

3800 AMERICAN BLVD W, BLOOMINGTON, MN





AMENITY
RICH
BUILDING



**EXCELLENT**LOCATION



**13,097** TOTAL SF

## **PROPERTY SPECIFICATIONS**

## **Building Information**

Modern space available at a prime location with great views of the I-494 corridor. Flexible layout that can accommodate a variety of office users with high-quality furniture available. Located in Bell Plaza, a Class A suburban building with excellent freeway access and an abundance of amenities.

### **Property Summary**

Building: Bell Plaza

Address: 3800 American Blvd W

• Building Area: 298,171

• **Stories:** 15

Year of Construction: 1985

 Parking: Covered parking ramp with skyway access and reserved executive parking available at cost

Amenities: Cafe, conference center, convenience store, fitness center, on-site hotel, and four-story lobby with seating and creative workspaces

## **Available Space**

Suite 400 - 13,097 SF

High-end modern finishes and great views

· Cabling to all offices and workstations

 Large flat panel displays in conference room, reception, media room, and hallways

Camera security system

#### **Terms**

- Negotiable lease rates
- · Furniture available
- Lease through December 2025











## **FLOOR PLAN**

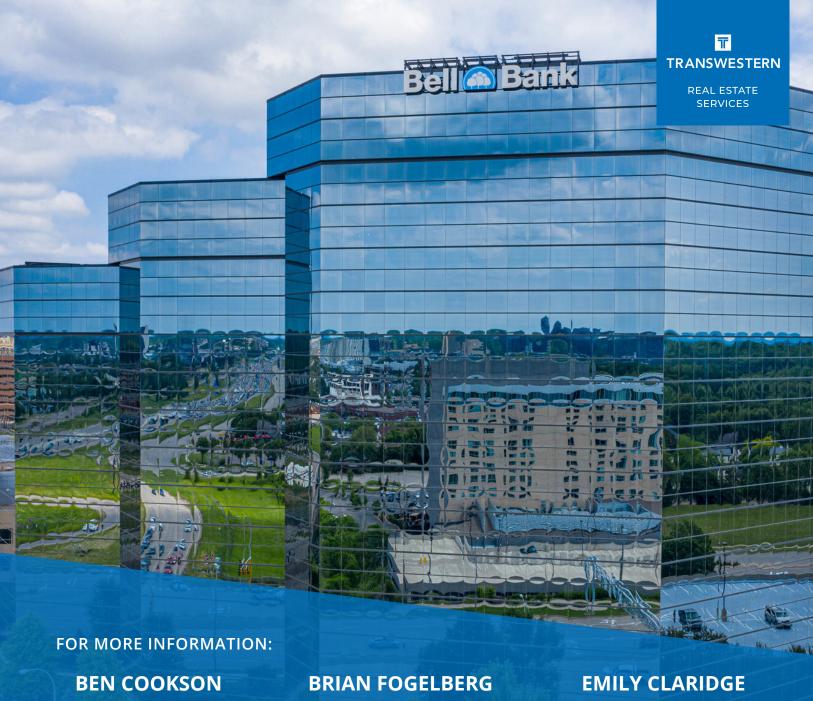


# **SUBLEASE**

#### Suite 400 - 13,097 SF

- 48 workstations in large open office area
- 15 private offices on the glass line
- Large conference room and small huddle room
- Media presentation room with couch seating
- Break room with kitchenette and seating
- Reception, work room, and storage areas





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