



AMENITY RICH CLASS A OFFICE BUILDING

3500 + 3600 AMERICAN BOULEVARD WEST, BLOOMINGTON, MN

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FOR LEASE

Class A office park

Two-buildings, 500,000 SF

13 Acre Site

Year Built/Renovated - 1983/2019

Number of Floors - 8

Net Rental Rate - \$19.00 per SF

2024 Operating Expenses & Taxes:

Operating Expenses \$ 9.66

Real Estate Taxes \$ 3.50

Total \$13.16

Minimum Divisible - 1,500 SF

Maximum Contiguous - 35,000 SF

FRANCE AVENUE

HWY I-494

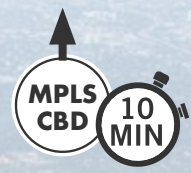
AMERICAN BOULEVARD




























3500 + 3600 AMERICAN BOULEVARD WEST BLOOMINGTON, MN

WHAT'S NEARBY

- | | | | | | | | |
|----|--------------------------|----|---------------------------|-----------------|-----------------------|-----------------------|-----------------|
| 01 | ChopHouse @ Hilton Hotel | 28 | Perkins | 39 | McCormick & Schmick's | | |
| 02 | AmericInn | 29 | Bobby & Steve's Auto | 40 | Homewood Suites | | |
| 03 | Denny's | 30 | Smack Shack | 41 | Life Time Work | | |
| 04 | Olive Garden | 31 | Ciao Bella | | Southdale Center | | |
| 05 | El Loro | 32 | Tavern 23 | | Apple Store | Cheesecake Factory | |
| 06 | La Quinta | | Centennial Lakes Retail | | AMC Theatres | Dave & Buster's | |
| 07 | Lifetime Fitness | | HomeGoods | El Camino Taco | 42 | Banana Republic | Peoples Organic |
| 08 | Pancho's | | Office Depot | Jamba Juice | | Eddie Bauer | Rustica |
| 09 | CW's Bar & Grill | 33 | UPS Store | Q. Cumbers | | Macy's | Yumi Sushi |
| 10 | Staybridge Suites | | Wells Fargo | Starbuck's | | Sephora | |
| 11 | Hilton Hotel | | Whole Foods | Subway | 43 | Shake Shack | |
| 12 | Holiday Inn | 34 | Caribou @ Lunds & Byerlys | 44 | Tavern on France | | |
| 13 | Hampton Inn | 35 | Crumb! Cookies | 45 | Giordano's | | |
| 14 | Kincaid's | 36 | Original Pancake House | 46 | Cub Foods | | |
| 15 | LARS Restaurant & Bar | 37 | Target | 47 | Caribou | | |
| 16 | Renaissance Hotel | | The Galleria | 48 | Chipotle | | |
| 17 | Sheraton | | Barnes & Noble | Big Bowl | 49 | Slumberland Furniture | |
| 18 | Double Tree | | Coach | CōV | 50 | Cowboy Jack's | |
| 19 | TGI Fridays | | Cole Haan | CRAVE | 51 | Embassy Suites | |
| 20 | Jersey Mike's | 38 | Kate Spade | Good Earth | 52 | Samurai Sushi | |
| 21 | Red's Savoy | | Louis Vuitton | Pittsburgh Blue | 53 | Chick-fil-A | |
| 22 | Courtyard by Marriott | | lululemon | Starbuck's | 54 | Target | |
| 23 | Lela | | Tiffany & Co | Sweetgreen | | | |
| 24 | Ike's | | Tory Burch | Westin Hotel | | | |
| 25 | Holiday Inn Express | | | | | | |
| 26 | Total Wine | | | | | | |
| 27 | Trader Joe's | | | | | | |



SUPERIOR AMENITIES PACKAGE

-   Three brand new pickleball courts
-   Newly-renovated sky-lit concourse with free WiFi and collaborative seating
-   Outdoor plaza & patios with grill, tables, umbrellas, and fire-side seating
-   5,000 SF fitness center with group studio, fitness on demand, Peloton bikes, lockers & showers
-   New bike storage room
-   Free multimedia training center for up to 100 people
-   4 Free multimedia conference rooms
-  Full-service cafe offering breakfast, lunch, catering and grab-n-go items
-  3 secure, high speed fiber providers and redundant infrastructure
-  Climate-controlled garage parking, and free covered parking
-  Full-service hair salon
-  Bocce ball court, bag toss, and shuffleboard
-  Security guard/building ambassador
-  On-site property managers and building engineers
-  LEED Silver Certified, Energy Star Rated & BOMA 360 Award
-  On-site car wash and auto spa
-  UPS and FedEx drop boxes
-  Dry cleaning and shoe repair



