

OFFICE/WAREHOUSE: SPACE FOR LEASE

VICTORIA POND CENTER
4801 81ST STREET WEST
BLOOMINGTON, MINNESOTA 55437



SITE INFORMATION

- 58,976 sf office/warehouse building
- Brick exterior and generous glass lines
- Private/direct entrances
- Building signage available
- Perfect for tech, creative or showroom tenants
- Warm shell condition
- Parking located directly in front of space
- Dock and drive-in loading
- Minutes from the Mpls/St. Paul International Airport
- Excellent location and easy access to Interstate 494, Highway 100 and France Avenue

CONTACT US

Steve Nelson, SIOR
TEL **612.746.5022**
snelson@hoytproperties.com

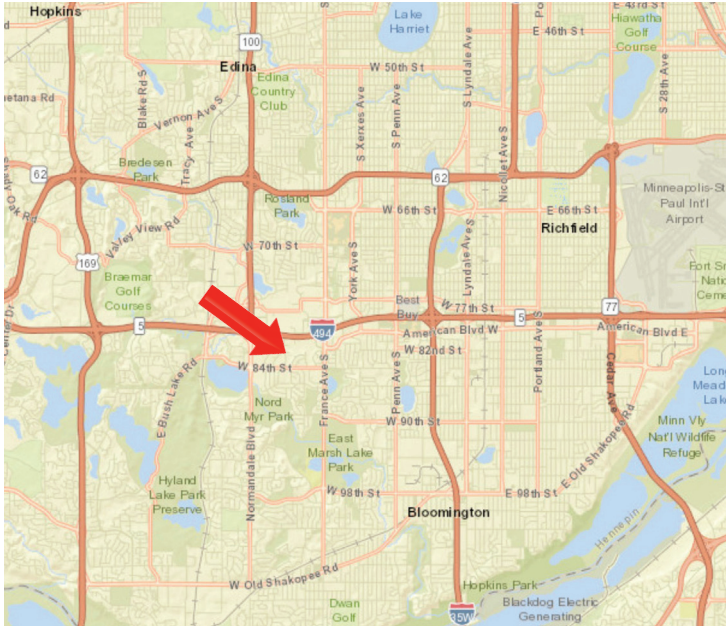
Ches Masserano
TEL **612.338.5241**
cmasserano@hoytproperties.com

Mack Damerow
TEL **612.338.3195**
mdamerow@hoytproperties.com

HOYT PROPERTIES, INC.
5353 Wayzata Boulevard, Suite 500
Saint Louis Park, MN 55416
TEL **612.338.7787**
FAX **612.338.7797**
www.hoytproperties.com

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BUILDING SIZE

58,976 sf

AVAILABLE FOR LEASE

Office: 2,520 sf

Warehouse: 1,544 sf

Total: 4,064 sf

LOADING

1 loading dock

CLEAR HEIGHT

12'

NET LEASE RATE

Office: \$13.00 per sf

Warehouse: \$7.00 per sf

2026 ESTIMATED CAM/TAX

CAM: \$2.44 per sf

RE Tax: \$4.11 per sf

Total: \$6.55 per sf

PID

0602724240008

LAND

8.13 acres (354,086 square feet)

