

## OFFICE/TECH: SPACE FOR LEASE

CEDAR BUSINESS CENTER  
8100 OLD CEDAR AVENUE SOUTH  
BLOOMINGTON, MINNESOTA 55425



### SITE INFORMATION

- 62,596 square foot building
- Build-to-suit office/tech
- Brick exterior and generous glass lines
- Private entrance
- Flexible, open floor plans
- Building signage available
- Dock and drive-in loading
- Perfect for classroom, call center, tech and design firms
- Across from Mall of America and IKEA
- Minutes from the Mpls/St. Paul International Airport
- Excellent location and easy access to Interstate 494 and Highway 77

### CONTACT US

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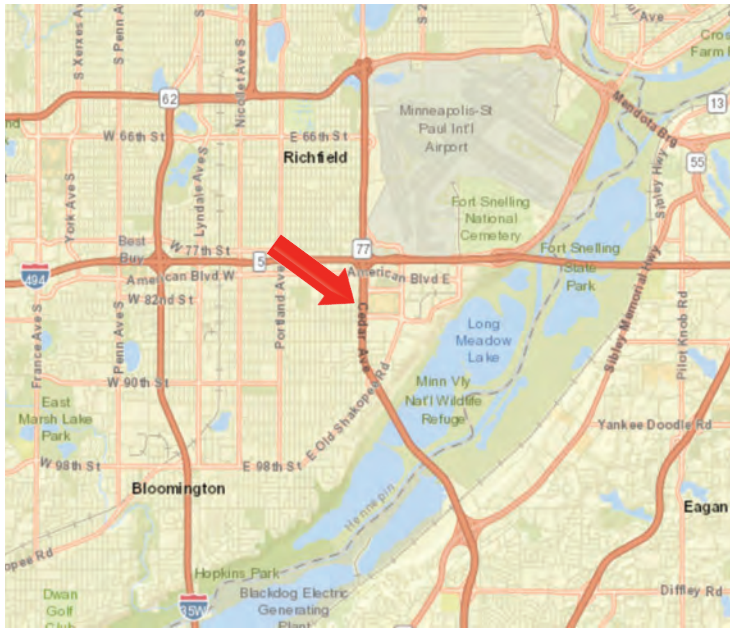
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## BUILDING SIZE

62,596 sf

## AVAILABLE FOR LEASE

Suite 100: 16,989 sf

Divisible to: 8,289 sf

\* Available on 7/1/2024

## YEAR BUILT

1983

## LOADING

Drive-in loading

## CLEAR HEIGHT

12'

## SPRINKLERS

100% wet system

## ELECTRICAL

1600 amps 277/480 volts

## PARKING

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

## NET LEASE RATE

Office: \$13.00 per sf

Warehouse: \$7.00 per sf

## 2024 ESTIMATED CAM/TAX

CAM: \$2.99 per sf

RE Tax: \$2.70 per sf

Total: \$5.69 per sf

## LAND

4.61 acres (200,797 square feet)

## ZONING

FDI, Freeway Development

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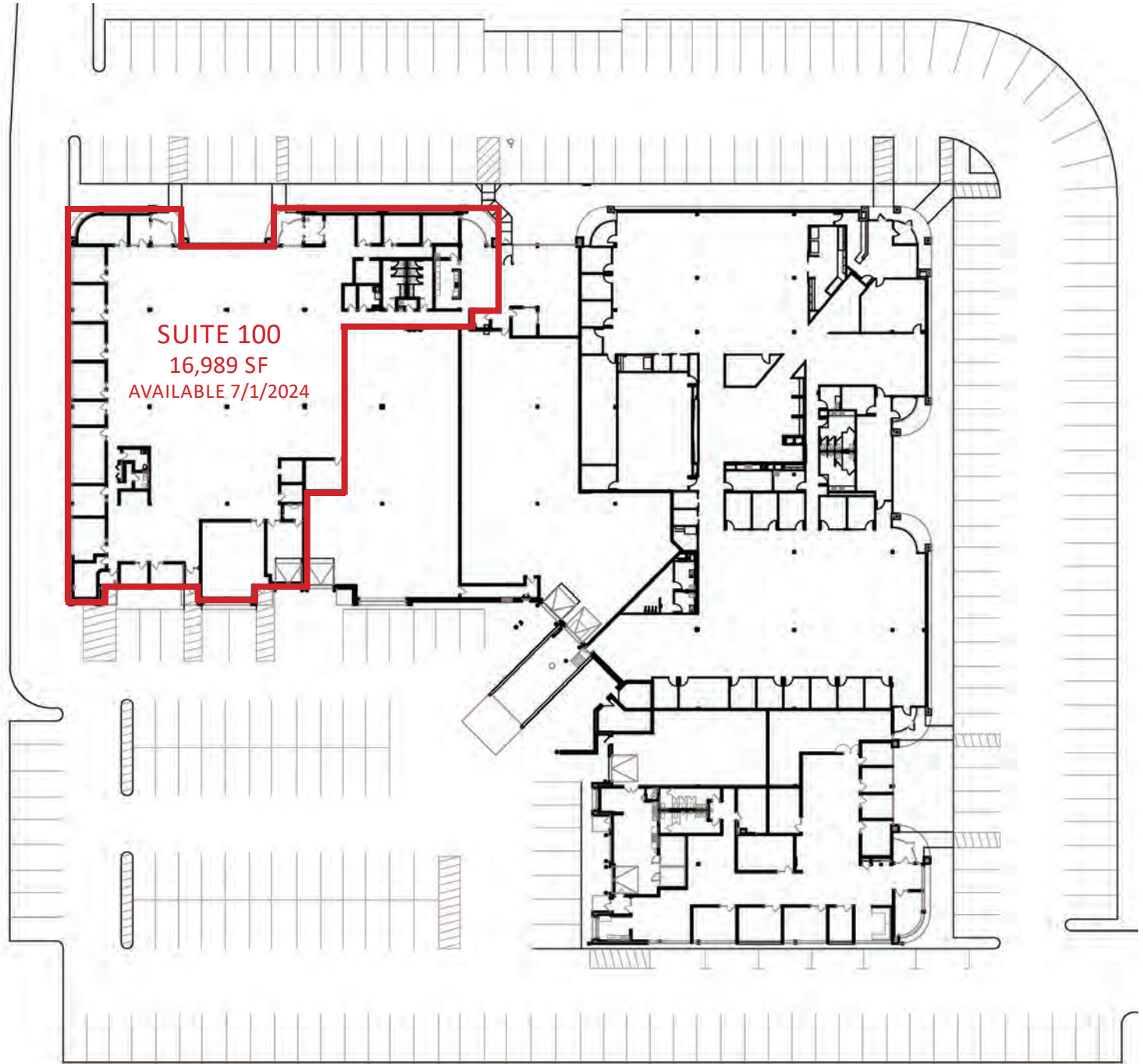
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## DEMOGRAPHICS

	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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