

FOR LEASE - SUITE 100

BLOOM TECH WORKPLACE

9201 E Bloomington Fwy
Bloomington, MN 55420



Leased By:

STACK
INDUSTRIAL PARTNERS

Professionally Owned & Managed By:

CH CLEAR HEIGHT
PROPERTIES

PROPERTY OVERVIEW

General Building Information

Total Building Size
121,684 SF

Year Built
1985

Parcel Size
8.55 acres

Parking
354 Spaces

Electric Capacity
3 Phase; 1,200 amps, 120/208v

Owned & Managed By
Clear Height Properties

Suite 100 Specs

Space Available
6,114 - 22,200 SF

Available
Now

Warehouse Size
2,522 SF

Loading
2 Docks | 1 Drive-In

Office Size
19,678 SF (would demo)

Clear Height
14'

Sprinklers
Yes

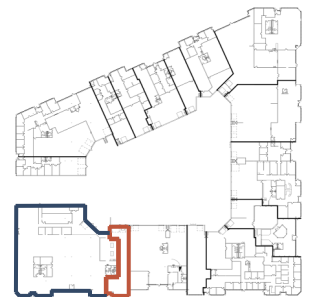
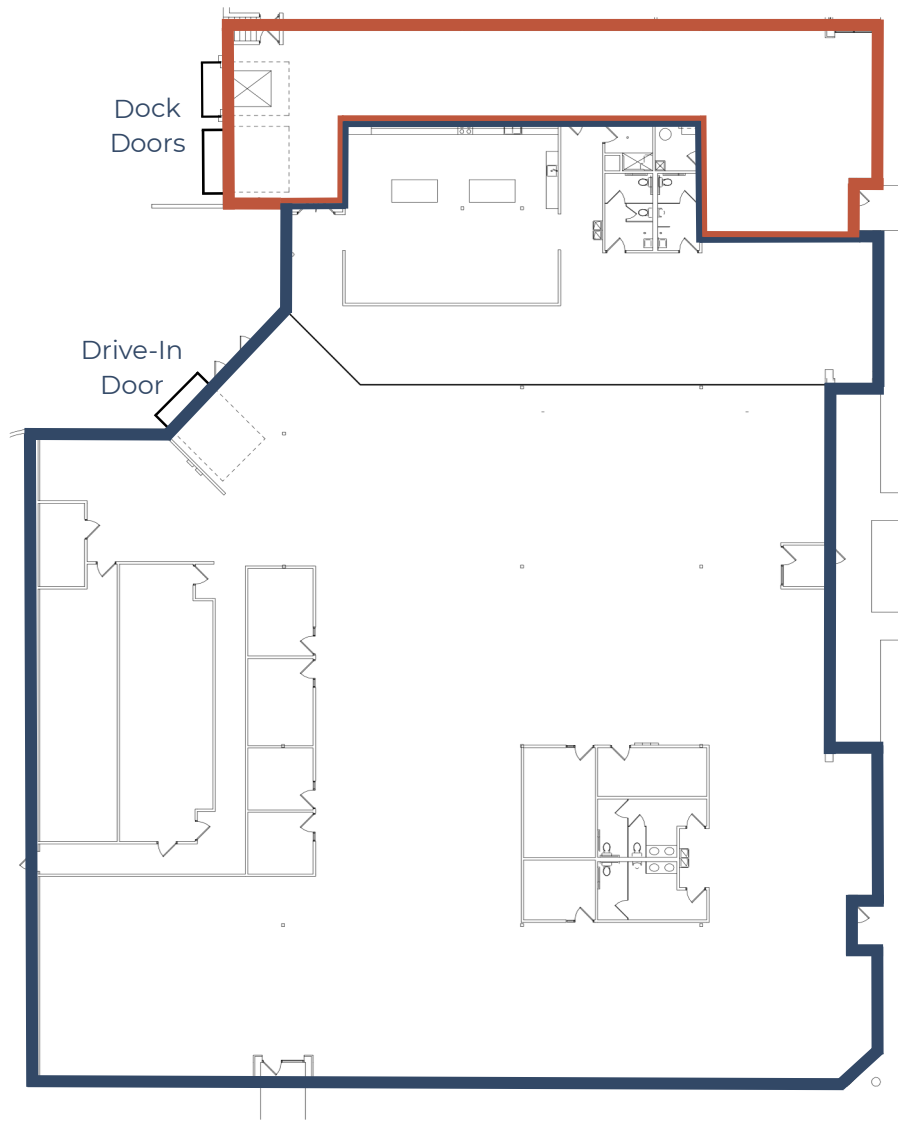
Lighting
T8

