

# BLOC

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1550 AMERICAN BLVD E  
BLOOMINGTON, MN 55425

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**HEMPEL**  
REAL ESTATE



## PROPERTY OVERVIEW

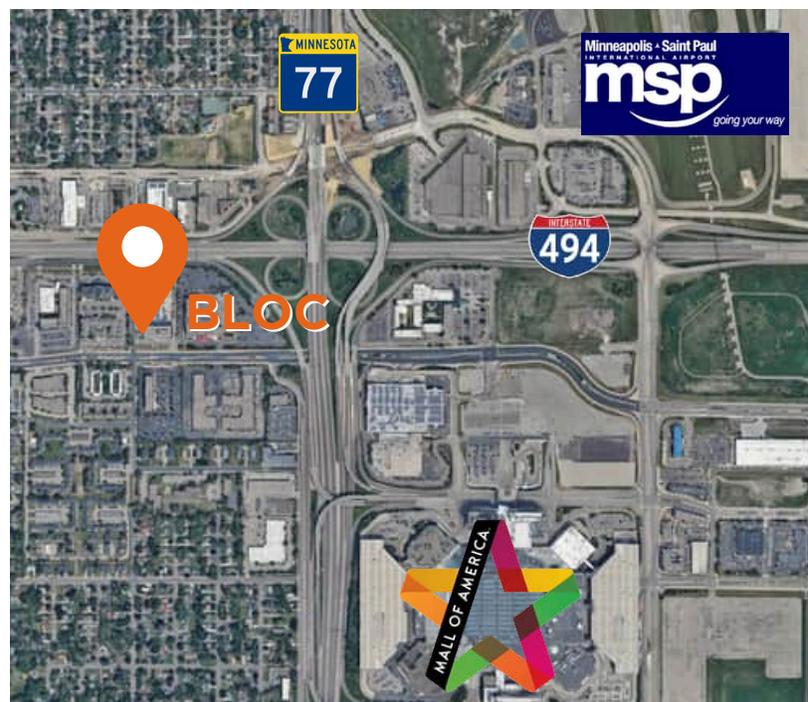
**Available Space:** 1,800 SF - 50,000 SF

**Net Lease Rate:** \$15.50 - \$17.00 Per SF

**CAM/Tax (2026 Est.):** \$13.96 Per SF

### Highlights:

- Updated amenities including tenant lounge, conference rooms, fitness center, and grab-and-go food
- Easy access to I-494, Hwy. 77, Mall of America, and MSP Int'l Airport



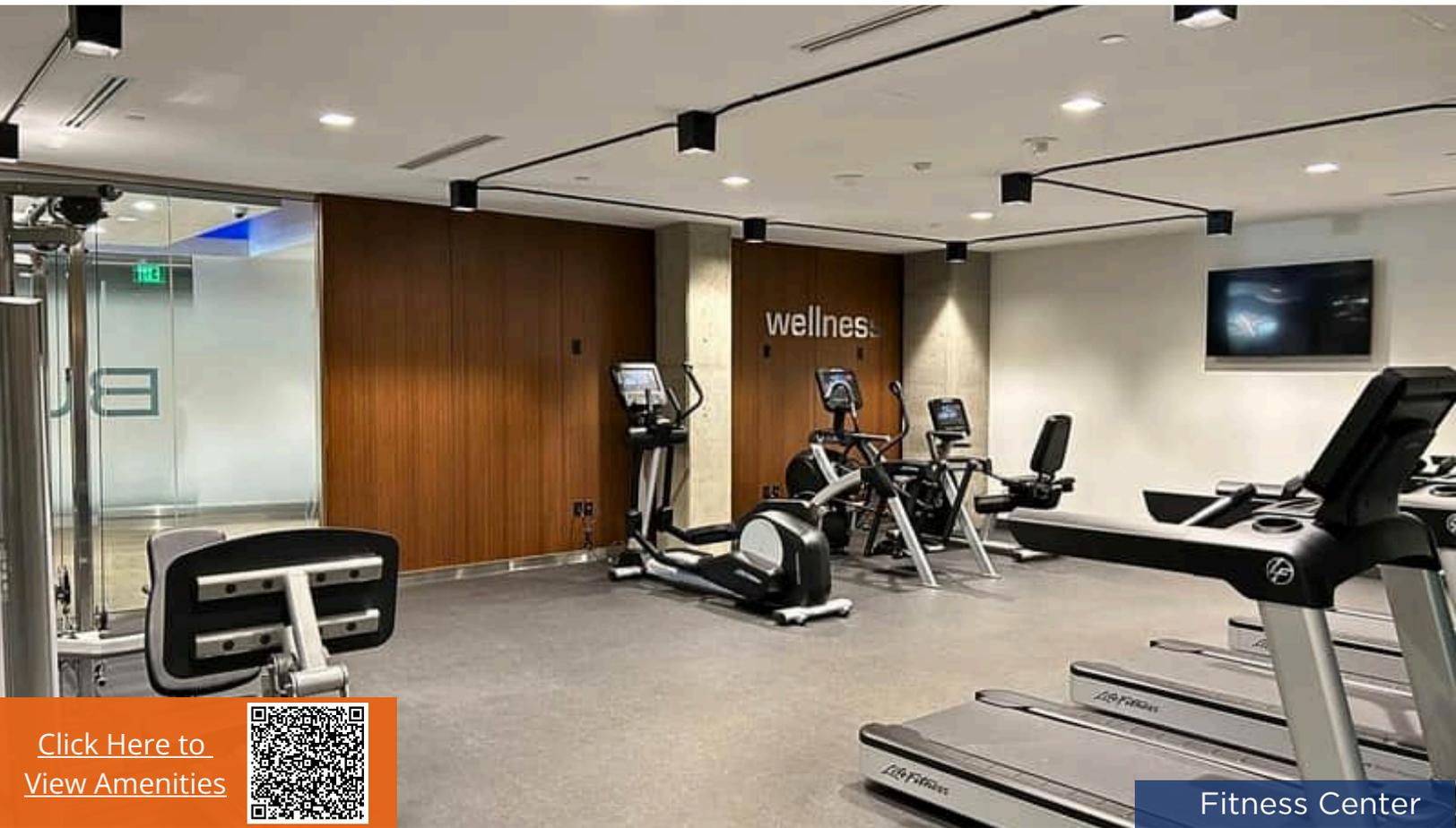
Our team of professionals ensures a full-service commitment from start to finish



