

For Sale

Receiver Directed Sale - Riverview Office Tower and Garage

Riverview Office Tower
8009 34th Avenue South
Bloomington, MN 55425

[Click Here for Property Website](#)

+/- 235,271 SF | 43.56% OCCUPIED | YEAR 3 STABILIZED NOI: \$2,856,709

NAI Farbman and NAI Legacy are pleased to present the receiver directed sale of Riverview Office Tower (the "Property"), an opportunity for investors to acquire a well-located value-add office property in Bloomington, Minnesota. The property is currently underoccupied, providing tremendous upside for the next owner. We project a stabilized NOI of \$2,856,709 at the end of Year 3 at an occupancy of 94% in our analysis. Aside from the building's excellent location, the property currently offers a large parking garage with 1,212(+/-) spaces, functional floor plates and nearby amenities. The proximity to MSP Airport and the Mall of America, hotels and restaurants in the surrounding area is attractive to a variety of tenants. The property can be purchased at a basis that will allow the next owner to aggressively pursue new tenant leases.

Property Features:



Walkable Location; Convenient Access To Area Amenities



Convenient Access To I-494 & MSP International Airport (3 Miles)



Upside Available Through Continued Lease Up



Full Floors Available—Ideal For Owner-User



Close Proximity To Mall of America (1.3 Miles)



±1,200 Spaces (Parking Garage & Surface Parking)



Opportunity Zone Location



Surrounded By New Multi-Family Development

For more information, contact the Exclusive Sales Agent(s):

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