

OFFICE/TECH/FLEX: FOR LEASE

HAMPSHIRE TECHNOLOGY CENTER
10900 HAMPSHIRE AVENUE SOUTH
BLOOMINGTON, MINNESOTA 55438



SITE INFORMATION

- Class A single story flex building
- Attractive brick and stone exterior with ribbon glass windows
- Private/direct entrances
- Monument signage available
- Ample on site parking
- Excellent location just south of Old Shakopee Road and Normandale Lakes Boulevard
- Easy access to Interstate 494, Highways 100 and 169
- Convenient to the Mpls/St. Paul International Airport

CONTACT US

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

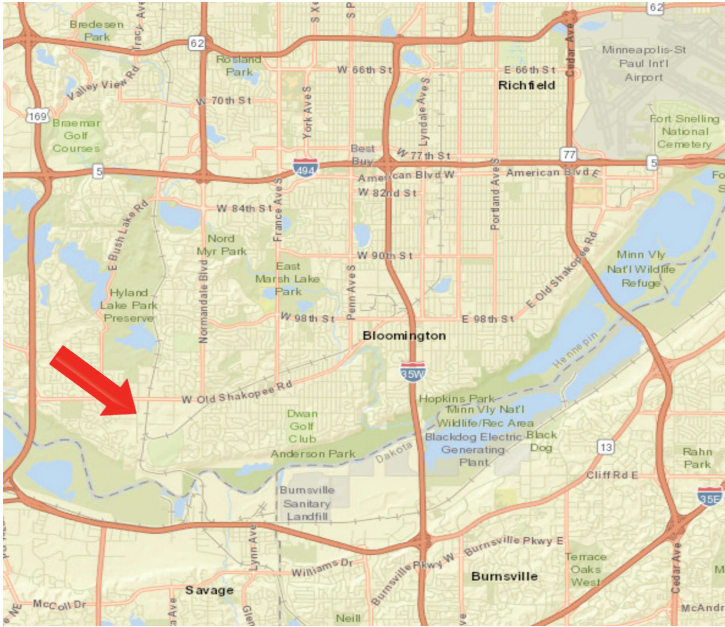
Ches Masserano
TEL **612.338.5241**
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Mack Damerow
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HOYT PROPERTIES, INC.
5353 Wayzata Boulevard, Suite 500
Saint Louis Park, MN 55416
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BUILDING SIZE

144,441 sf

AVAILABLE

23,794 sf

DIVISIBLE

Divisible to less

YEAR BUILT

1998

CLEAR HEIGHT

Office: 10' to 12'

Warehouse: 17'

