

NORMAN POINTE

AVISON
YOUNG

PIEDMONT
OFFICE REALTY TRUST

2,539
SQUARE FEET AVAILABLE



NORMAN
PO1NTE

5601 Green Valley Drive
Bloomington, MN



NORMAN
PO1NTE

Strategically located
in the SW quadrant of
the I-494 Corridor and
Hwy 100 interchange



LOCATION

Class A



BUILDING

7



FLOORS

209,445 SF



RENTABLE SQUARE
FEET

\$24 Net
\$14.07 TAX/Ops



TAX/OPS

Efficient 32,000 SF
floor plates



TYPICAL FLOOR

9' to 12.5'
deck to deck



CEILING HEIGHT

Iconic Barrel Vault
(7th Floor)-



ADDED DESIGN

Climate controlled
executive garage
parking



PARKING

Surrounding
water features



EXTENSIVE VIEWS

Piedmont Office
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PROPERTY MGMT

Debt Free

Miles of paved trails
for walking, running
and biking nearby



GREEN
SPACE

Energy Star
Rated



2000/2020



YEAR BUILT/
RENOVATED

BOMA360
Certified



The Right Amenities

Norman Pointe 1 provides a distinctive tenant experience with a conference center, WiFi lounges, fitness center, full-service cafe, 24/7 micro market, scenic outdoor patio, parking garage, bike room, and access to Normandale Lakes District, creating an exceptional work-play environment.



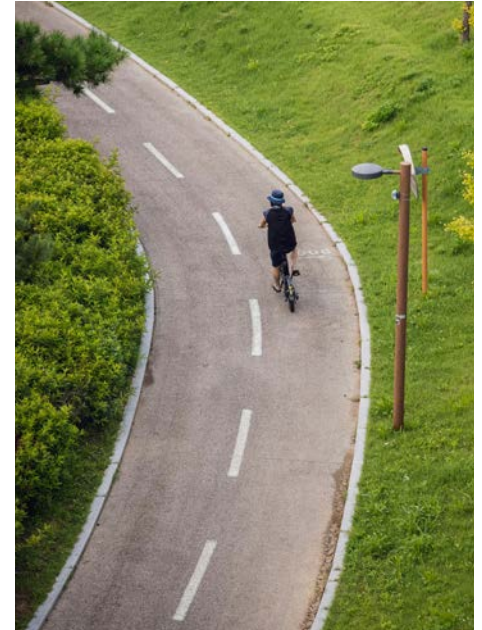
- > Extraordinary window lines
- > 9' to 12.5' height ceilings
- > Limited interior columns
- > Outdoor patio overlooking a pond
- > Close proximity to Hyland Ski Area, Nine Mile Creek and multiple walking trails
- > Convenient freeway access

Step Outside the Office

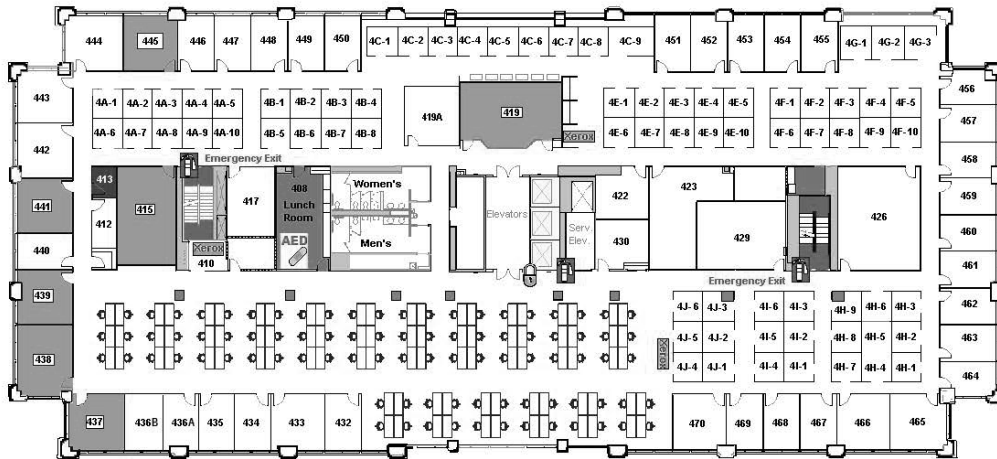
Miles of paved trails for walking, running and biking with scenic routes to and around Normandale Lake, Bush Lake Park, and Richardson Nature Center

