



TRANSWESTERN

REAL ESTATE  
SERVICES



GREAT SPACE FOR SUBLEASE

# BELL PLAZA

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

# AN UNMATCHED OPPORTUNITY





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Bell  Bank

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