



Colliers



## Olympia Business Center Office/Warehouse for Lease

**Claire Roberts, SIOR**

Vice President  
+1 952 897 7763  
claire.roberts@colliers.com

**Nick Leviton, SIOR**

Senior Vice President  
+1 952 897 7843  
nick.leviton@colliers.com

---

1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
+1 952 897 7700  
colliers.com/msp

1325-1401 American Blvd E  
Bloomington, MN

### High-image flex building off American Boulevard with highway access

- Great flex space option with abundant natural light
- Excellent corporate image with brick and ribbon glass exterior
- Great visibility on American Blvd.
- Easy freeway access to Interstate 35W, Interstate 494 and Highway 77
- Close proximity to MSP International Airport and Mall of America

Copyright © 2021 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

## Olympia Business Center | For Lease

### Property Facts

Property Address	1325-1401 American Blvd E Bloomington, MN
Building Size	54,355 SF Total (2 buildings) 1325 Bldg: 27,730 SF 1401 Bldg: 26,625 SF
Year Built	1984
Clear Height	14'
Net Rental Rate	\$13.00 PSF office \$7.00 PSF warehouse
Est. CAM & Tax (2024)	\$2.75 PSF CAM \$3.00 PSF Tax <hr/> \$5.75 PSF Total
Parking	3.69/1,000 ratio
Zoning	FD-1: Freeway Development District

### Currently Available

#### Building 1401

Suite 10: 9,869 SF office  
4,228 SF warehouse  
14,097 SF total

- Includes a drive-in loading door
- Landlord willing to remove office and create warehouse as needed

