



# 6900 110<sup>TH</sup> STREET WEST Office/Industrial Headquarters



**FOR SALE  
or  
LEASE**

**6900 110<sup>th</sup> Street West  
Bloomington, MN  
55438**



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# PROPERTY OVERVIEW

Located in Bloomington, Minnesota, this property enjoys a high-visibility address in the heart of the metro's southwestern corridor—just minutes from major highways and the Minneapolis–St. Paul International Airport. Its easy access to both the core metro and suburban amenities makes it an ideal headquarters site for professional services, technology, R&D, or manufacturing company.

The building has served as the North American headquarters of a global company since 1997. Given its longstanding use as a high-tech corporate and manufacturing facility, the space is well suited to organizations seeking a ready-infrastructure location—with office, logistics, production and R&D capabilities already proven.

# PROPERTY FEATURES

- **Proximity to amenities:** Major retail, dining, transit and lodging nearby, the site supports both the employee experience and business hospitality needs
- **Flexible use:** Built for office, assembly/production, and research & development, the property offers multi-modal use options
- **Strategic site access:** Easy access for employees, suppliers and distribution—with major highways and airport connectivity

<b>Address:</b>	<b>6900 110th Street W Bloomington, MN 55438</b>
<b>Square Footage:</b>	<b>56,185 SF</b> Office Space: 43,409 SF Industrial Space: 12,776 SF
<b>Acreage:</b>	<b>5.61</b>
<b>Office Ceiling Height:</b>	<b>12 ft.</b>
<b>Lab/Warehouse Ceiling Height:</b>	<b>14 ft. 7 in.</b>
<b>Deck Height in the Property:</b>	<b>16 ft. 7 in.</b>
<b>List Price:</b>	<b>\$6,180,000</b>
<b>Lease Price:</b>	<b>\$12/sq. ft. + CAM &amp; Taxes</b>
<b>Zoning:</b>	<b>Industrial Park (IP)</b> Primary Uses: Office Research & Development Assembly & Fabrication Warehousing & Distribution
<b>County:</b>	<b>Hennepin</b>



## Location & Setting

- Located in West Bloomington, a premier suburban corridor west of I-35W
- Minutes from Hyland Park Reserve, Highland Park, and the Minnesota River Valley Trail system
- Easy access to I-494, US-169, and Hwy 100 for quick metro connectivity
- Mature, park-like surroundings with trails, lakes, and preserved natural areas

## Recreation & Outdoors

- Dwan Golf Course – ~2 miles / 5 min drive
- Minnesota Valley Country Club – ~3 miles / 6 min drive
- Hyland Hills Ski Area & Park Reserve – ~3 miles / 7 min drive
- Minnesota River Valley State Trail – access within minutes for walking and biking

## Dining Options Nearby (5–10 min drive)

- Kincaid's Fish, Chop & Steakhouse – upscale steak and seafood
- NorthStar Tavern – casual local favorite with patio and craft beer
- Green Mill Restaurant & Bar – pizza, pasta & pub classics
- Lela Restaurant – upscale dining near Hwy 100
- Bloomington ChopHouse & FireLake Grill House – elevated options near MOA & airport area

## Retail & Services

- Valley West Shopping Center – grocery, fitness, and neighborhood retail (~5 min)
- Southtown Shopping Center – Target, Michaels, and dining (~10 min)
- Mall of America – major regional retail and entertainment hub (~12 min)
- Numerous nearby grocery stores, hotels, and service amenities along 98th St and Normandale Blvd.

## Accessibility

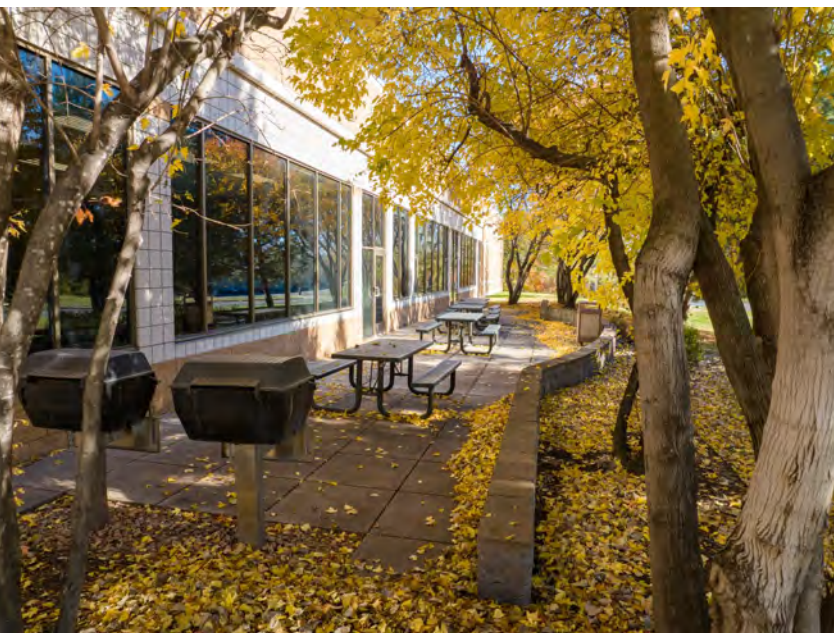
- ~10 min to Minneapolis–St. Paul International Airport
- ~15 min to Downtown Minneapolis and Eden Prairie business centers
- Served by multiple Bloomington transit routes and major arterials



## Property Facts

<b>HVAC:</b>	<b>Fully air conditioned</b>
<b>Power:</b>	<b>480V, 1200 amp</b>
<b>Docks:</b>	<b>3 truck doors with 1 leveler</b>
<b>Drive-In Doors:</b>	<b>1 drive-in</b>
<b>Clear Height:</b>	<b>12 ft.</b>
<b>Deck Height:</b>	<b>16 ft.</b>
<b>Construction Date:</b>	<b>1998</b>
<b>Roof Top Unit Details:</b>	<b>Detailed report to be provided upon request</b>
<b>Needed Improvements:</b>	<b>New roof and resurfacing the parking lot</b>
<b>Furniture Available:</b>	<b>All system furniture can stay. Lobby furniture and some chairs to stay. A/V to stay in conference rooms.</b>













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- Strategic Real Estate Planning
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- Build-to-Suit Management
- Move & Adds Coordination
- Construction Management
- Tenant Improvement  
Coordination

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## FACILITIES/ PROPERTY MANAGEMENT

- Facility Management
- Create Annual Capital Plan
- Engineering Services
- Facility Operational  
Assessments

## PORTFOLIO MANAGEMENT

- Create Electronic Files
- Negotiate Lease Renewals
- Coordinate New Locations
- Complete Lease Abstracts
- Oversee Real Estate Tax  
Appeals/Lease Audits

## TRANSACTION MANAGEMENT

- Sales
- Leasing
- Buyer/Tenant Representation
- Portfolio Management
- Land Disposition/Acquisition

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