AVAILABILITIES



3500 NORTHLAND CENTER

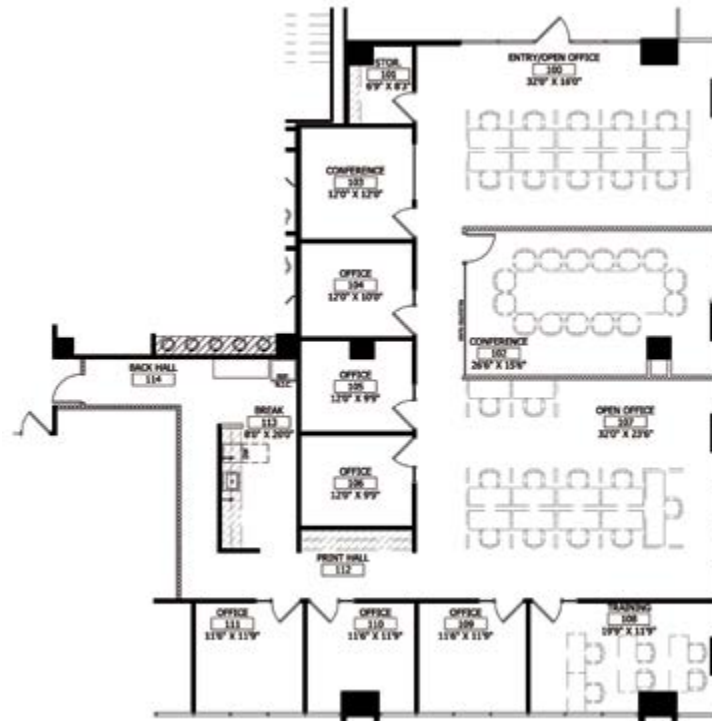
SUITE	SF	NOTES
130	4,626	Sublease
150	8,982	Divisible
401	4,611	
425	5,945	
640	9,767	
650	6,232	
6th Floor	35,000	POTENTIAL CONTIGUOUS SPACE

3600 NORTHLAND CENTER

215	3,957	
300	13,335	Contiguous with Suite 330
330	6,098	Contiguous with Suite 300
335	2,002	
600	13,132	Sublease

CLICK A SUITE #
TO SEE ITS PLAN

AVAILABILITIES



SUITE 130 | 4,626 SF (SUBLEASE)
3500 BUILDING



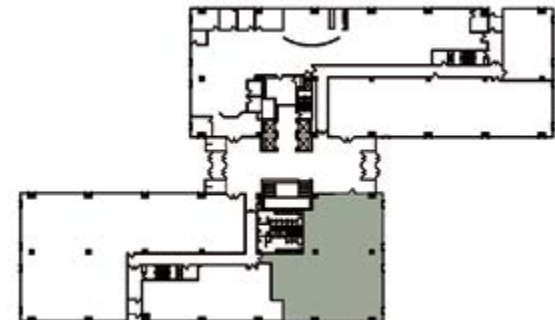
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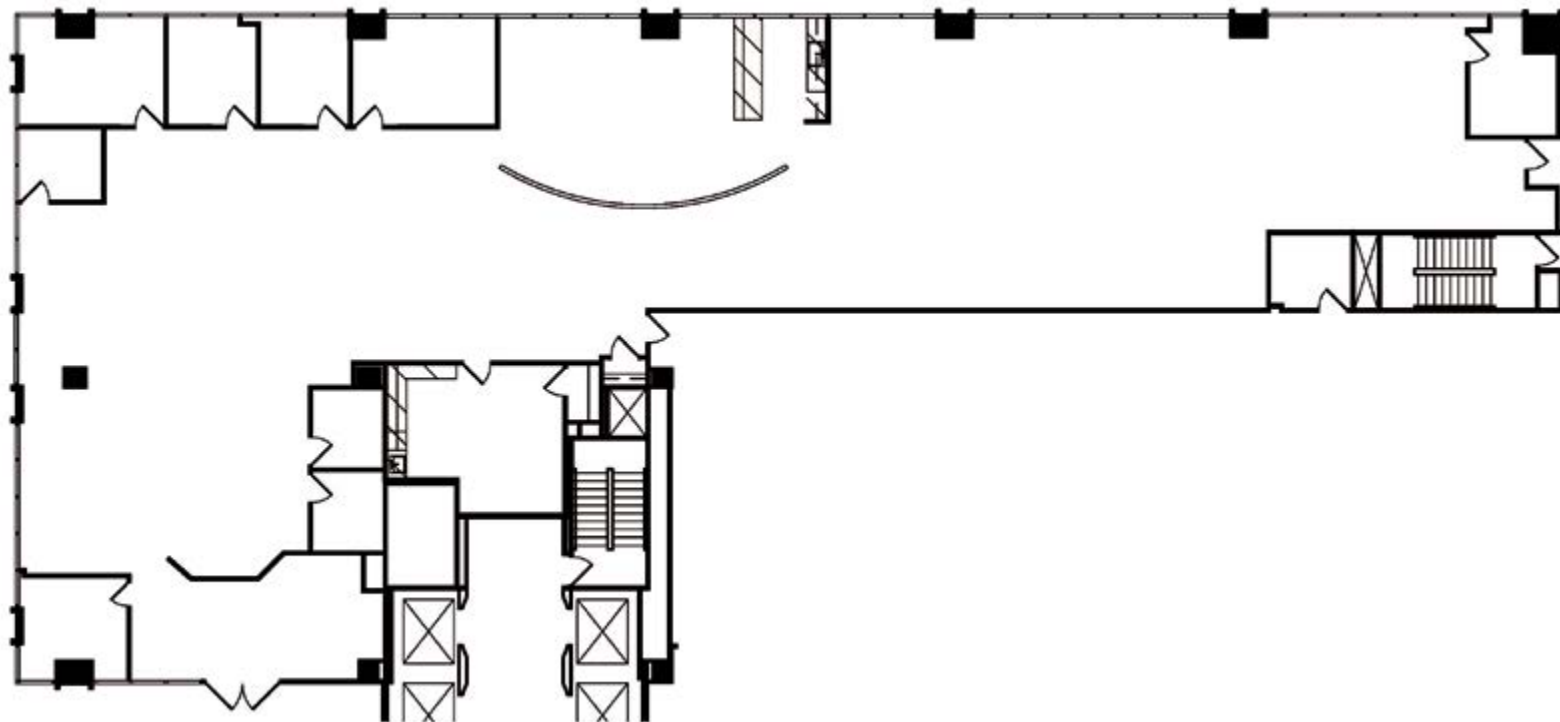
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KEY PLAN | FLOOR 1



