



7,278 SF - 29,094 SF FOR LEASE

# PENN JAMES COMMERCE CENTER

9201 PENN AVE S | BLOOMINGTON, MN 55431

**TOM BENNETT**  
+1 952 924 4897  
tom.bennett@cbre.com

**TOM HAYHOE**  
+1 952 924 4804  
tom.hayhoe@cbre.com

**PARKER RICKERT**  
+1 612 845 8022  
parker.rickert@cbre.com

**CBRE**

 **Capital  
Partners**

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# PENN JAMES COMMERCE CENTER

BLOOMINGTON, MN 55431

## PROPERTY DESCRIPTION

- + Infill office warehouse facility
- + Convenient access to I-35W and I-494
- + Visibility from Penn Ave (9,900 VPD)
- + Flexible space plans to accommodate a variety of uses

## NET RENTAL RATES

- Negotiable

## EST. 2026 CAM & RE TAXES

- \$5.09 PSF

## PROPERTY SPECIFICATIONS

### SUITE 1700

SF Office: 514 SF  
SF Warehouse: 11,898 SF  
Total SF: 12,412 SF  
Loading: 2 dock doors, 1 drive-in  
Clear Height: 18'

### SUITE J1200

SF Office: 2,456 SF  
SF Warehouse: 8,437 SF  
Total SF: 10,893 SF  
Loading: 2 dock doors  
Clear Height: 20'

### SUITE 3100

SF Office: 2,581 SF  
SF Warehouse: 9,450 SF  
Total SF: 12,031 SF  
Loading: 2 dock doors, 1 drive-in  
Clear Height: 18'

### SUITE Jo600

SF Warehouse: 10,054 SF  
SF Office: 869 SF  
Total SF: 10,923 SF  
Loading: 2 dock doors  
Clear Height: 20'

### SUITE Po100 (AVAILABLE 4/1/26)

SF Warehouse: 8,361 SF  
Total SF: 8,361 SF  
Loading: 1 dock door  
Clear Height: 18'

### TOTAL BUILDING SF

169,689 SF

### YEAR BUILT

1974, Renovated 2008

### SUITE Jo900

SF Warehouse: 7,278 SF  
Total SF: 7,278 SF  
Loading: 2 dock doors, 1 drive-in  
Clear Height: 20'

### PARKING

1.6/1,000

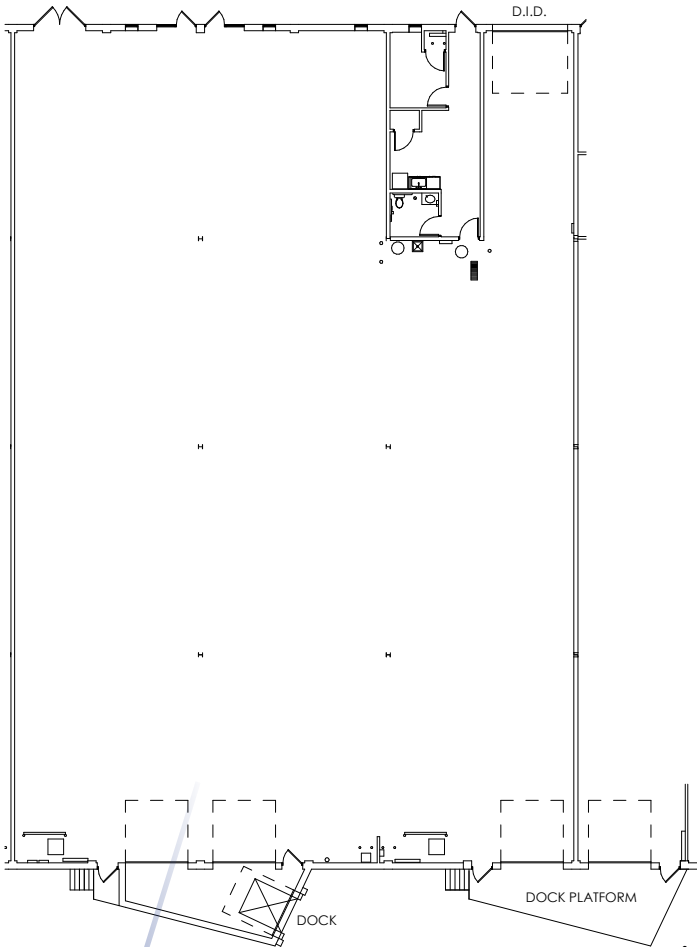
### CLEAR HEIGHT

18' - 20'

