

For sale or lease

Lyndale Commons I

801 106th St W, Bloomington, MN
42,855 SF for sale | 20,312 SF for lease



Building specifications



Building SF	42,855 SF
Year Built	1981
Site Area	2.61 acres
For Sale Available SF	42,855 SF*
For Lease Available SF	12,081 SF Office/Warehouse 8,231 SF Second Floor Office 20,312 SF Total
Clear Height	18'
Loading <i>(Leased area)</i>	One (1) dock door (shared) Two (2) drive-in doors

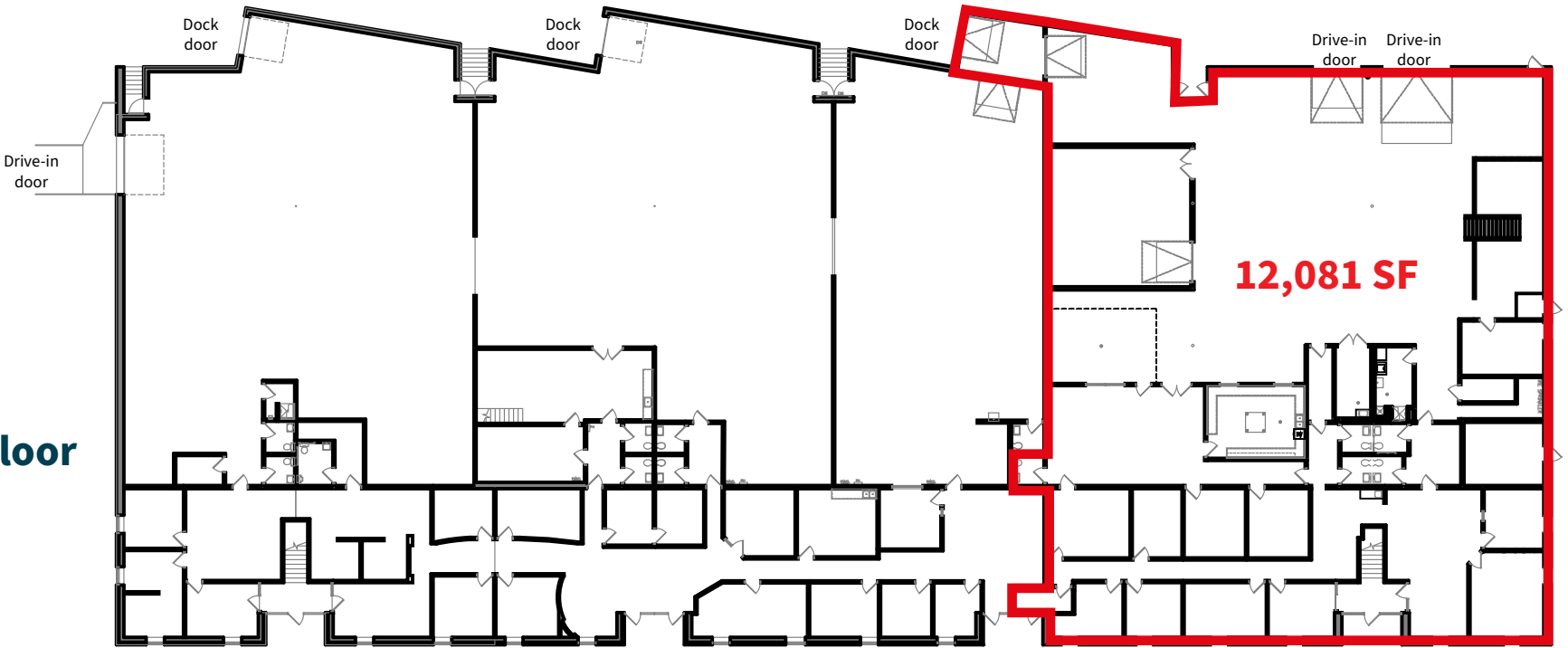
Loading <i>(Entire Building)</i>	Three (3) dock doors Three (3) drive-in doors
Sprinkler	Wet sprinkler system
Zoning	CO - Commercial office
Parking	267 Stalls (shared with Lyndale Commons II)
Rental Rate	Negotiable
Est. 2025 Tax/CAM	\$4.32 PSF
Sale Price	\$6,428,500 (\$150.00 PSF)
2025 Property Tax	\$124,211.06