AVAILABILITIES



SUITE 150 | 8,982 SF
3500 BUILDING



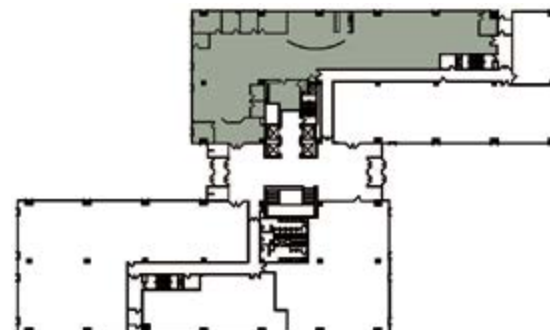
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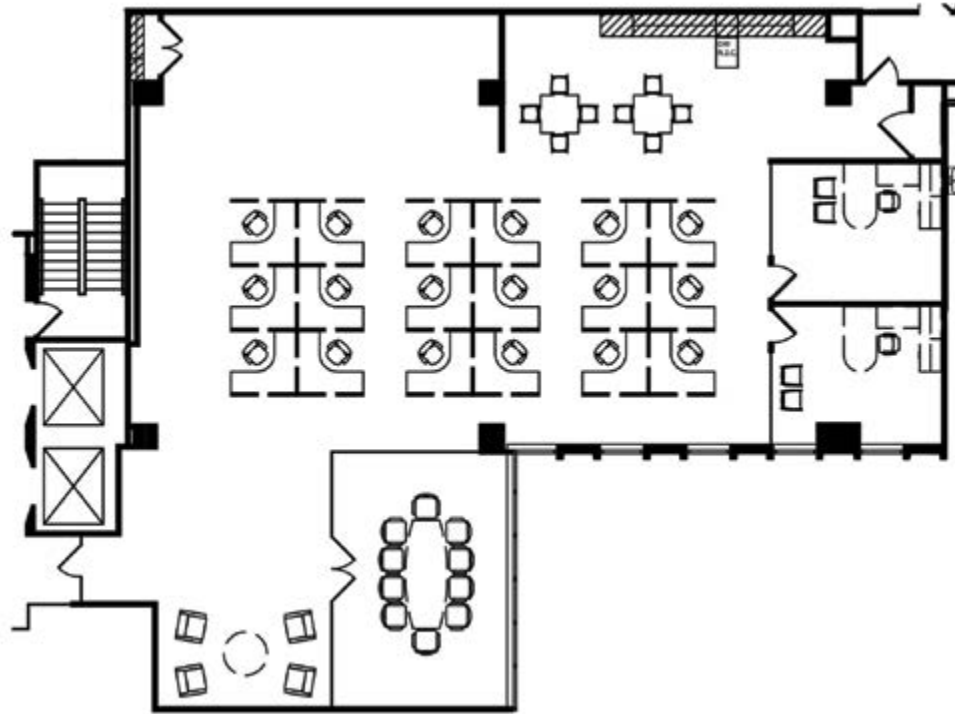
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KEY PLAN | FLOOR 1