LOADING

BTS dock and drive-in loading

SPRINKLERS

100% wet sprinkler system

POWER

3,000 amp, 480 volt, 3-phase

PARKING

Uncovered: 682

Covered: 5

Total: 687

NET LEASE RATE

Office: \$13.00 per sf

Warehouse: \$6.00 per sf

2025 ESTIMATED CAM/TAX

CAM: \$2.62 per sf

RE Tax: \$3.04 per sf

Total: \$5.66 per sf

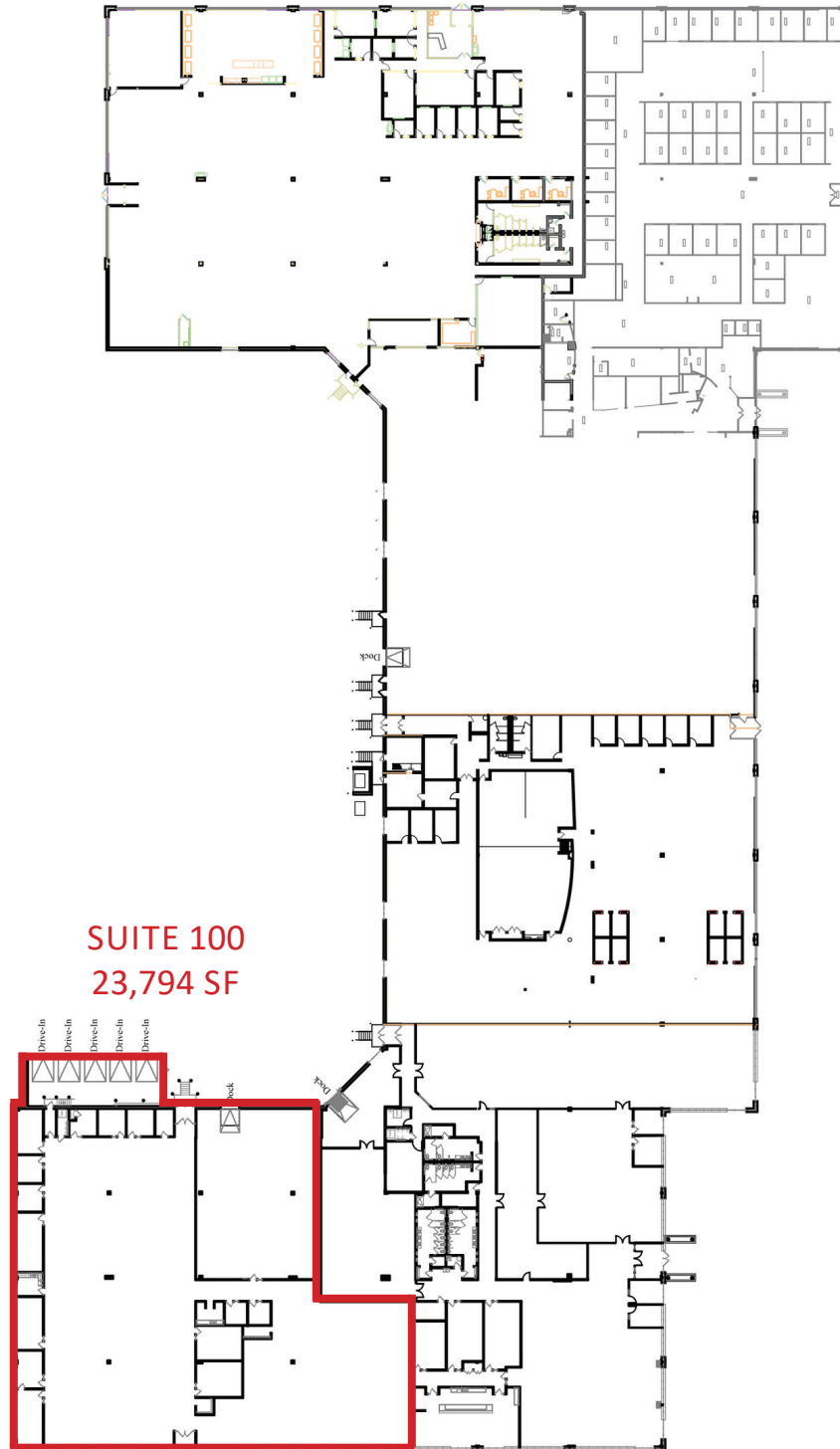
LAND

14.19 acres

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SUITE 100
23,794 SF

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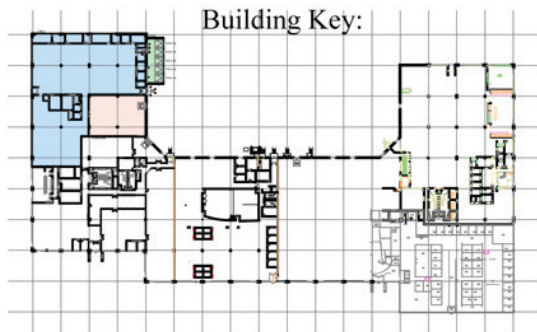
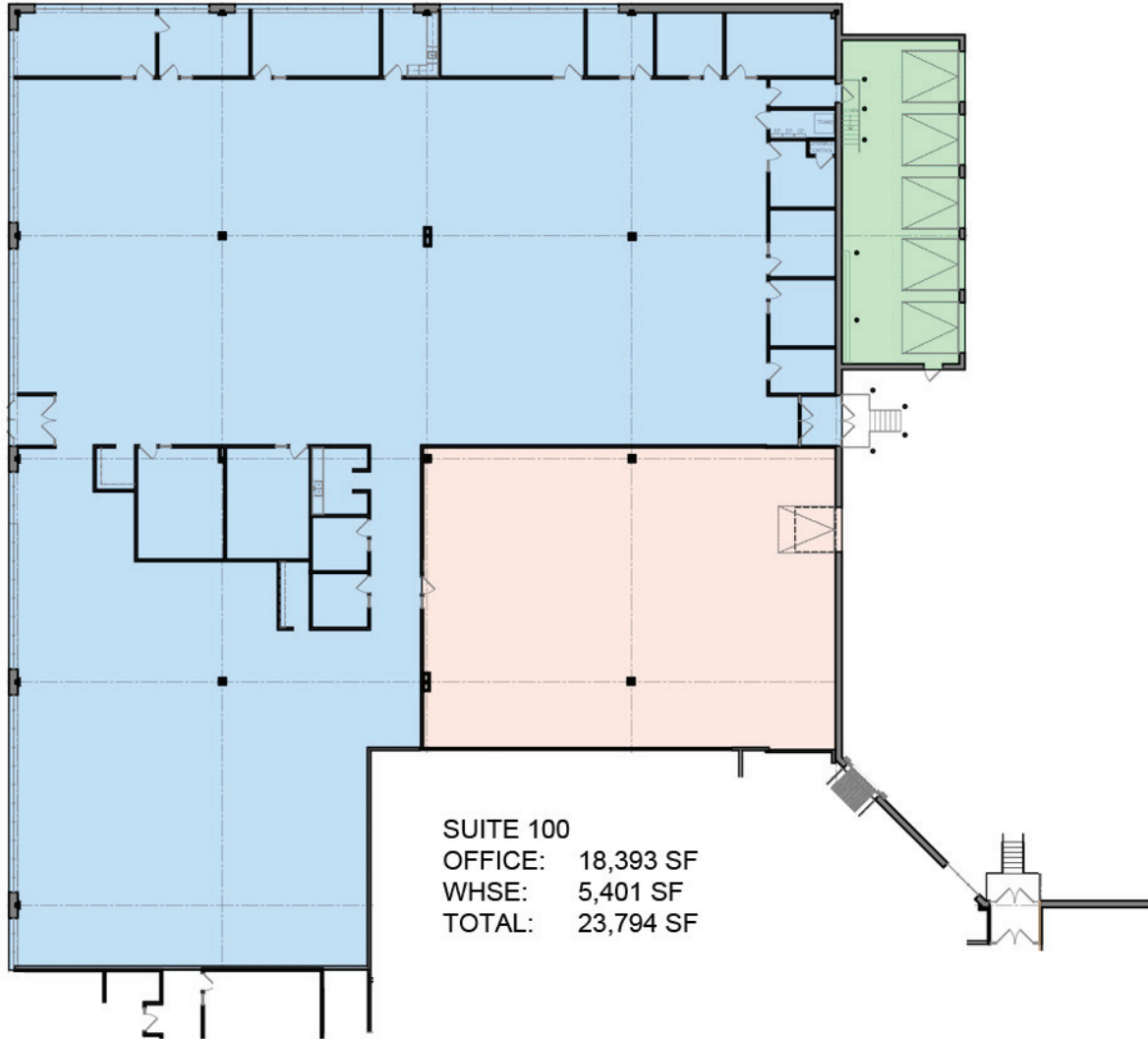
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