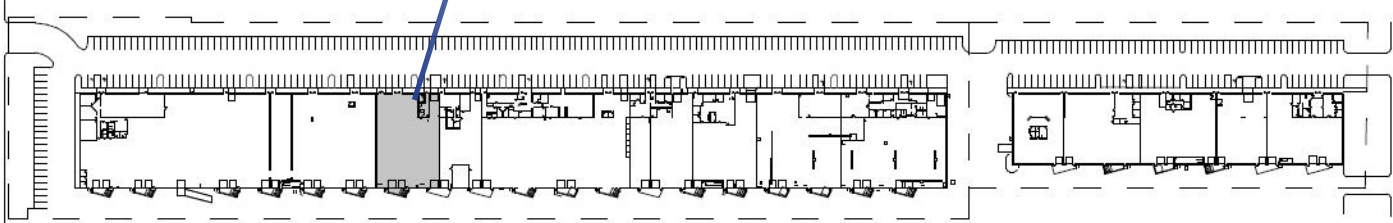
### SPRINKLER SYSTEM

ESFR

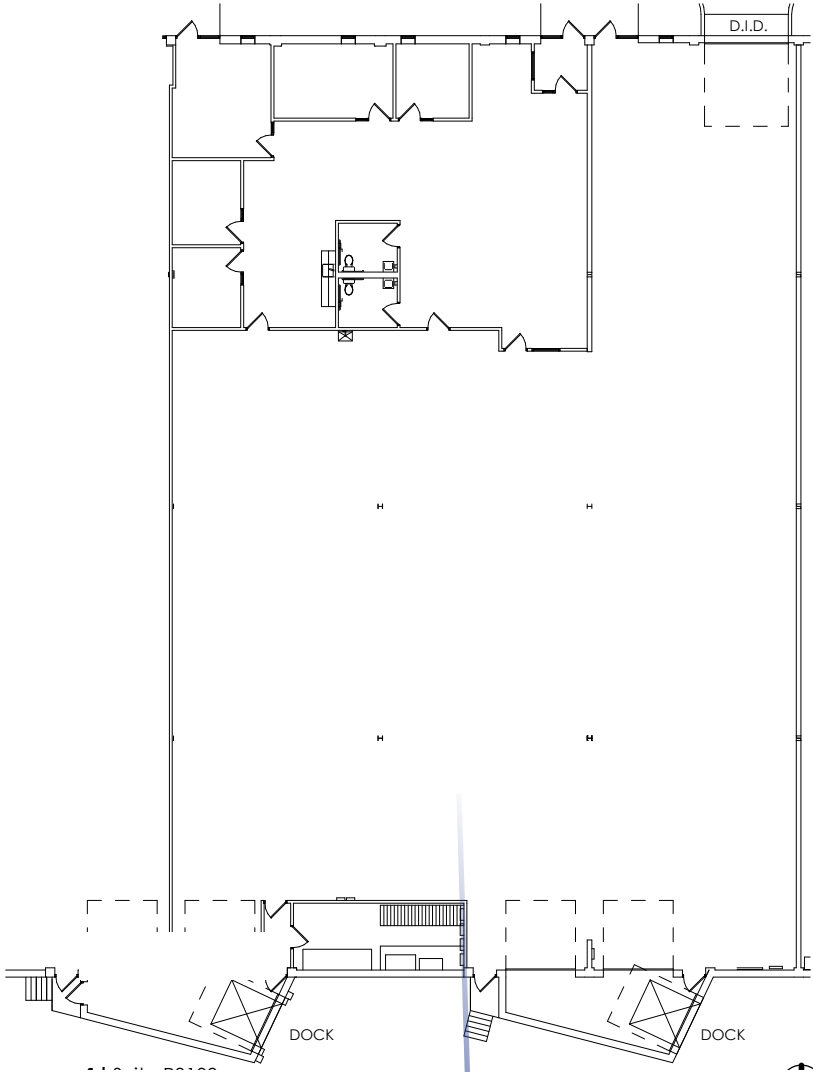
# FLOOR PLAN



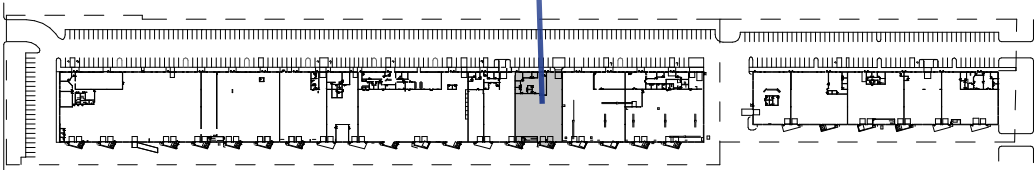
**SUITE 1700**  
12,412 SF Total  
514 SF Office  
11,898 SF Warehouse  
Clear Height 18'