AVAILABILITIES



SUITE 401 | 4,611 SF
3500 BUILDING



BACK



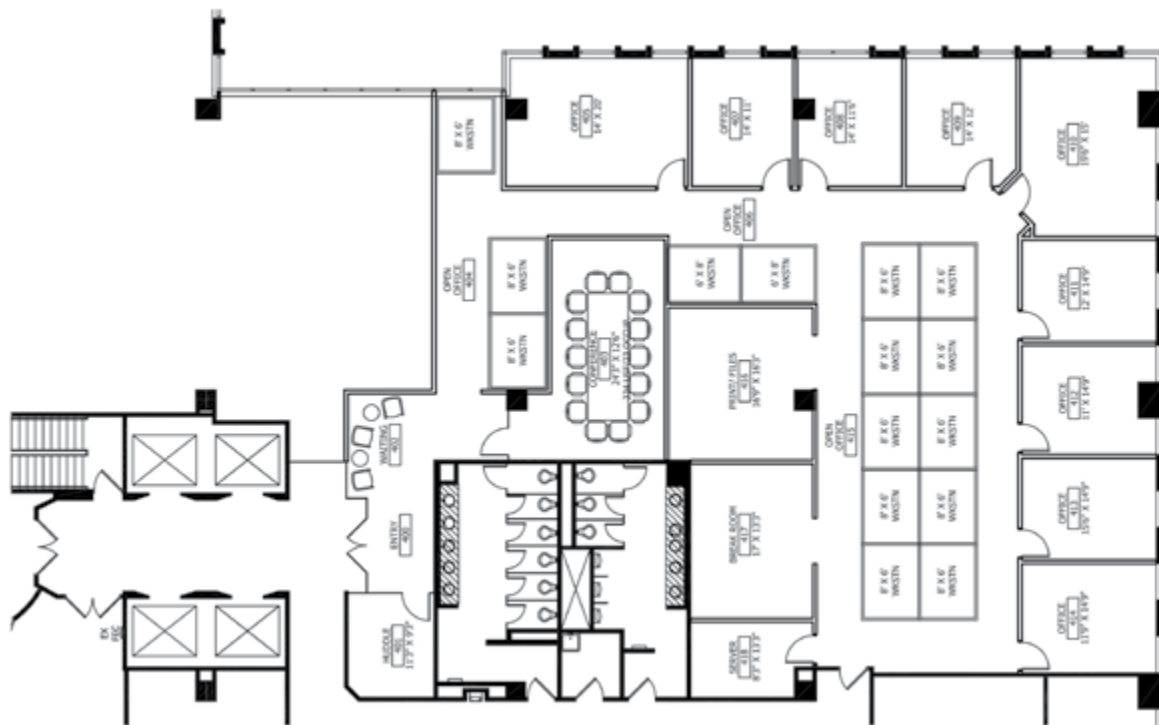
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KEY PLAN | FLOOR 4



AVAILABILITIES



SUITE 425 | 5,945 SF
3500 BUILDING



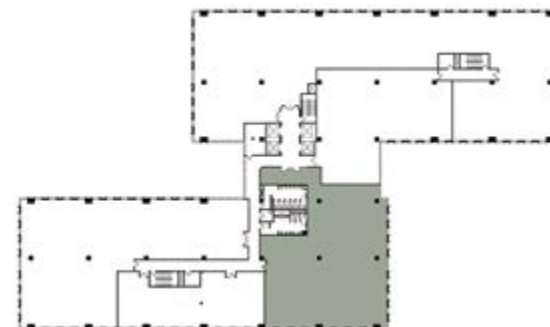
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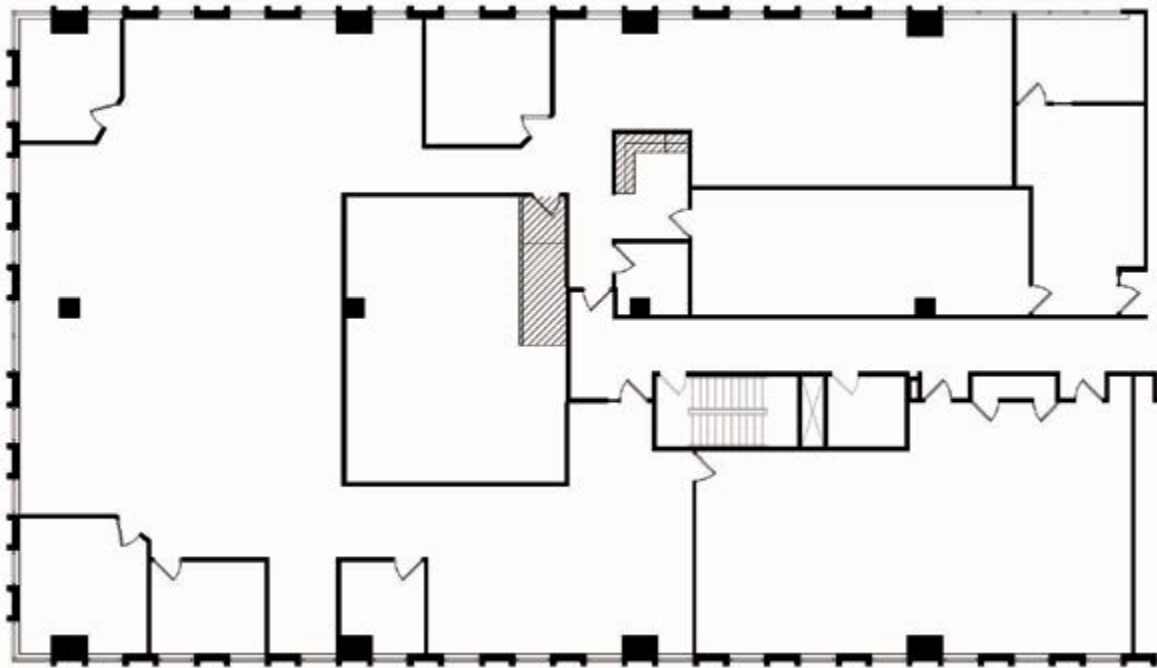
NEXT