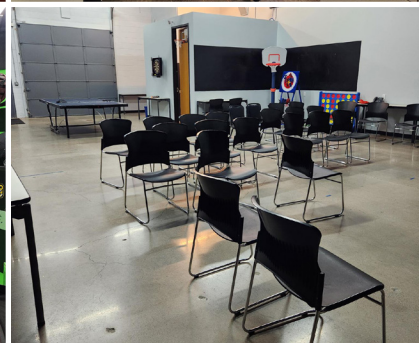
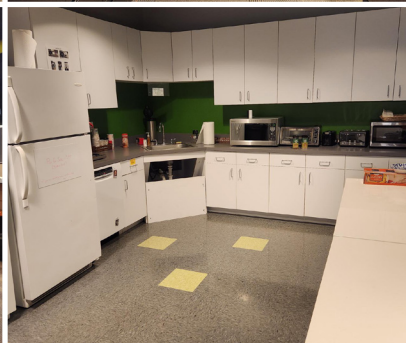
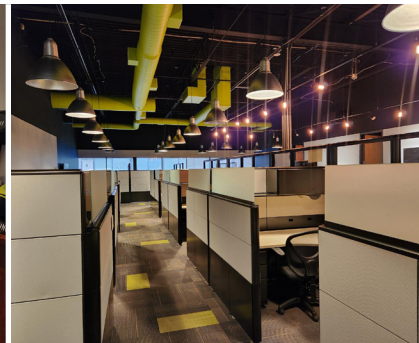
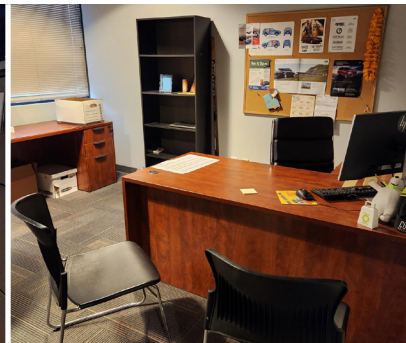
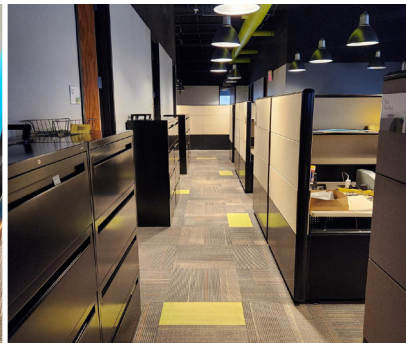
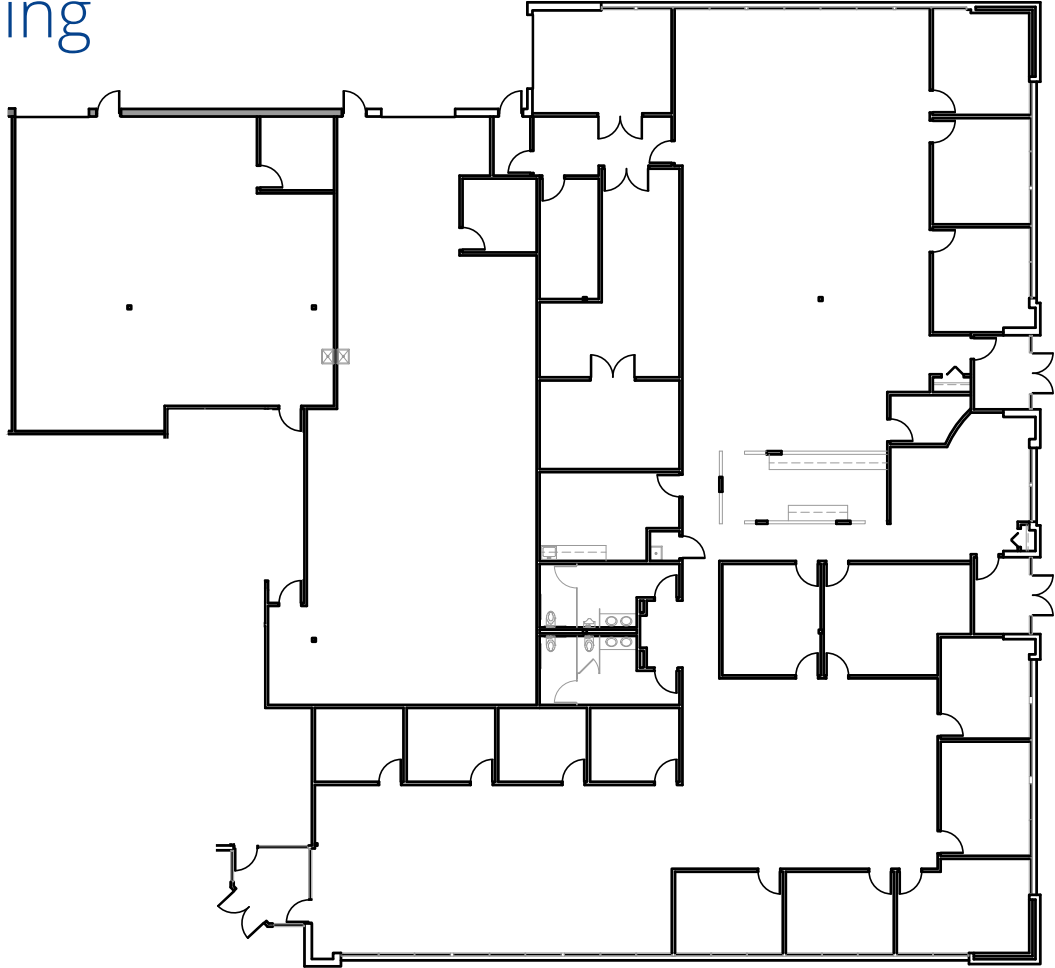


