



Professional Office Suite For Lease

CEDAR PROFESSIONAL OFFICE BUILDING | 8030 OLD CEDAR AVENUE SOUTH | BLOOMINGTON, MN 55425

Exclusively Listed by

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Each Office is Independently Owned and Operated
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13100 Wayzata Blvd #400
Minnetonka, MN 55305

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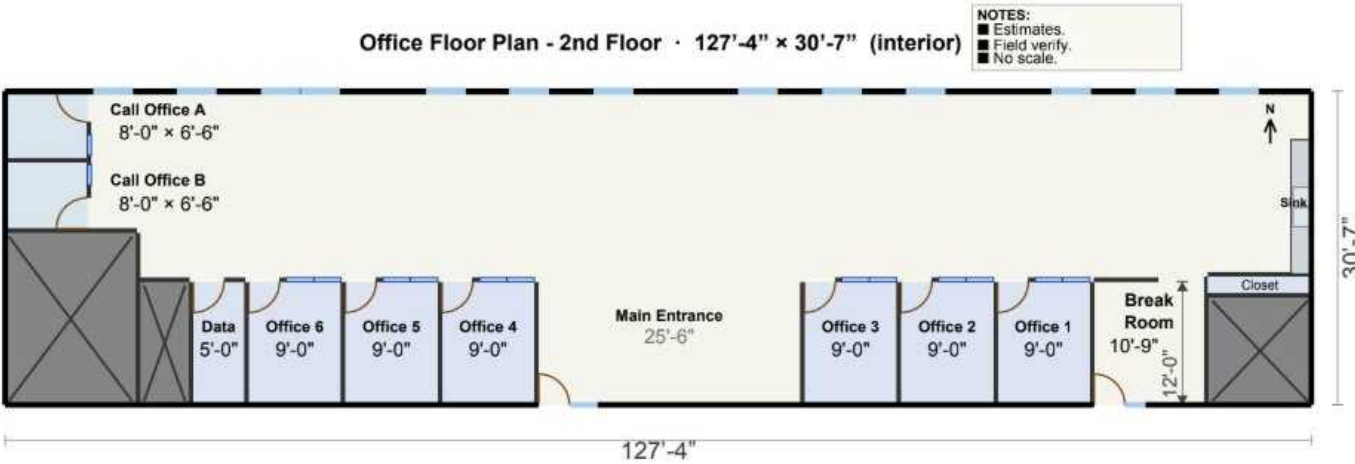


Available SF:	Suite 205 approx. 4,560 RSF
Lease Rate:	\$26/ RSF Gross
Building SF:	37,552
Floors:	2
Parking:	Onsite covered and surface
Parking Ratio:	3.00/1,000 SF

Property Highlights

- Approx. 4,560 RSF office suite 205 with class A finishes
- Suite 205 offers 6 private offices, 2 private call rooms, large co-working space, reception, kitchenette, breakroom
- Bright office space with expansive windows
- Monthly total gross rent \$9,880 per month, all utilities included, tenant pays internet & telephone
- Shared conference room in the building
- Two-story professional office building with renovations
- Monument and building signage available
- Covered and surface parking for tenants and visitors
- Excellent visibility from Cedar Avenue (Hwy 77)
- Minutes from MSP International Airport
- Minutes from the Mall of America, surrounded by restaurants, retail, banking, hotels, business services
- Convenient access to light rail, bus transit and major highways