KEY PLAN | FLOOR 4



AVAILABILITIES



SUITE 640 | 9,767 SF
3500 BUILDING



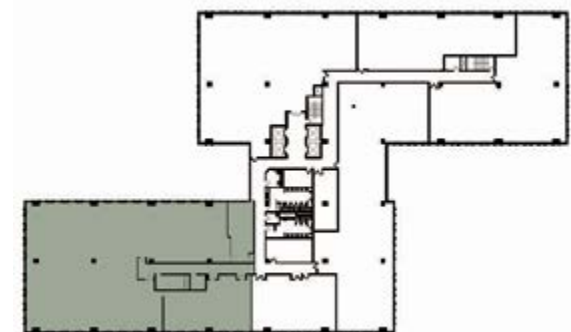
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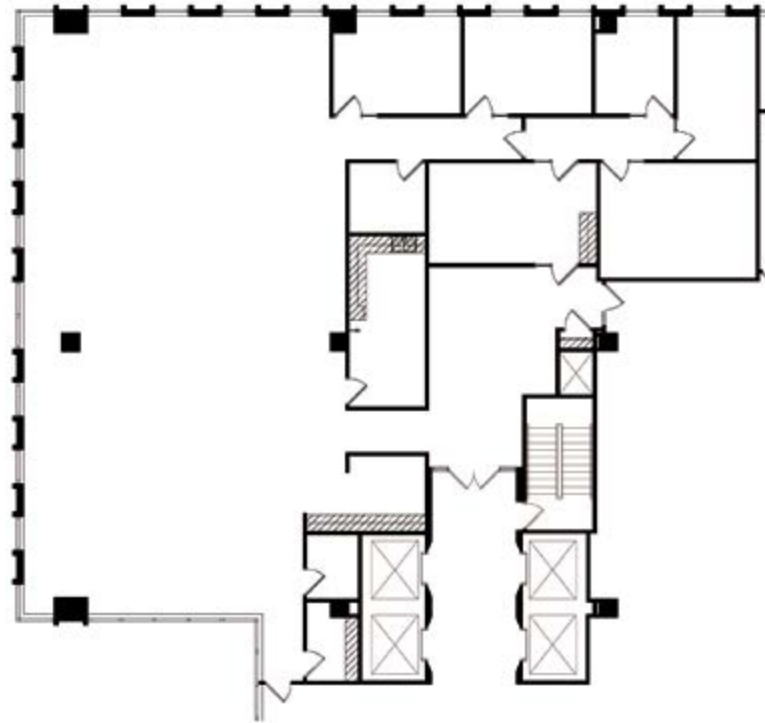
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KEY PLAN | FLOOR 6



AVAILABILITIES



SUITE 650 | 6,232 SF
3500 BUILDING



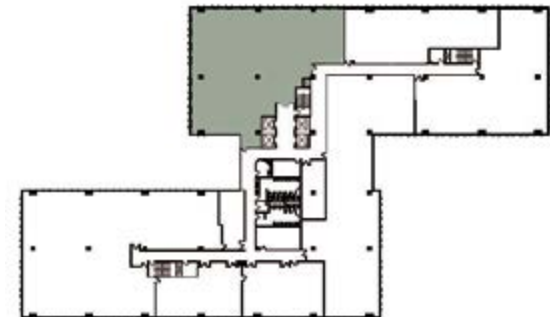
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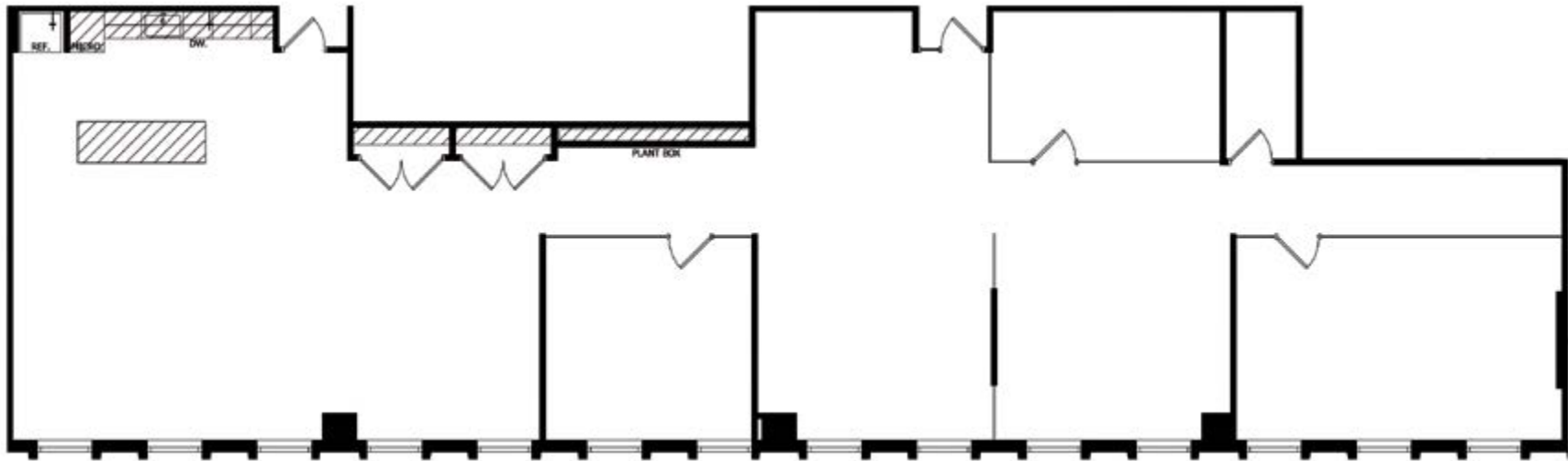
NEXT