# FLOOR PLAN

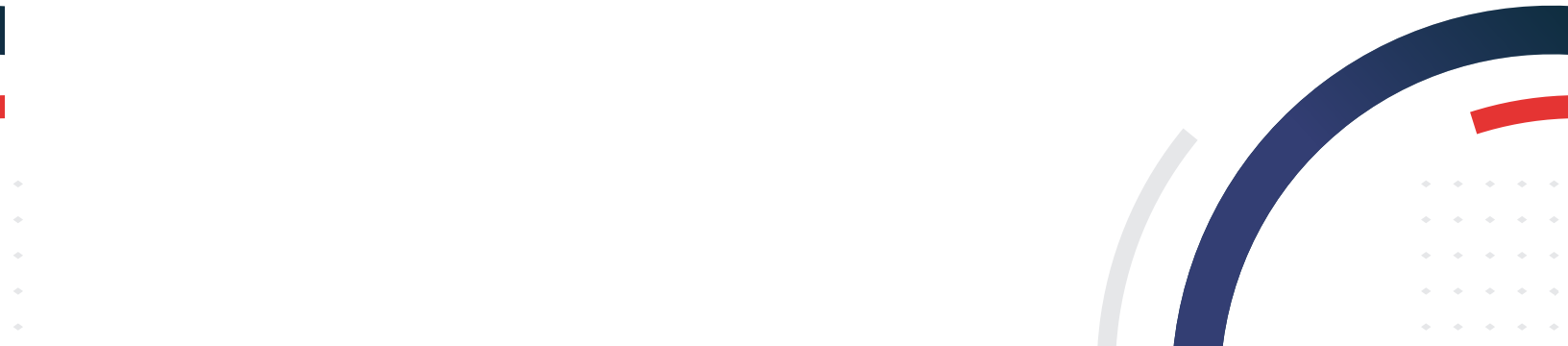
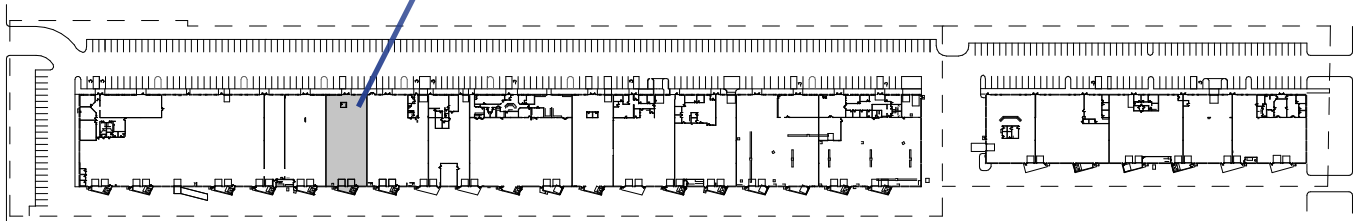
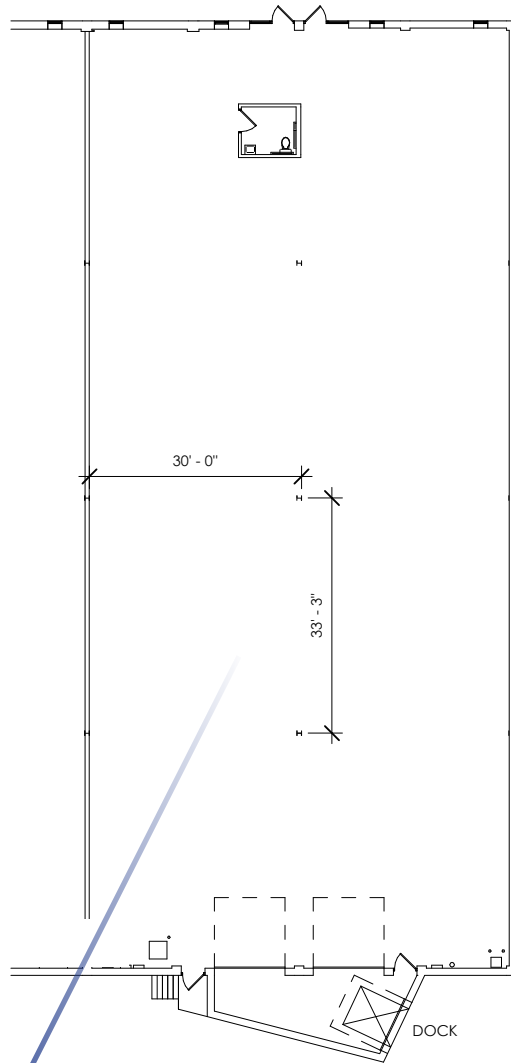


