



For lease

Normandale Ponds Office Building
6161 American Blvd | Bloomington, MN 55437

Flex space available

Property highlights



Single-story office building with high-visibility signage available



Equipped with conference rooms, private offices and open areas for workstations



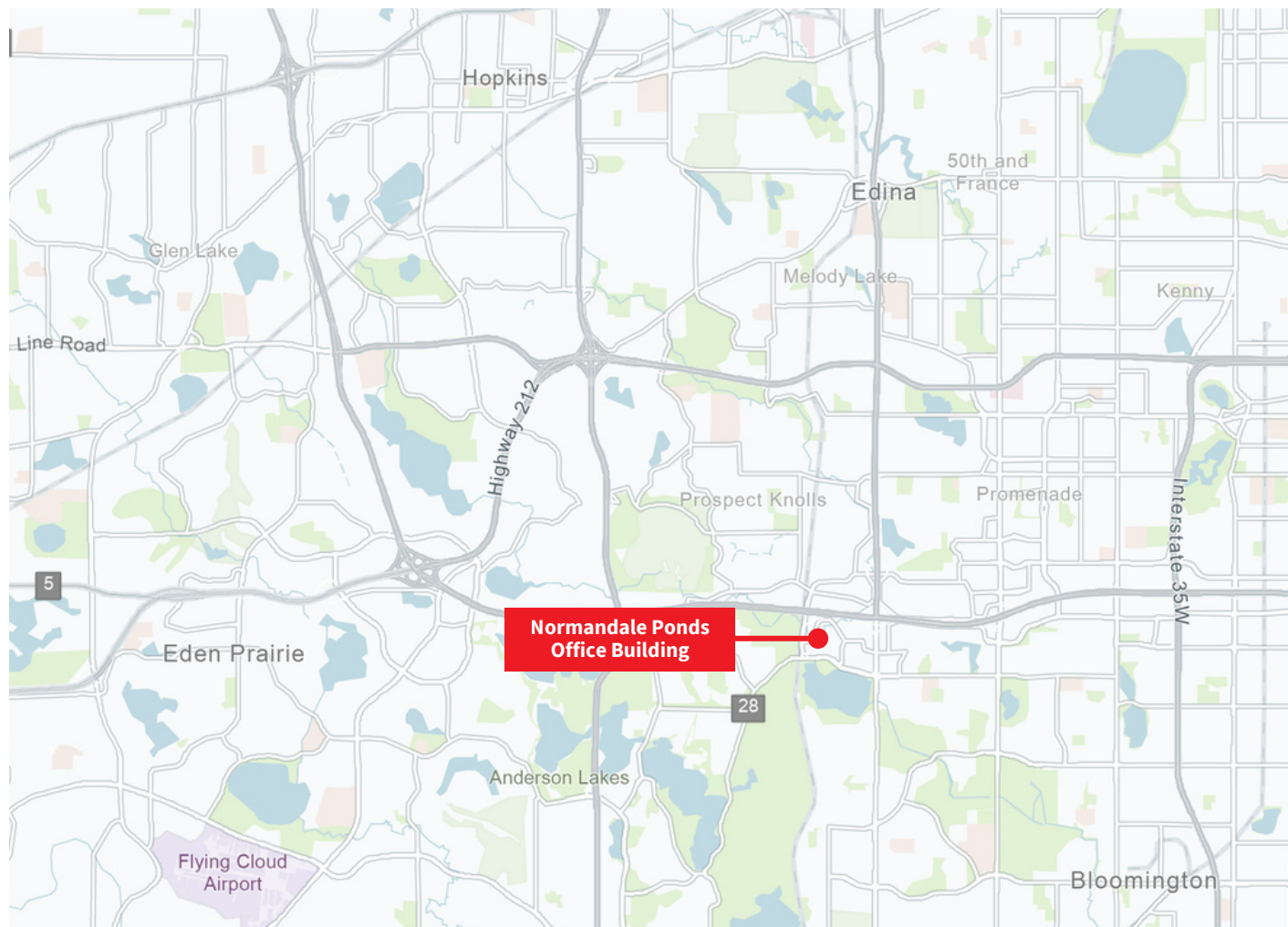
I-494 frontage with easy access to Hwy 100 and 169