KEY PLAN | FLOOR 6



AVAILABILITIES



BACK

SUITE 215 | 3,957 SF
3600 BUILDING



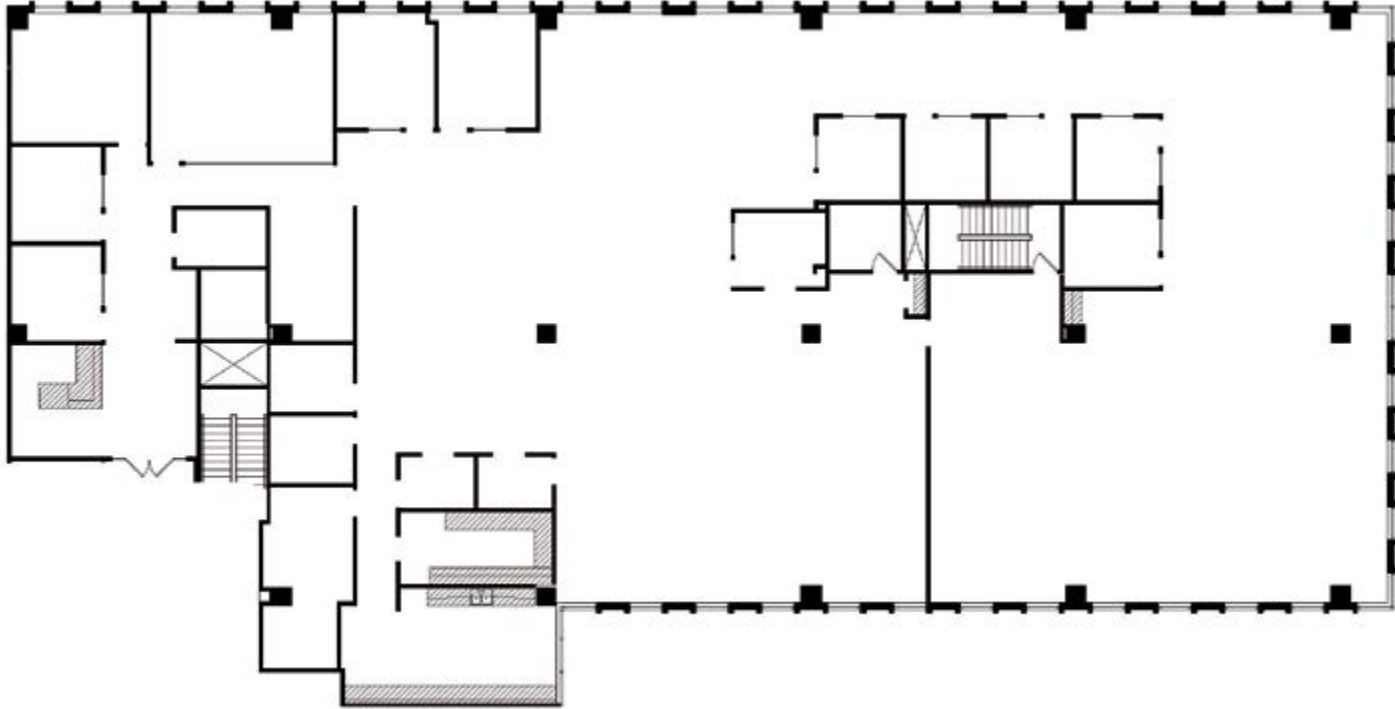
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KEY PLAN | FLOOR 2