SPRINKLERS

100% wet system

ELECTRICAL

400 amps 240 volts

PARKING

256 parking stalls, 4.31/1,000 sf parking ratio

YEAR BUILT

1983

ZONING

CS-1, Commercial Service 1

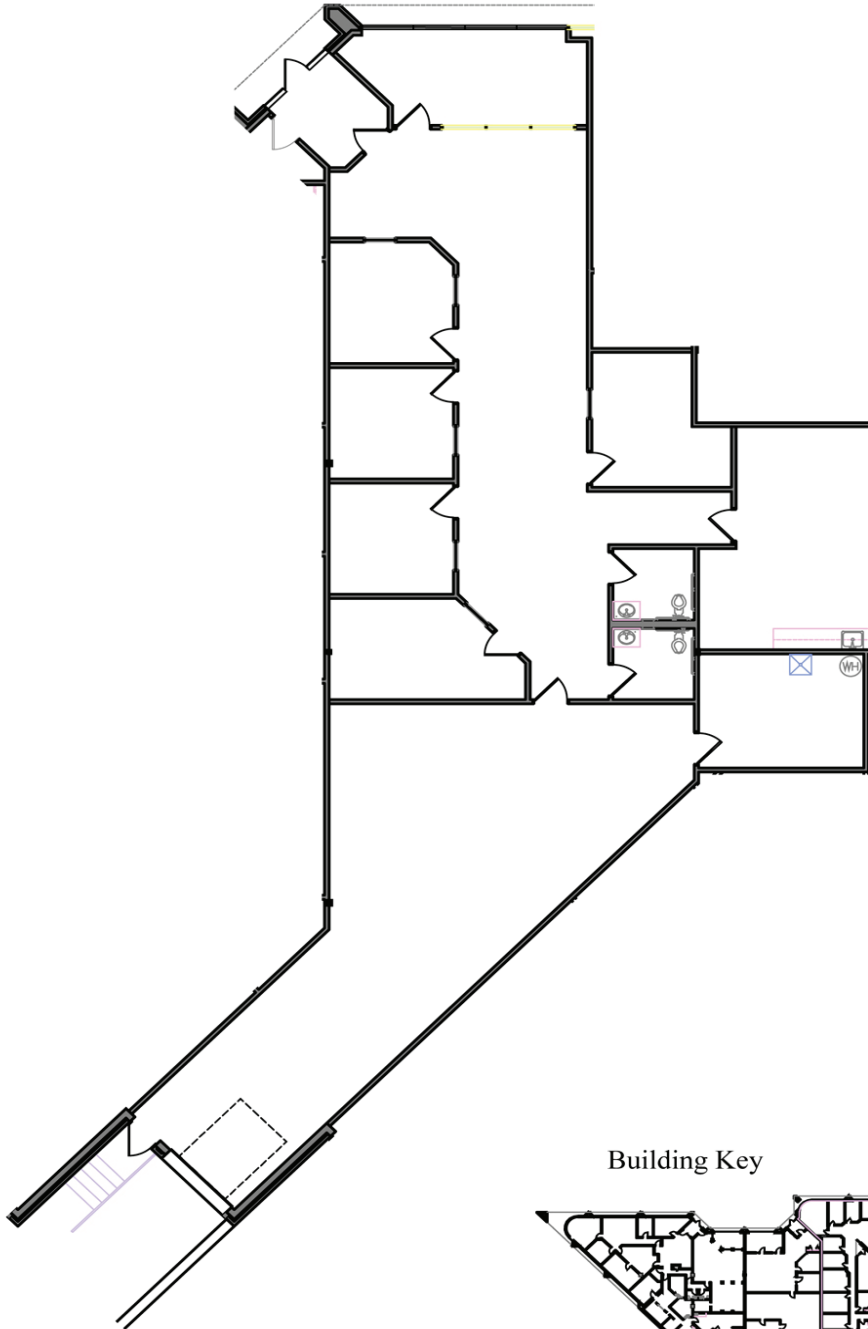
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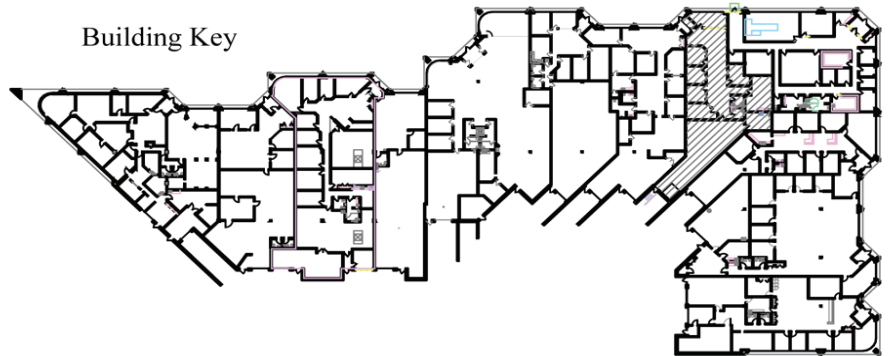


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Suite 111A
Office: 2,520 sf
Warehouse: 1,544 sf
Total: 4,064 sf