Financials

Lease Rate
Office: \$12.50 PSF
Warehouse: \$6.50 PSF

CAM/Tax (2026)
\$2.39 (CAM)
\$3.46 (Tax)
\$5.85 Total

FLOOR PLAN



22,200 SF
Total

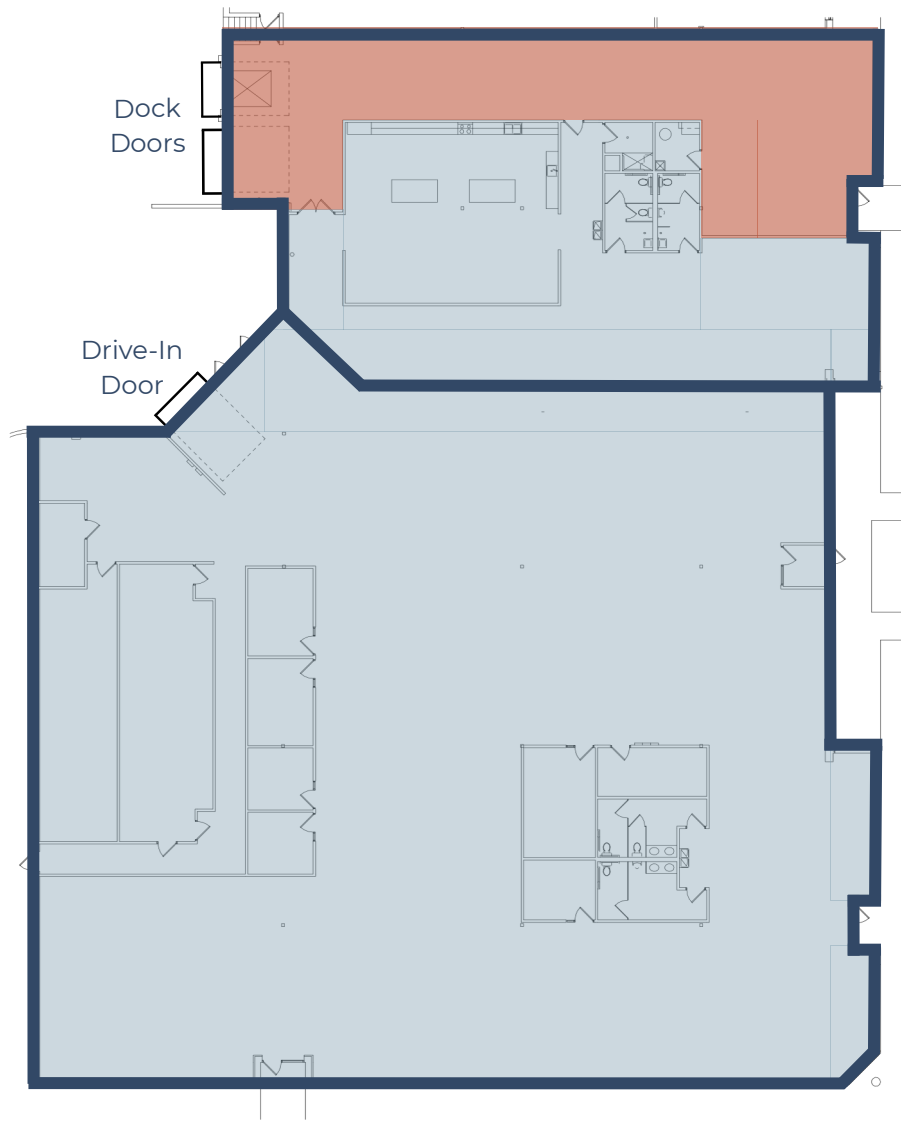


19,678 SF
Office



2,522 SF
Warehouse

ALTERNATIVE FLOOR PLAN

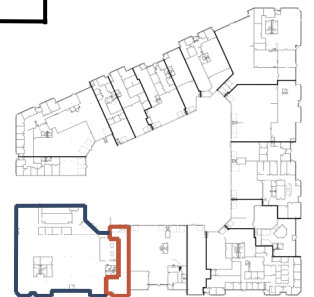


Option B

Total SF: 6,114 SF
Office SF: 3,592 SF
Whse SF: 2,522 SF
2 Dock Doors

Option A

Total SF: 16,086 SF
100% Office (would peel back)
1 Drive-In Door
(can add additional drive-in)