Suite 205 Floor Plan



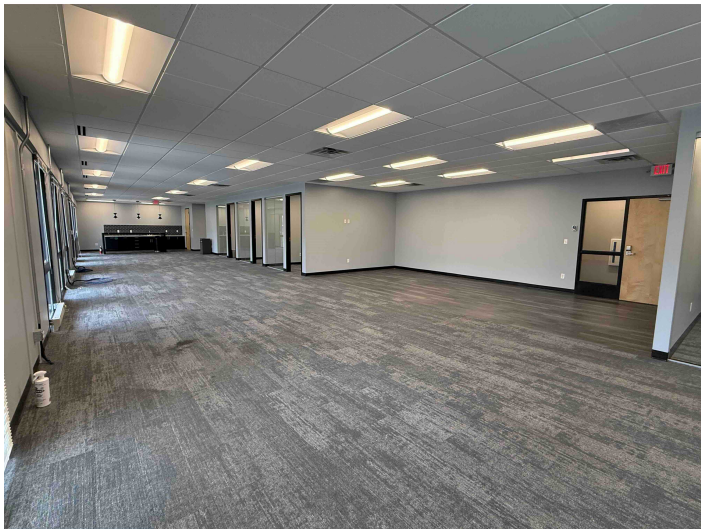
Suite 205 Property Photos



Kitchenette



Breakroom adjacent to kitchenette



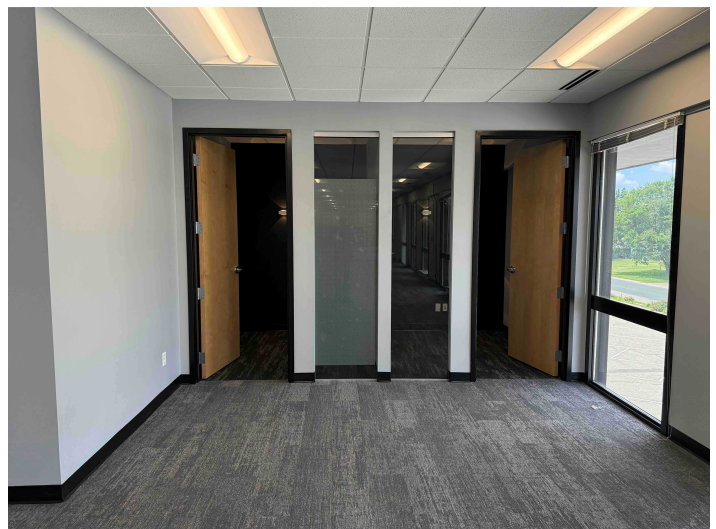
Full view of office suite 205



Private offices off open workspace full window line



Main entrance into Suite 205



Private call rooms

Suite 205 Property Photos



Interior private office



