

BLOOM TECH  
**WORKPLACE**

9201 E BLOOMINGTON FWY, BLOOMINGTON, MN

PROFESSIONALLY OWNED AND MANAGED BY



# PROPERTY SPECIFICATIONS



## SPACE SPECS

<b>Suite:</b>	Suite 140	<b>Construction:</b>	Brick
<b>Available:</b>	3/1/2024	<b>Dock Doors:</b>	1
<b>Total SF:</b>	5,515 SF	<b>Clear Height:</b>	14'
<b>Office SF:</b>	1,632 SF	<b>Sprinklers:</b>	Yes
<b>Warehouse SF:</b>	3,883 SF	<b>Lighting:</b>	T8
<b>Parking:</b>	In common	<b>Power:</b>	1200A, 120/208V 3PH
<b>Year Built:</b>	1985		

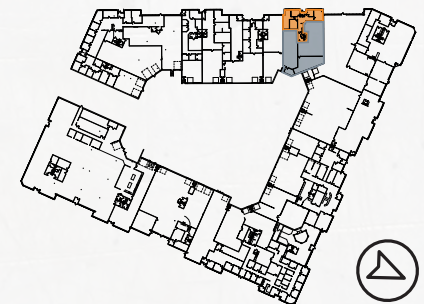
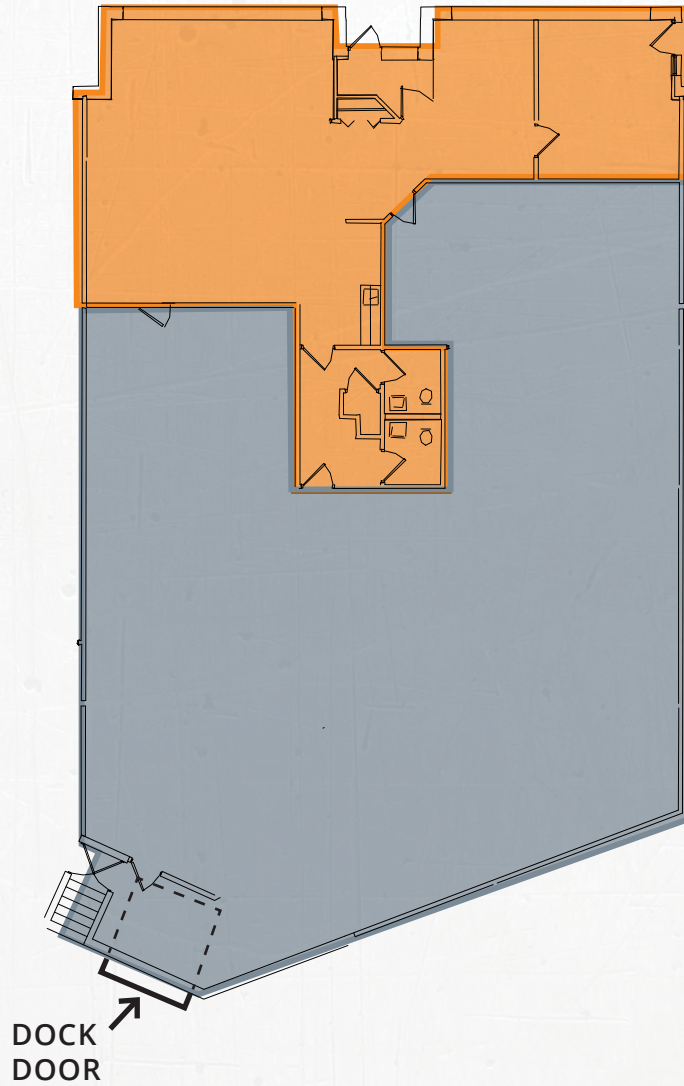


# FLOOR PLAN

## SUITE 140

### SUITE 140

TOTAL SF: 5,515  
OFFICE SF: 1,632  
WAREHOUSE SF: 3,883  
1 DOCK DOOR



## LEASE RATES

<b>Lease Rate :</b>	Office: \$12.50 PSF Warehouse: \$6.50 PSF	<b>Taxes:</b>	\$3.22 PSF	<b>Est. CAM:</b>	\$2.48 PSF	<b>Total:</b>	\$5.70 PSF
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35W

W 90TH ST

35W

W 92ND ST

ENDALE AVES S

SITE

W 94TH ST

35W

PRIME

LOCATION





**Holiday**  
**CSL Plasma**  
**FARMERS INSURANCE**  
 bp  
**DOLLAR TREE**

**DAVANNI'S**  
**Cub FOODS**  
**DISCOUNT TIRE**  
**ANYTIME FITNESS**  
**Perkins**

**CVS**  
**CALIBER COLLISION**  
**Valvoline**  
**Wendy's**  
**CRUICKSHANK AUTO PARTS**

**DQ**  
**O'Reilly AUTO PARTS**  
**Firestone**  
**FedEx**  
**POPEYES**  
**TSG**

**McDonald's**  
**Applebee's**  
**White Castle**  
**UNITED STATES POSTAL SERVICE**  
**HEALTH FAIRVIEW**  
**DOING THE MOST GOOD**

**SITE**

AREA

**AMENITIES**



# THINKING BEYOND THE OBVIOUS



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