# Floor Plan

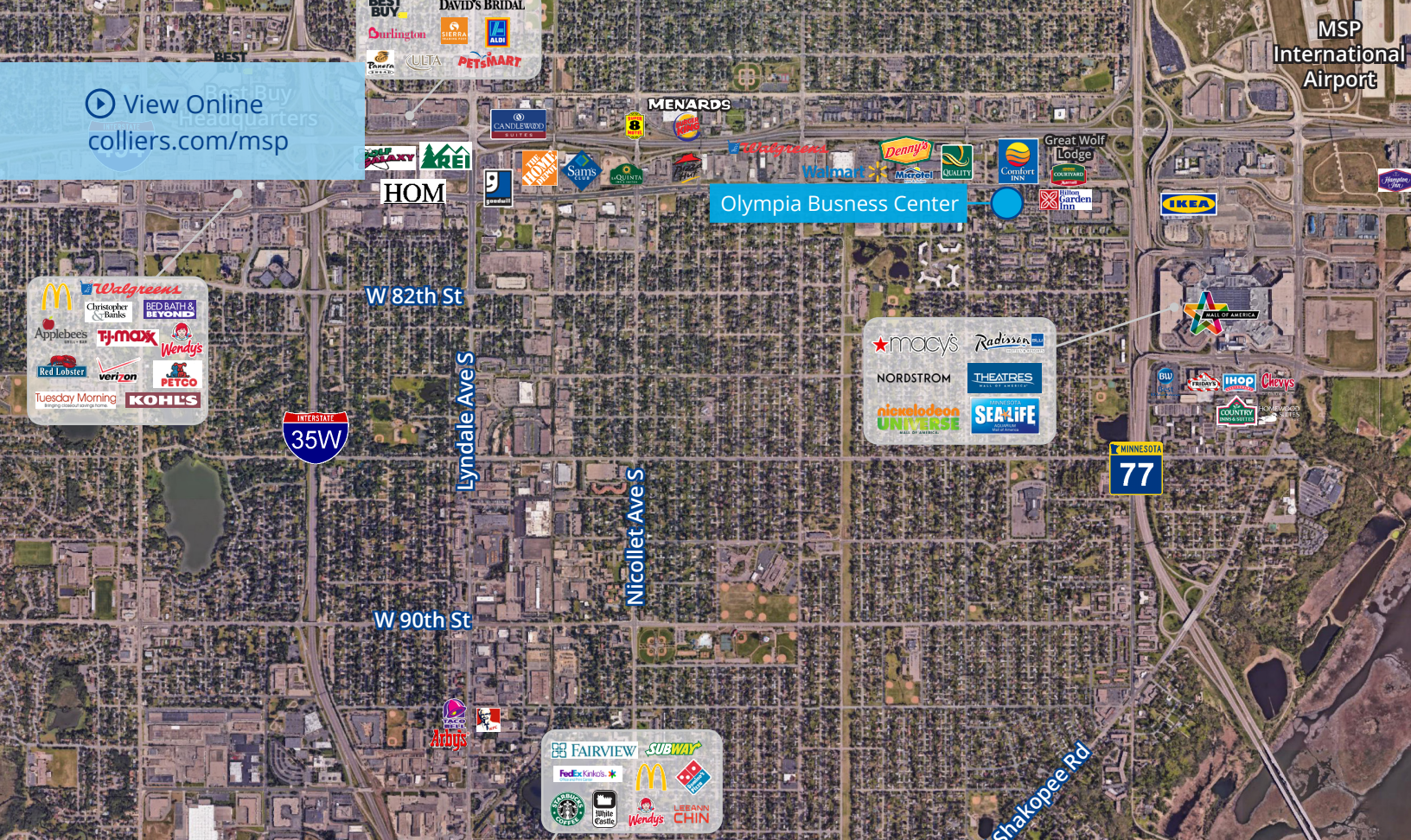
## 1401 Building

Suite 10

14,097 SF Total



View Online  
colliers.com/msp



# Contact



**Claire Roberts, SIOR**  
Vice President  
+1 952 897 7763  
claire.roberts@colliers.com



**Nick Leviton, SIOR**  
Senior Vice President  
+1 952 897 7843  
nick.leviton@colliers.com

## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



1600 Utica Avenue S, Suite 300  
St. Louis Park, MN 55416  
+1 952 897 7700

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.