*Lease terms of current tenant available upon request

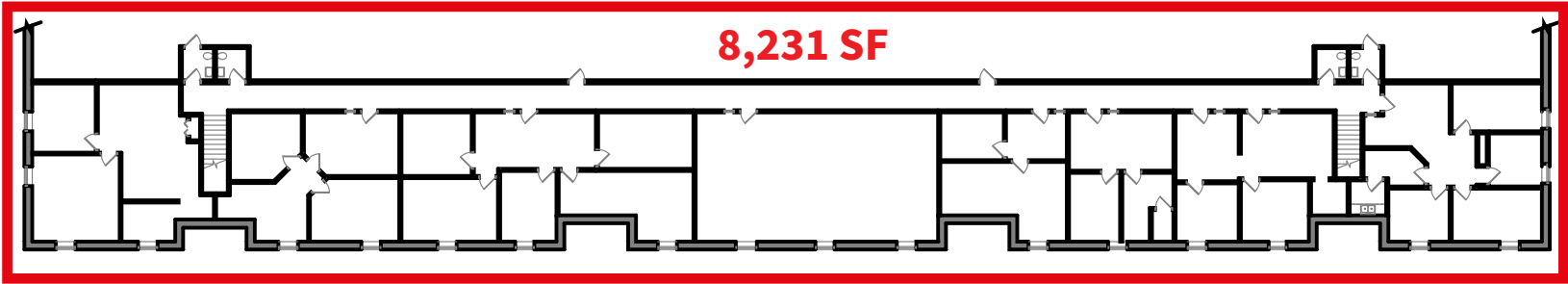
Floor plan

Space Available For Lease —

1st Floor



2nd Floor



20,312 SF

Space Available For Lease

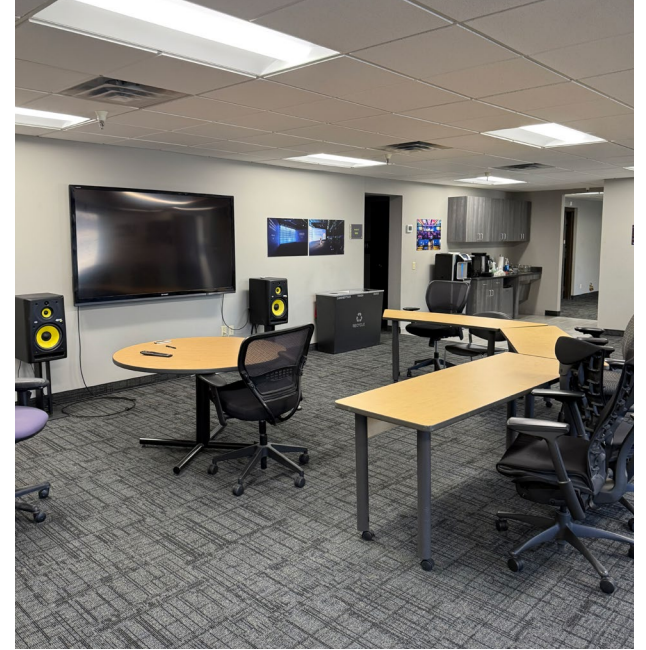
One

Dock Door (shared)