Cultivating partnerships and providing exceptional tenant experiences



Our buildings embody our dedication to excellence in every detail



[Click Here to View Amenities](#)



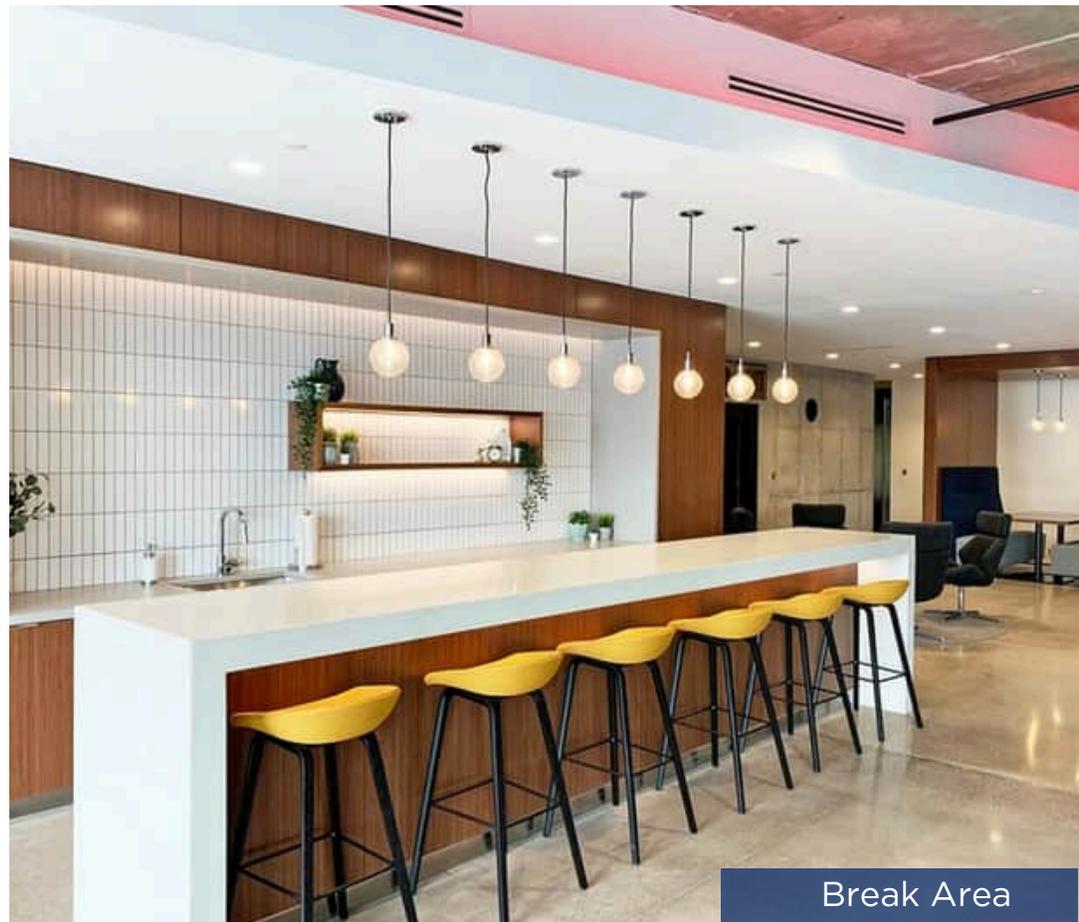
Fitness Center



Training Room



Grab-and-Go Food



Break Area

**CONTACT US**

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TO VIEW VACANCIES



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