22,200 SF
Total



19,678 SF
Office

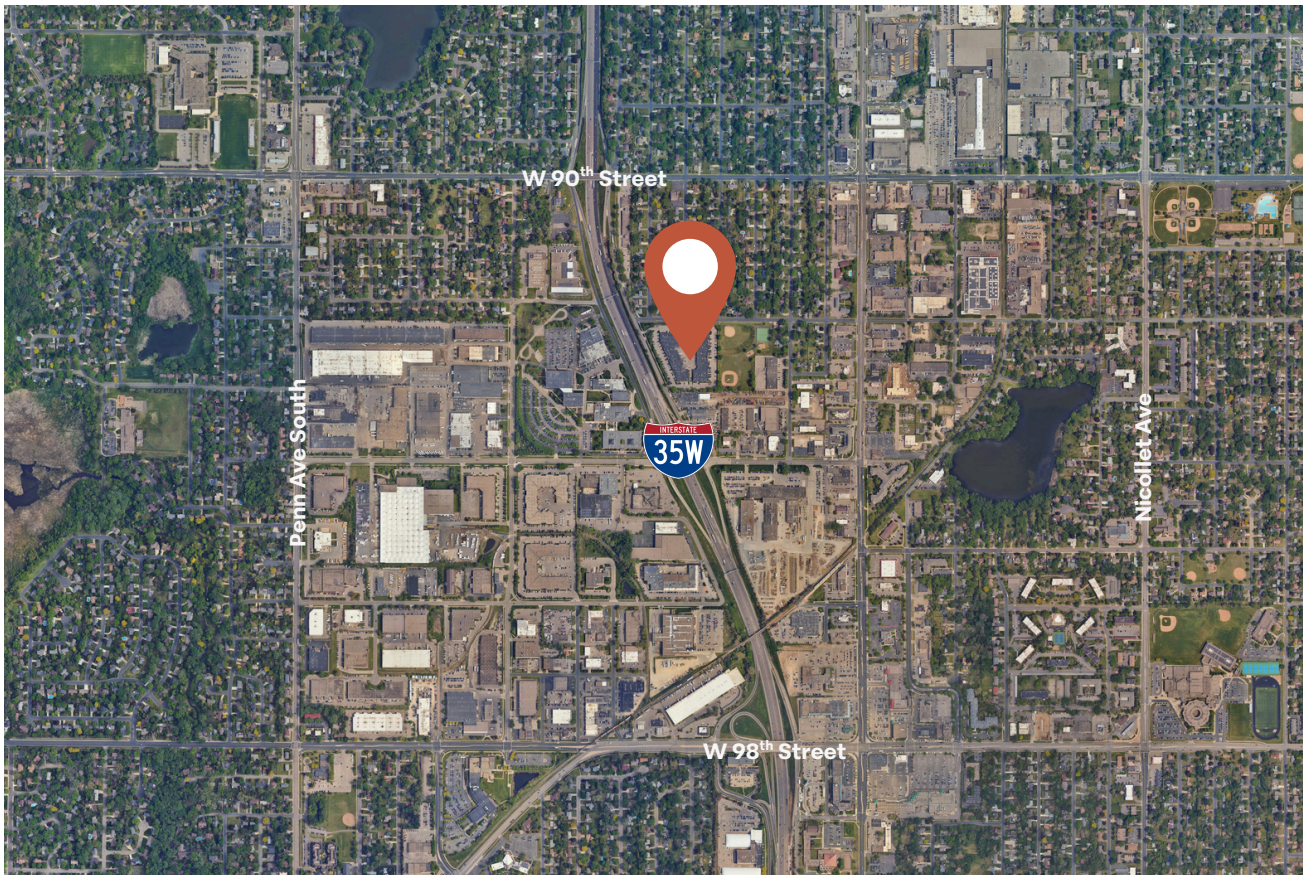


2,522 SF
Warehouse

PROPERTY IMAGES



LOCATION



Nearby Restaurants

Applebee's
Popeyes
Sports Page
Perkins Restaurant & Bakery
Nine Mile Brewing
Green Mill Restaurant & Bar
Dairy Queen
Snuffy's Malt Shop
White Castle
McDonalds
Taco Bell



Nearby Retail

Valvoline
Cub Foods
Duluth Trading Co
Vertical Endeavors
Discount Tire
Anytime Fitness
Dollar Tree
Carquest Auto Parts
FedEx
CrossFit 952
Extra Space Storage

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