AVAILABILITIES



SUITE 300 | 13,335 SF
Contiguous with Suite 330
3600 BUILDING



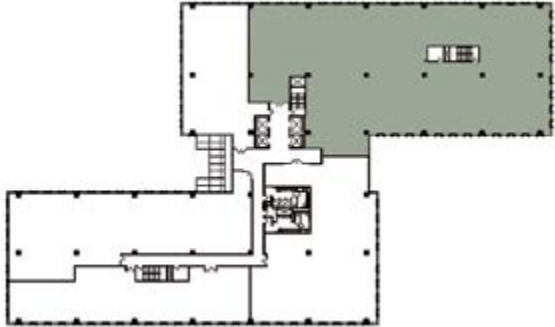
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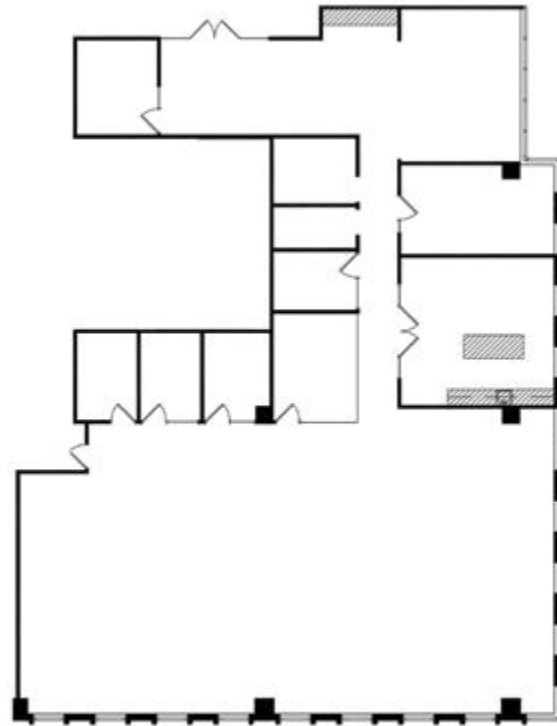
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KEY PLAN | FLOOR 3



AVAILABILITIES



SUITE 330 | 6,098 SF
Contiguous with Suite 300
3600 BUILDING



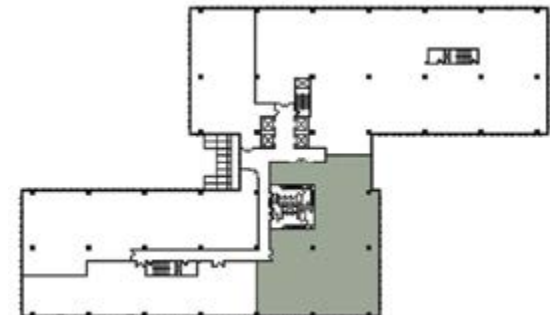
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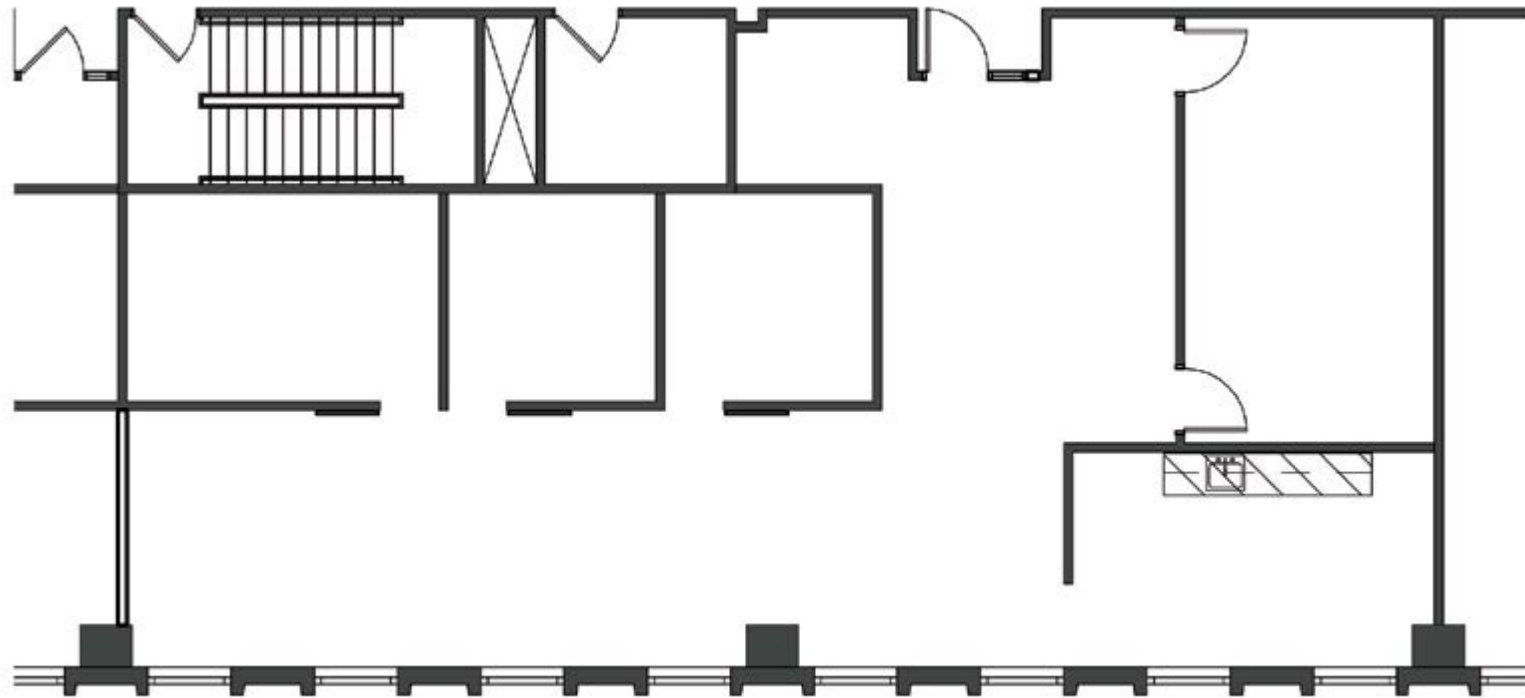
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KEY PLAN | FLOOR 3