**SUITE 3100**  
12,031 SF  
2,581 SF Office  
9,450 SF Warehouse  
Clear Height: 18'

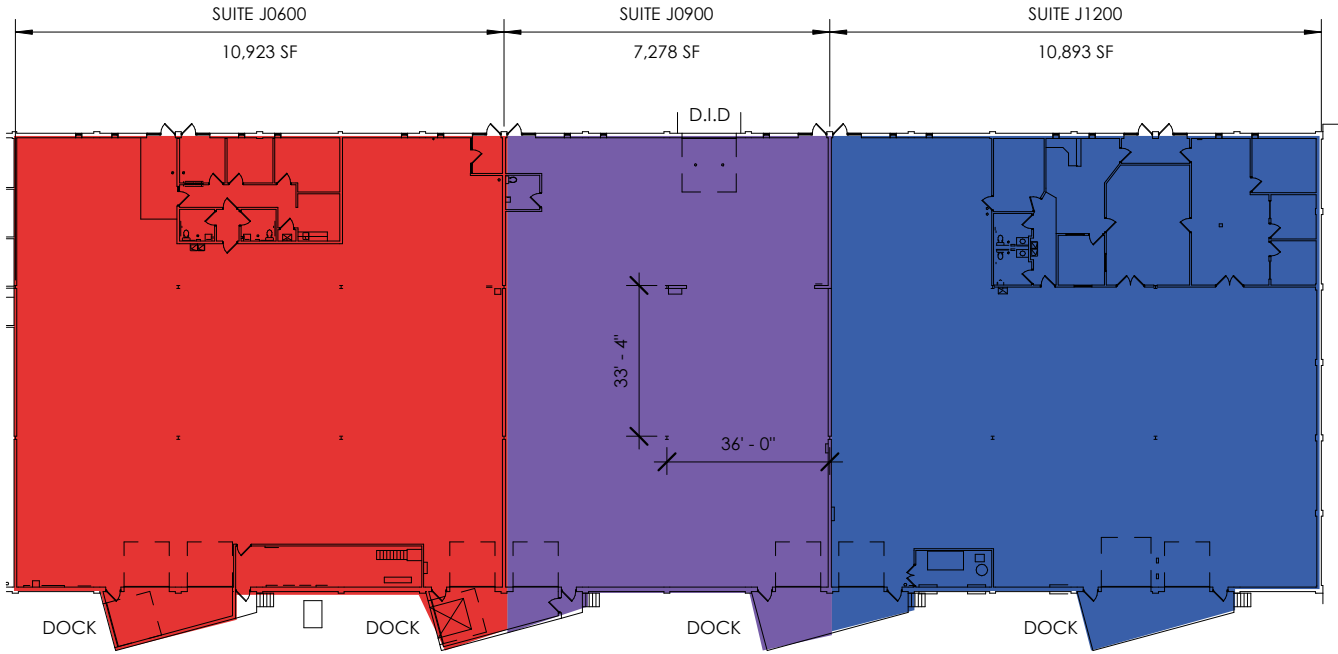


# FLOOR PLAN

**SUITE P0100 (AVAILABLE  
4/1/26)**  
8,361 SF Total  
8,361 SF Warehouse  
Clear Height: 18'  
1 Dock Door



# FLOOR PLAN



## SUITE J0600

10,923 SF Total  
 10,054 SF Warehouse  
 869 SF Office  
 Clear Height: 20'  
 2 Dock Doors