Hyland Park Reserve is a 15 minute walk from Norman Pointe 1 and has 1000+ acres of open space, wetlands and 9 mile creek. Other activities at Hyland Hills include:

- > Ski and snowboard
- > Olympic sized ski jump facility
- > Golf facility in the summer that includes a 9-hole par 3 course, driving range, putting green and chipping area
- > Disc golf course
- > Foot golf
- > Play area
- > Richardson Nature Center

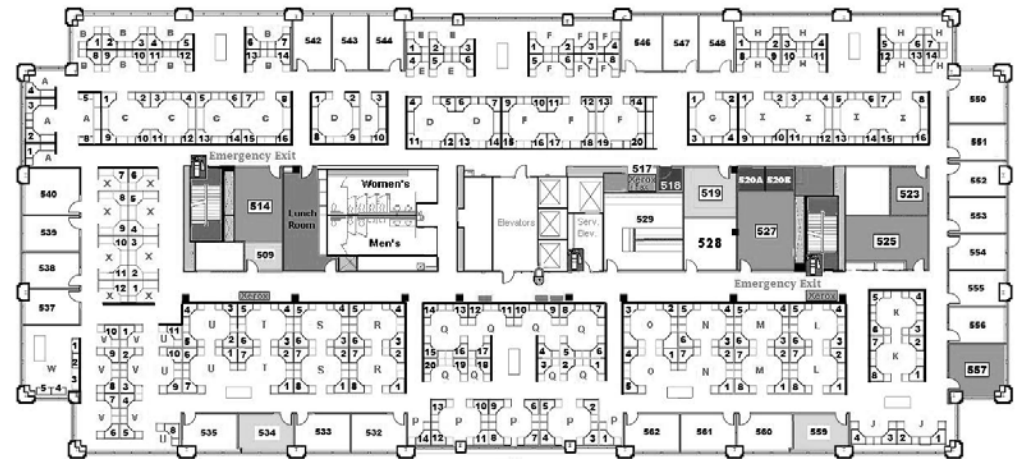


Opportunity for direct deal with landlord for floors, 2 - 5. Current floorplan, opportunity for build-to-suit.



4th Floor

*Each floor is 32,151 SF



5th Floor

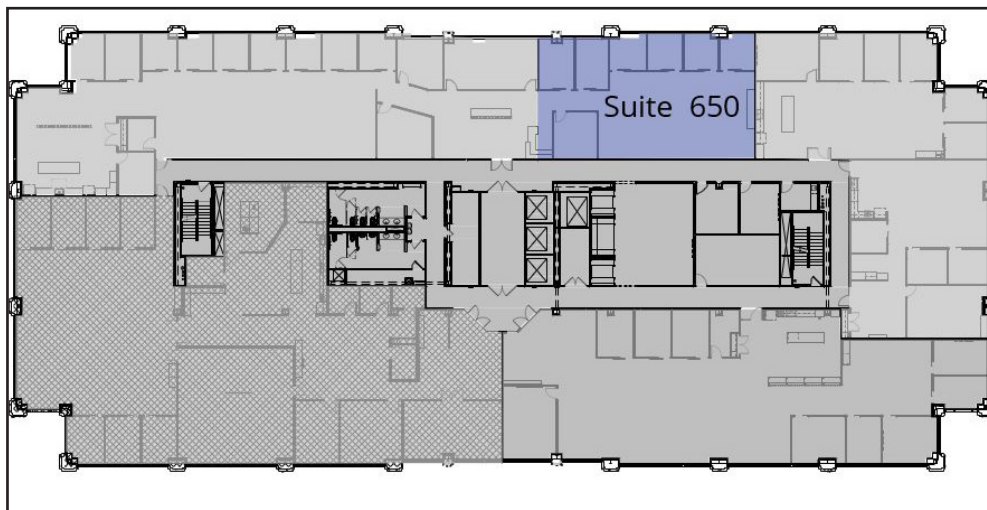
An Optimized Floorplan

With its rectangular design and limited interior columns, the floor plates at Norman Pointe 1 are strategically designed to maximize space efficiency and utilization, increasing workplace productivity. Exceptional views and high ceilings are perfect for a large employee lounge/breakroom and huddle rooms can be converted to Private Offices to accommodate future growth.

