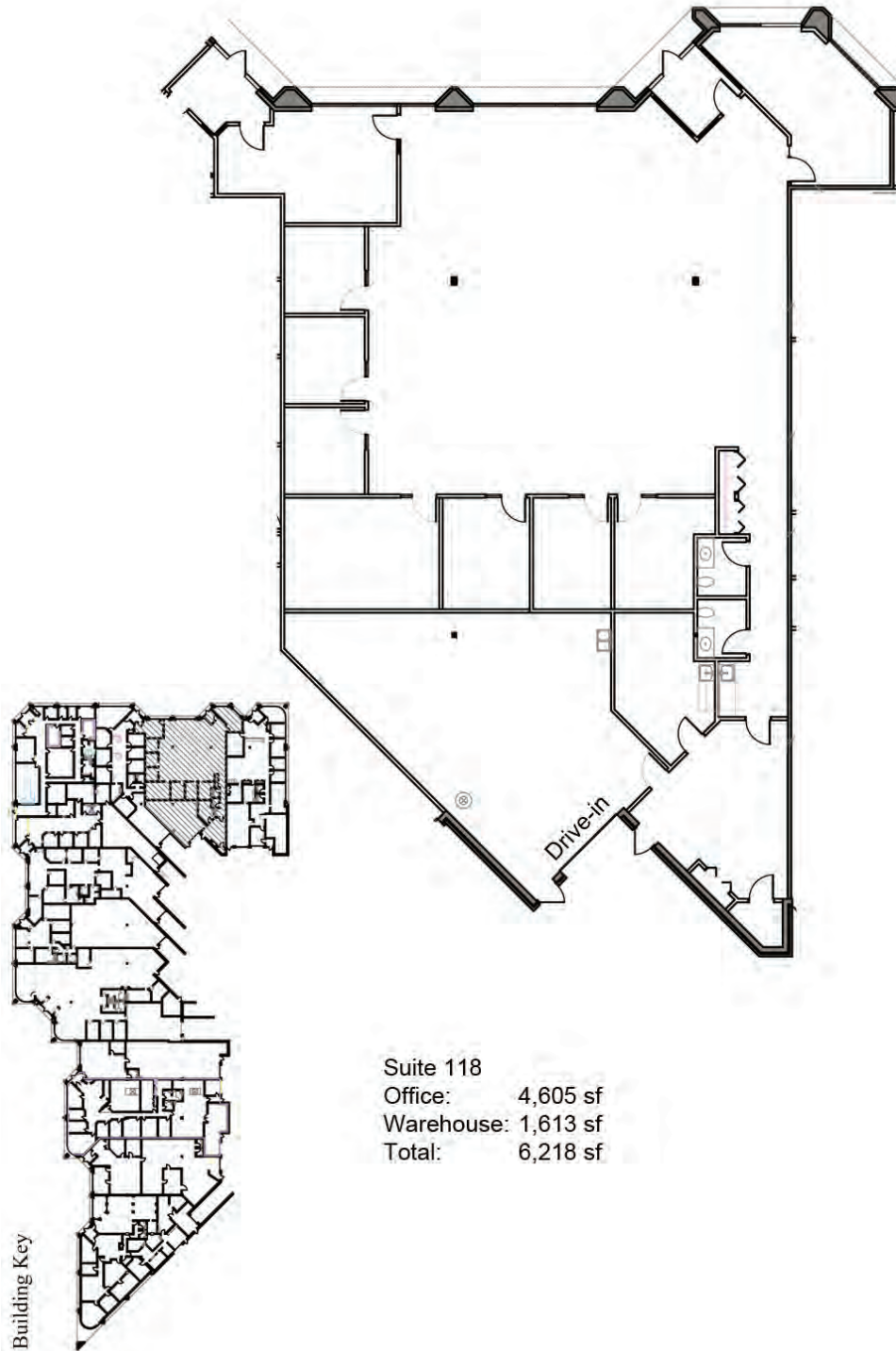
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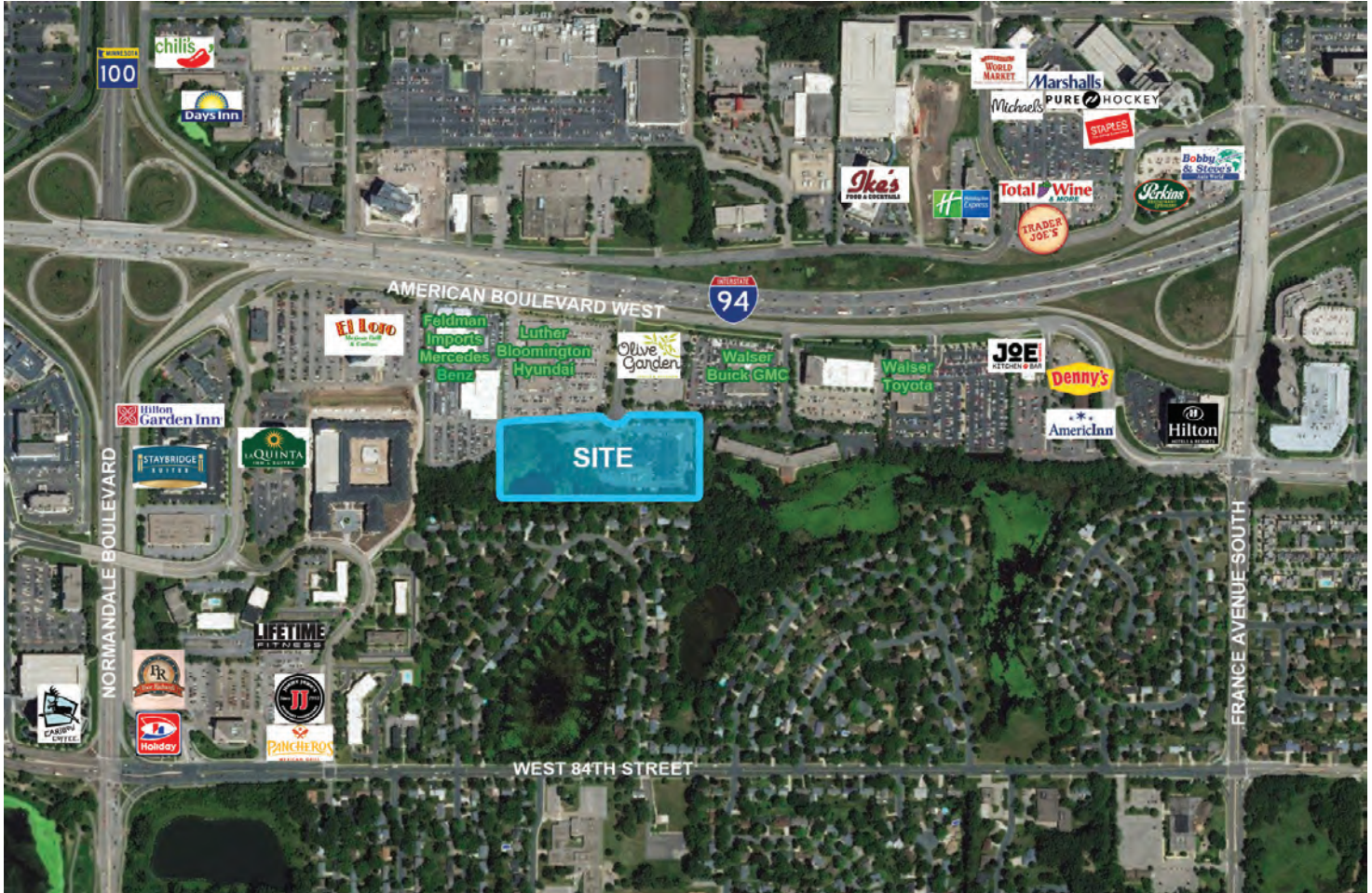
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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,260	79,894	241,395
Avg HH Income	\$93,233	\$103,272	\$108,303
Total Households	3,330	35,419	102,988

TRAFFIC COUNTS

Interstate 494:	164,000 cars/day
Highway 100:	66,000 cars/day

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