Private office with glass window

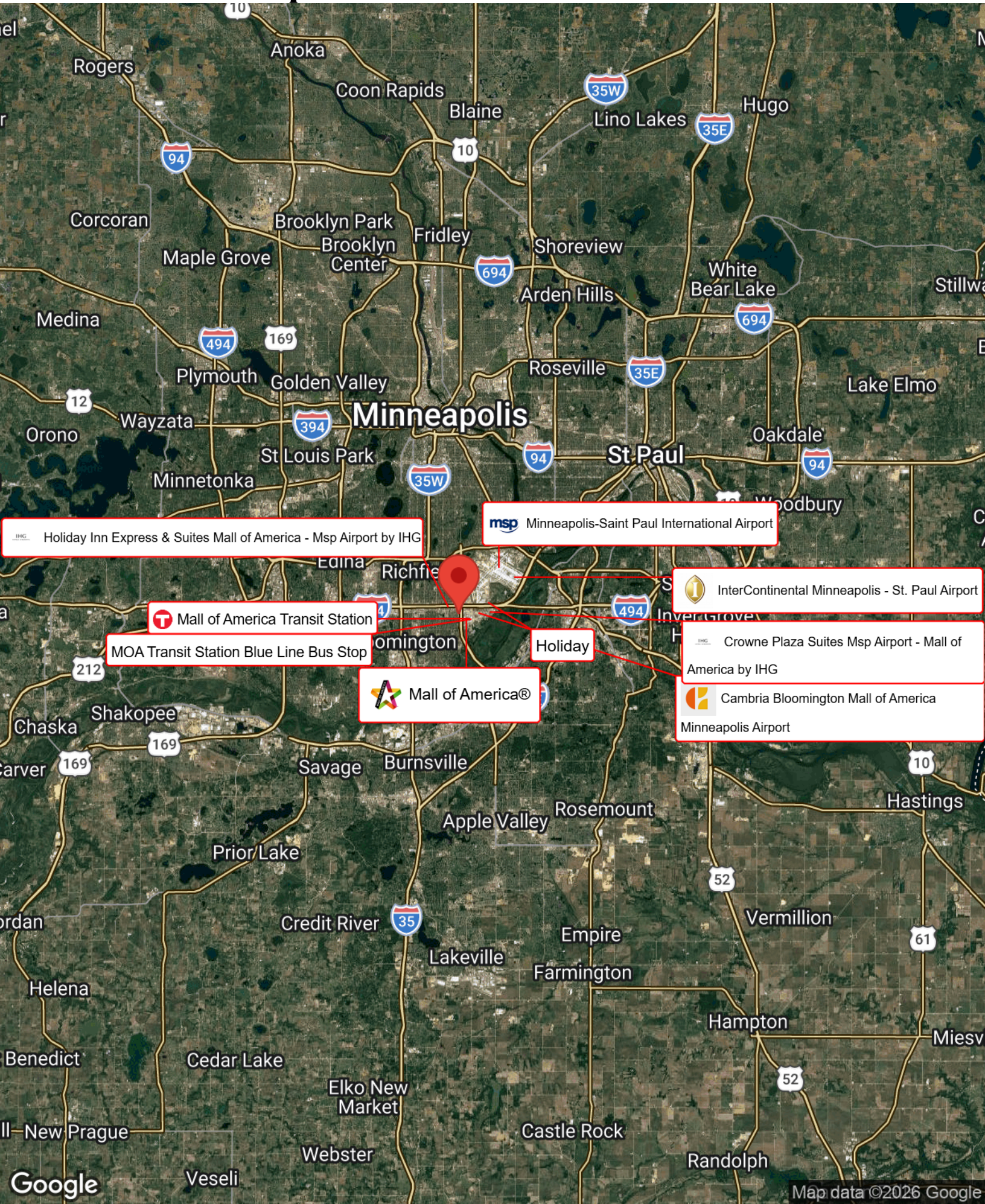


Private office

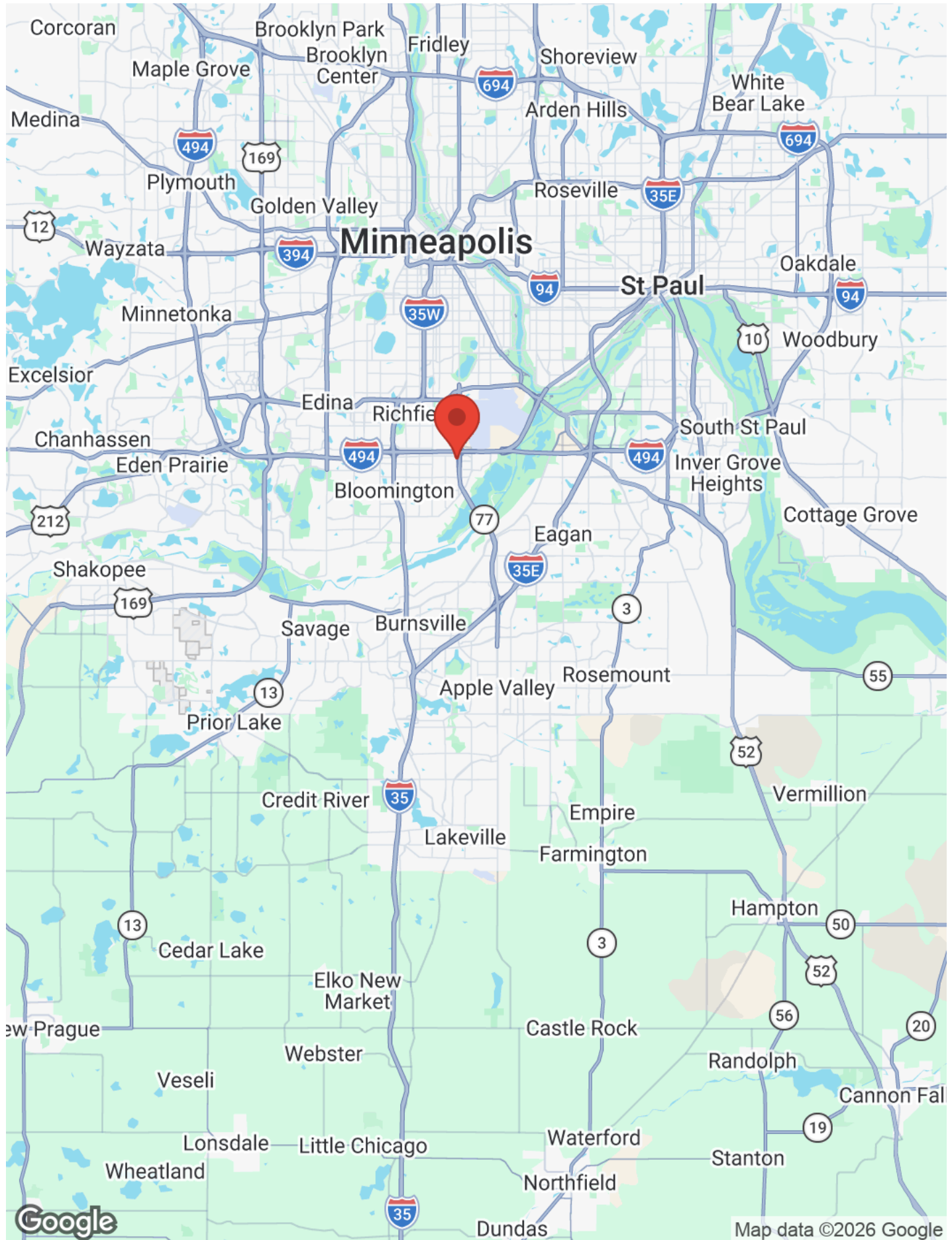


Data room

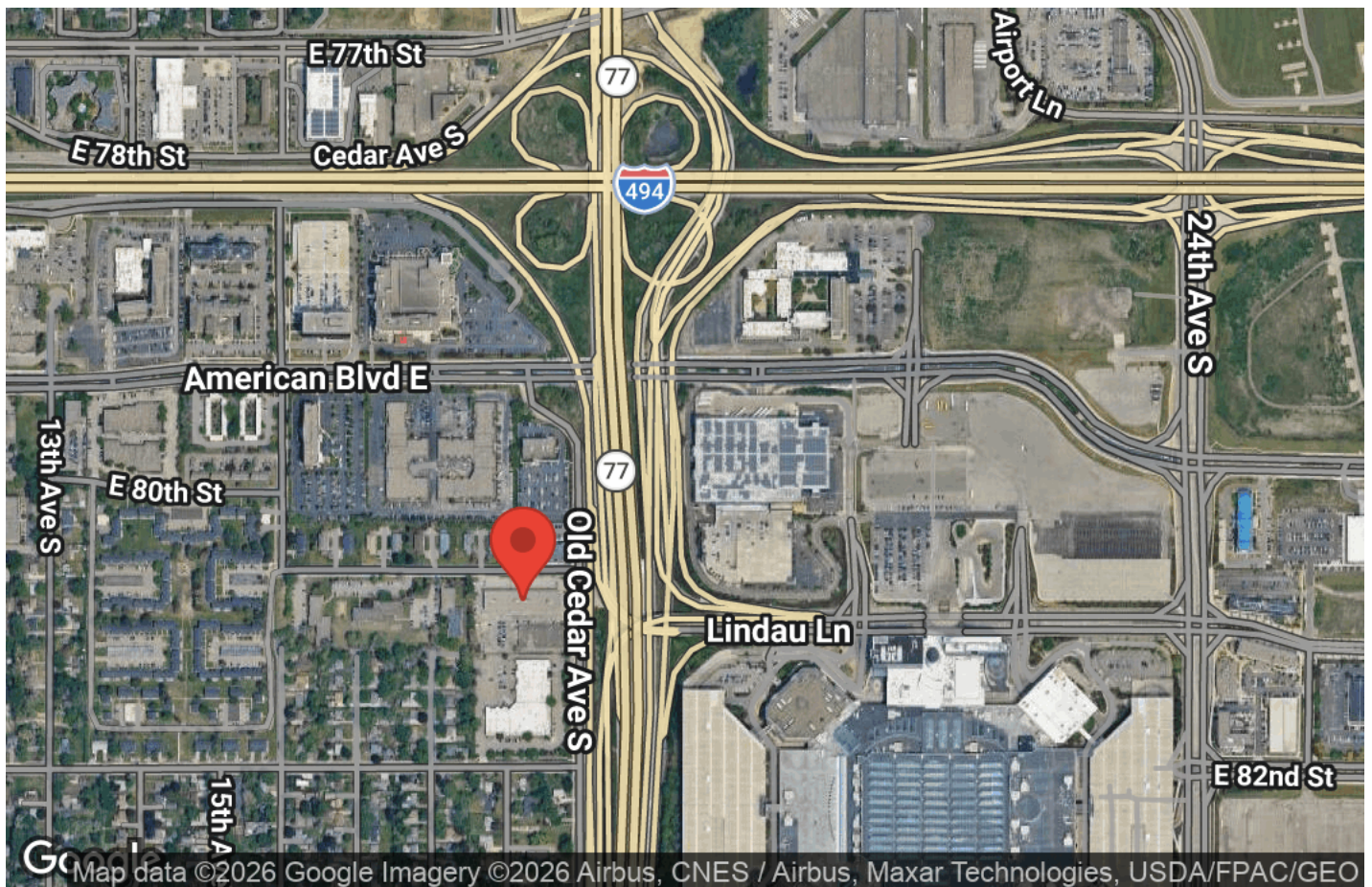
Business Map



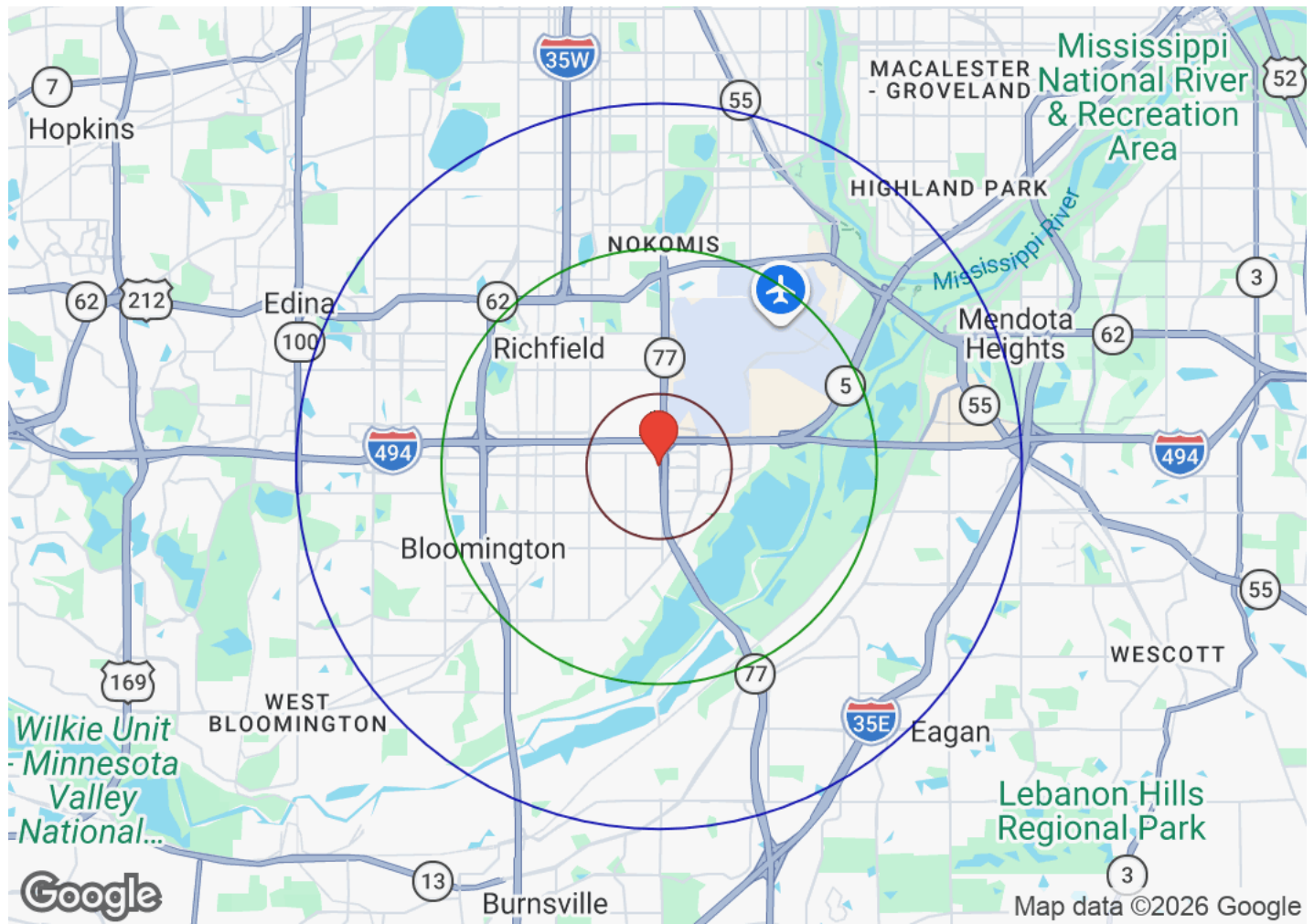
Regional Map



Location Maps



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,096	34,535	117,204
	Female	5,705	33,420	117,349
	Total Population	11,801	67,955	234,553
Housing	Total Units	5,023	31,949	112,855
	Occupied	4,621	29,414	104,222
	Owner Occupied	1,871	16,933	63,764
	Renter Occupied	2,750	12,481	40,458
	Vacant	402	2,535	8,633
Age	Ages 0 - 14	2,497	12,094	40,812
	Ages 15 - 24	1,575	7,554	23,158
	Ages 25 - 54	5,364	29,380	100,068
	Ages 55 - 64	1,123	7,543	26,928
	Ages 65+	1,242	11,385	43,587
Income	Median	\$75,797	\$89,718	\$96,817
	Under \$15k	453	1,898	6,736
	\$15k - \$25k	235	1,551	3,935
	\$25k - \$35k	186	1,480	4,838
	\$35k - \$50k	344	2,369	8,211
	\$50k - \$75k	1,074	5,052	16,314
	\$75k - \$100k	595	4,004	13,837
	\$100k - \$150k	697	5,661	19,981
	\$150k - \$200k	456	3,199	11,929
	Over \$200k	581	4,201	18,439

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