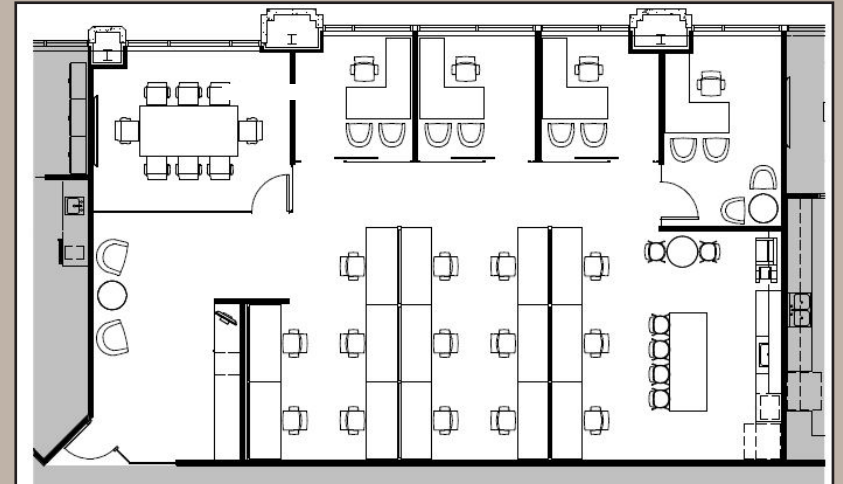
Building top signage may be available for a multi-floor user.



Floor Plans - 6th Level



Suite 650 2,539 RSF



**Furniture not included. Estimated space delivery of Q1-2025*

Everything Within Reach



PLACES TO EAT

1. Kincaid's
2. Subway
3. Starbucks
4. JK's Table
5. TGI Fridays
6. Nick's Wrap City Cafe
7. Caribou
8. CW's Bar and Grill
9. 5120 Restaurant & Onyx Bar
10. Wooden Hill Brewing Company
11. Red's Savoy Pizza
12. Pancheros Mexican Grill
13. Jimmy John's
14. El Loro Mexican Grill and Cantina
15. Bernatello's Pizza
16. Olive Garden
17. Ike's Food & Cocktails
18. Joe Senser's
19. Perkins
20. Tavern 23
21. Fuddrucker's
22. Ciao Bella

PLACES TO STAY

1. The Covington Apartments
2. DoubleTree
3. Sheraton
4. The Preserve at Normandale Lake Apartments
5. Crowne Plaza
6. Hampton Inn
7. Days Inn
8. Hilton Garden Inn
9. Staybridge Suites
10. La Quinta Inn & Suites
11. Luxembourg Apartments
12. GuestHouse Inn
13. Holiday Inn
14. AmericInn Hotel & Suites
15. Hilton