## SUITE J0900

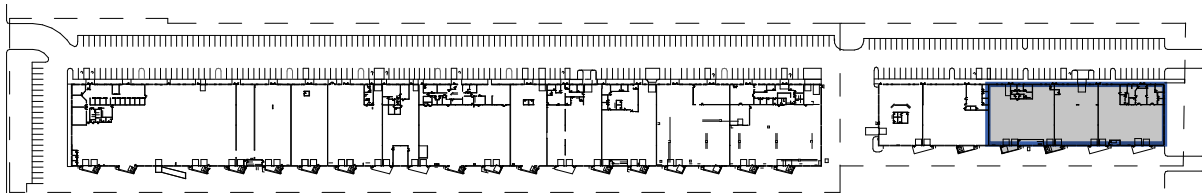
7,278 SF Total  
 7,278 SF Warehouse  
 2 dock doors, 1 drive-in  
 Clear Height: 20'

## SUITE J1200

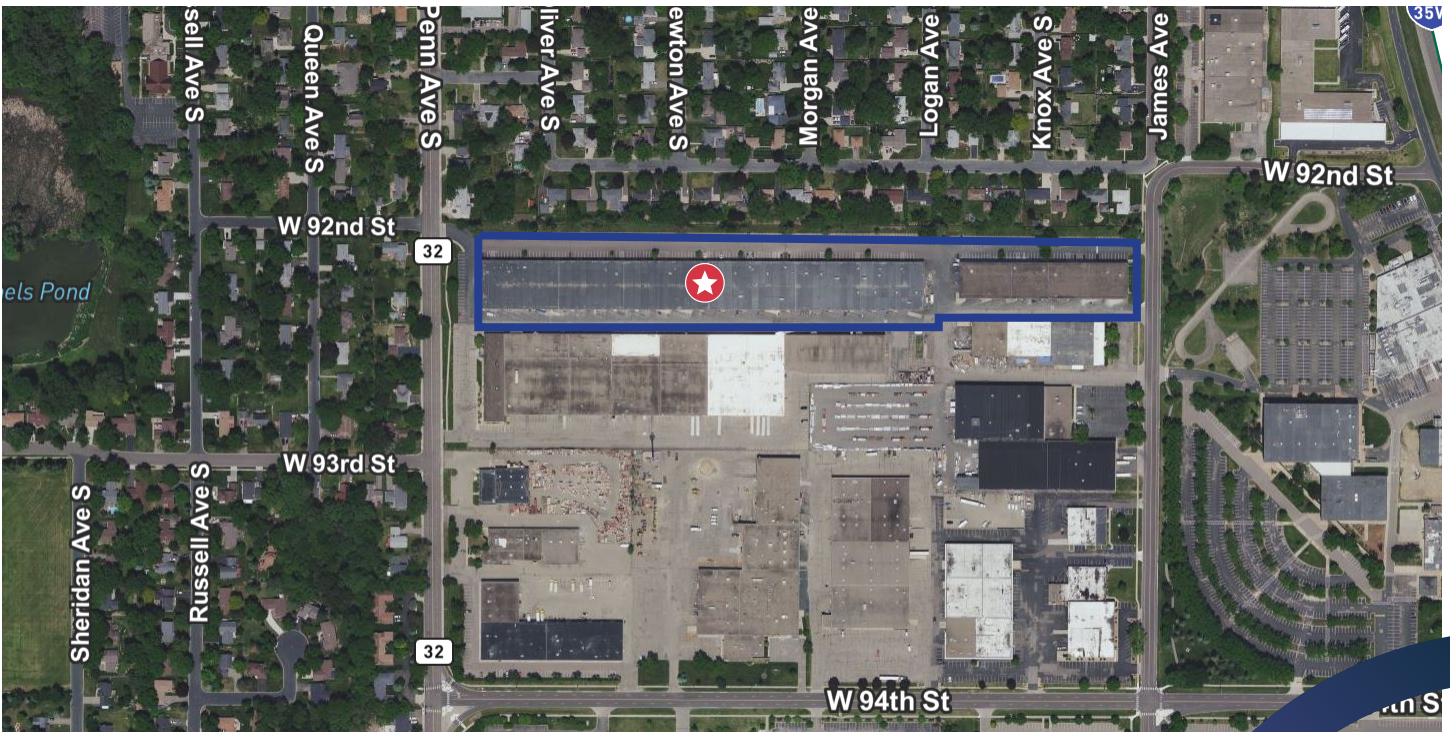
10,893 SF Total SF  
 2,456 SF Office  
 8,437 SF Warehouse  
 Loading: 2 dock doors  
 Clear Height: 20'