AVAILABILITIES



SUITE 335 | 2,002 SF
3600 BUILDING



BACK



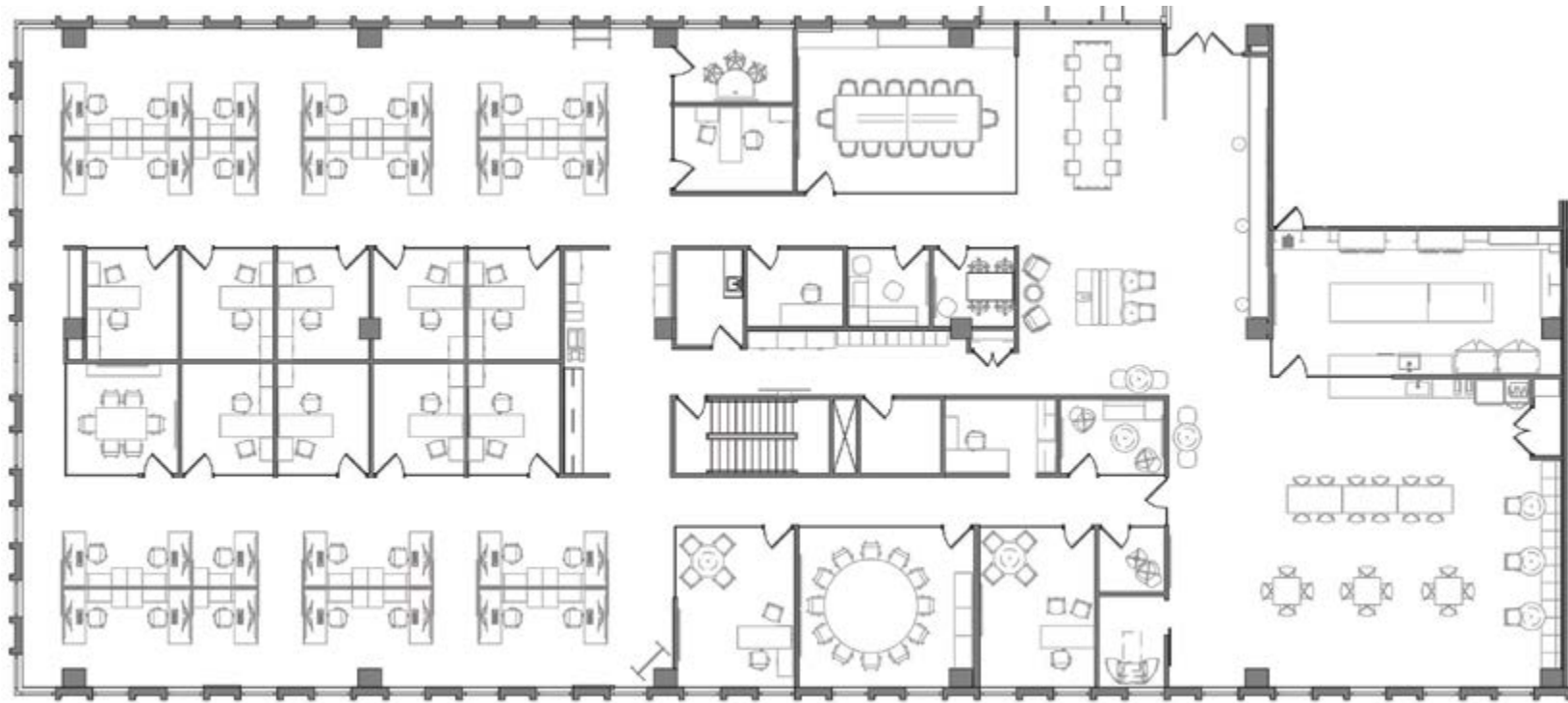
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KEY PLAN | FLOOR 3



AVAILABILITIES



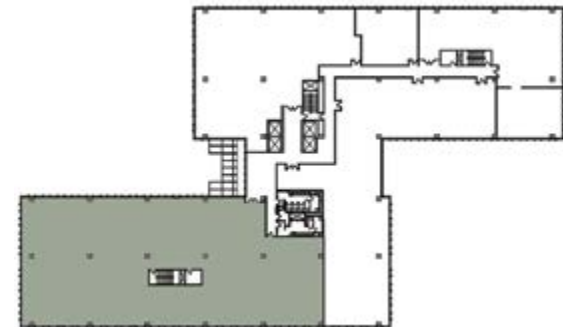
SUITE 600 | 13,132 SF (SUBLEASE)
3600 BUILDING



BACK



KEY PLAN | FLOOR 6





NEXT



NORTHLANDCENTERMN.COM

BILL ROTHSTEIN EXECUTIVE DIRECTOR | 952.893.8214

DAN WICKER SENIOR DIRECTOR | 952.893.8254



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