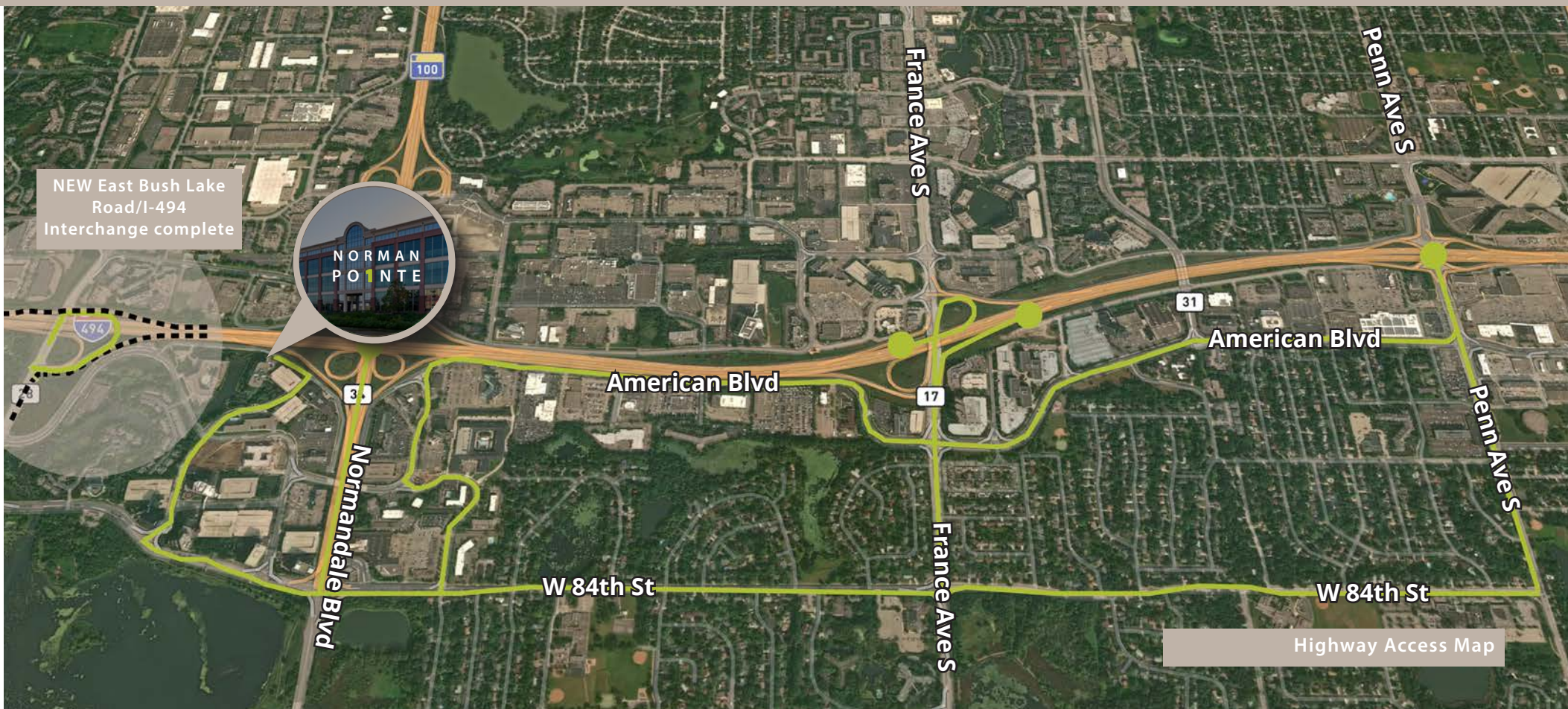
PLACES TO PLAY

1. Normandale Lake Park
2. Nord Myr Park
3. Paulys Pond Park
4. Skriebakken Park
5. Centennial Lakes Park
6. Lake Girard Park

A Premier Office Location



- › Multiple access points to I-494 and hwy 100 as well as prominent freeway visibility
- › 57 million people travel along this stretch of I-494 each year
- › Through the sidewalk and trail system, you can walk to a number of neighborhood amenities
- › Two on-site bus stops with direct routes to the MOA and downtown Minneapolis (offered bus routes: 540, 542 and 588)
- › E-ZPass available on I-494, helping to move traffic along during busy commuting hours





Piedmont Office Realty Trust, Inc. (NYSE: PDM), a self-administered and self-managed real estate investment trust (REIT), is one of the nation's largest publicly-traded owners of Class A office properties. Piedmont is focused on creating value for its shareholders through the acquisition, development, ownership and progressive management of premier properties in each of its seven target markets: Atlanta, Boston, Dallas, Minneapolis, New York Metro, Orlando, and Washington D.C.

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NORMAN POINTE

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