Two

Drive-in doors

Interior photos



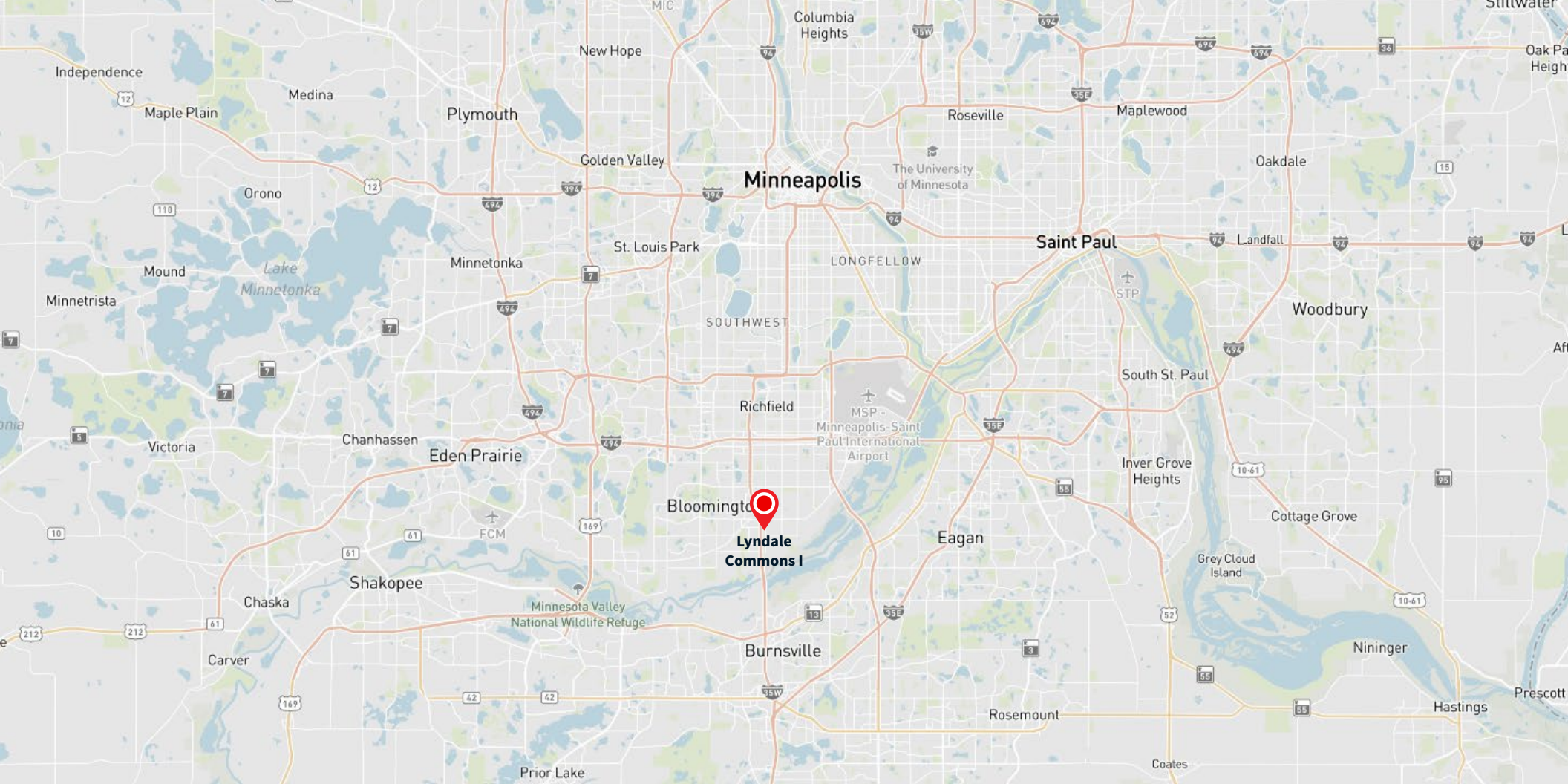
Aerial photos



Access aerial

IMMEDIATE access to 35W





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