Close proximity to numerous restaurants, retail, hotels and apartments



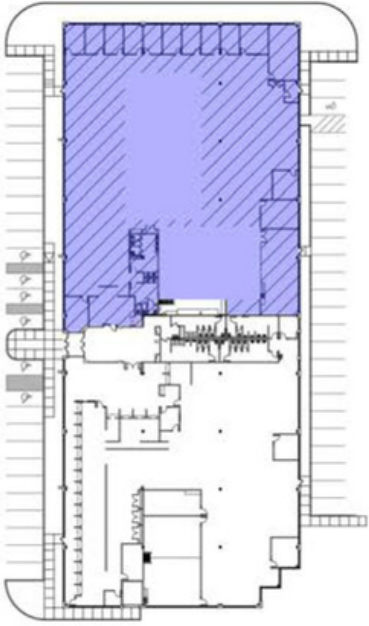
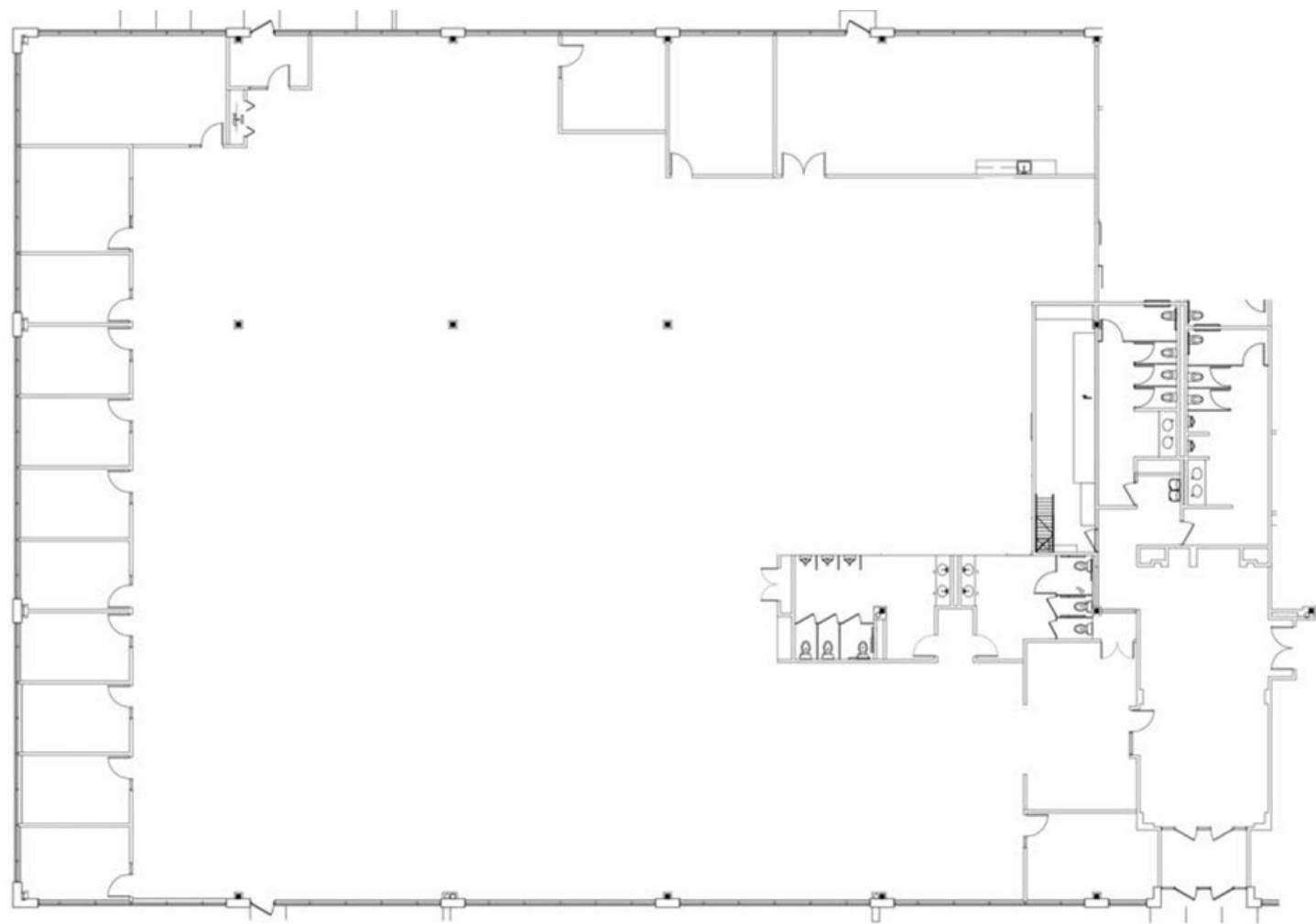
Energy Star labeled building. Green initiatives in place by tenants and property management to include recycling and janitorial



Building Size	36,827 SF
Available Space	36,827 SF
Ceiling Height	10' Finished, 13'-7" Clear
Power	1200 amps at 480/277 volts
Loading	2 drive-up
Parking	4/1,000 SF parking ratio

The map displays the Normandale Ponds Office Building area, with various business logos overlaid. The map shows major roads like I-494, I-169, and local streets such as Valley View Rd, W 70th St, and W 84th St. Numerous business logos are scattered across the map, including Starbucks, McDonald's, Subway, CVS, and many others. A red box highlights the 'Normandale Ponds Office Building' location.

Floorplan



Office/Warehouse



For leasing information, contact

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