Building Key



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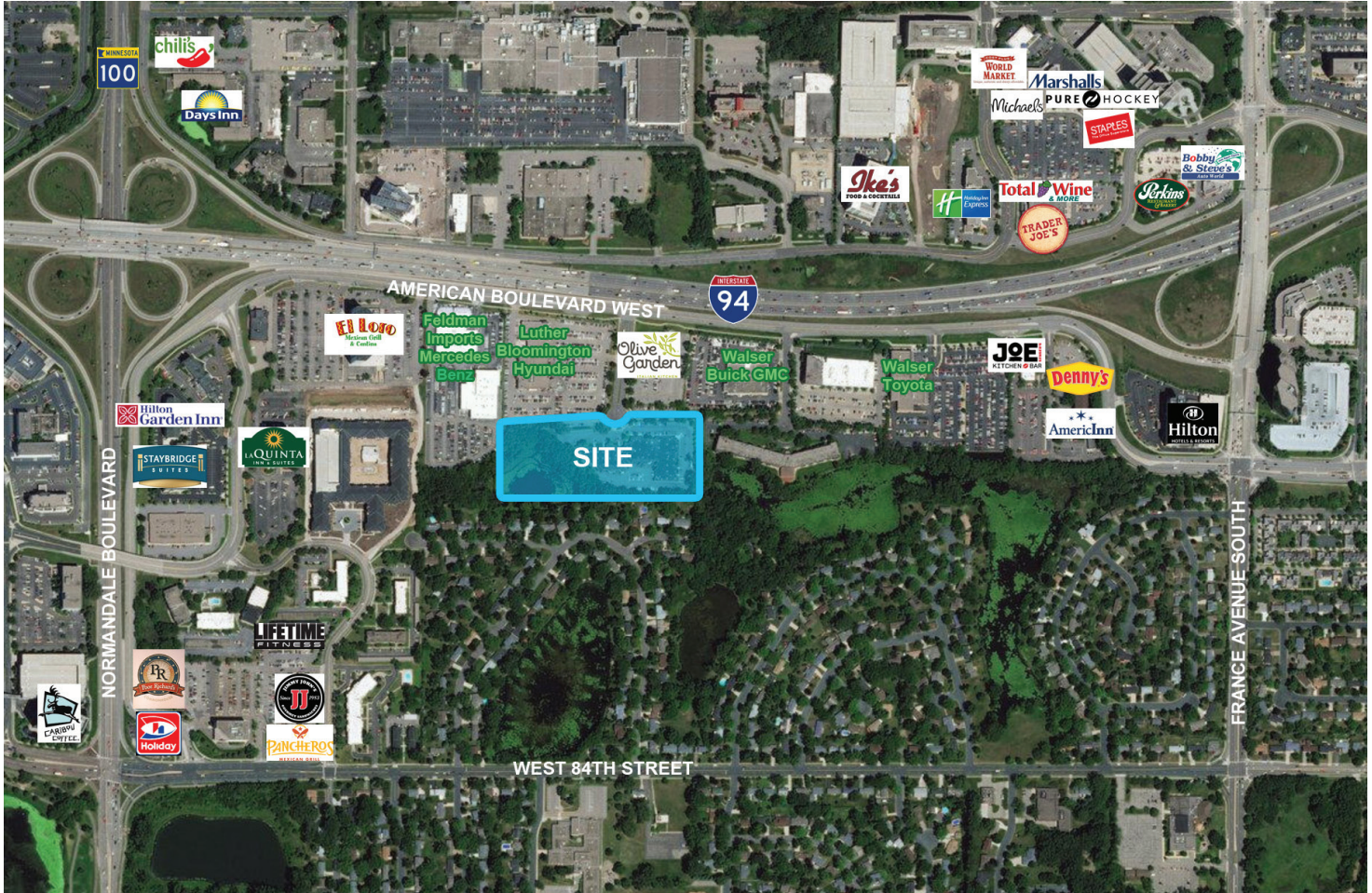
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DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,260	79,894	241,395
Avg HH Income	\$93,233	\$103,272	\$108,303
Total Households	3,330	35,419	102,988

TRAFFIC COUNTS

Interstate 494:	164,000 cars/day
Highway 100:	66,000 cars/day

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