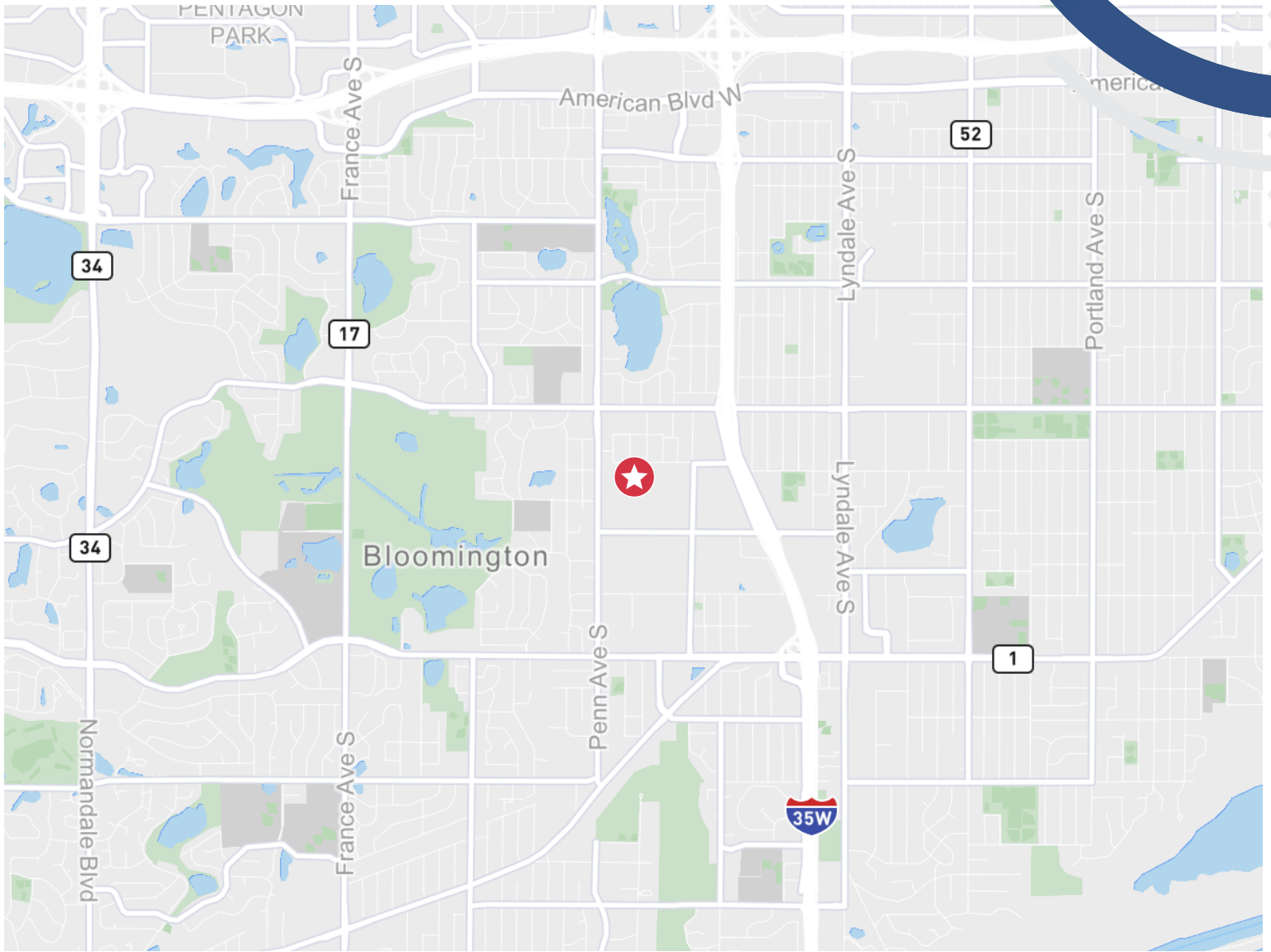
## SUITE J0600-J1200

29,094 SF Total SF  
 3,325 SF Office  
 25,769 SF Warehouse  
 Loading: 4 dock doors  
 Clear Height: 20'



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