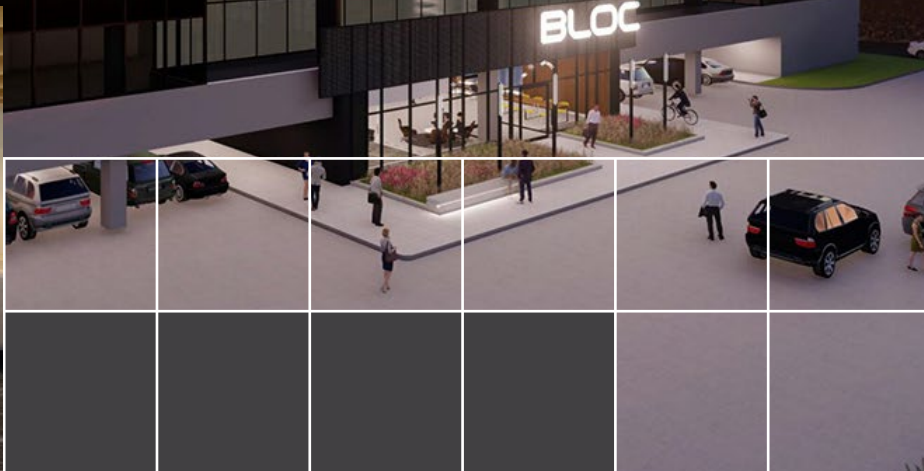
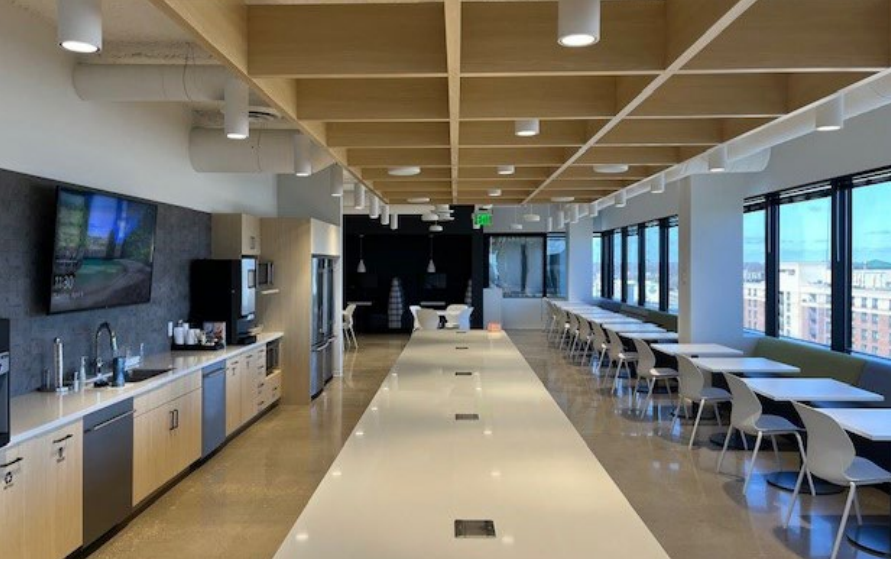


30,000 SF SUBLEASE AT THE BLOC

BLOOMINGTON OFFICE CENTER





BRAND NEW SUBLEASE SPACE

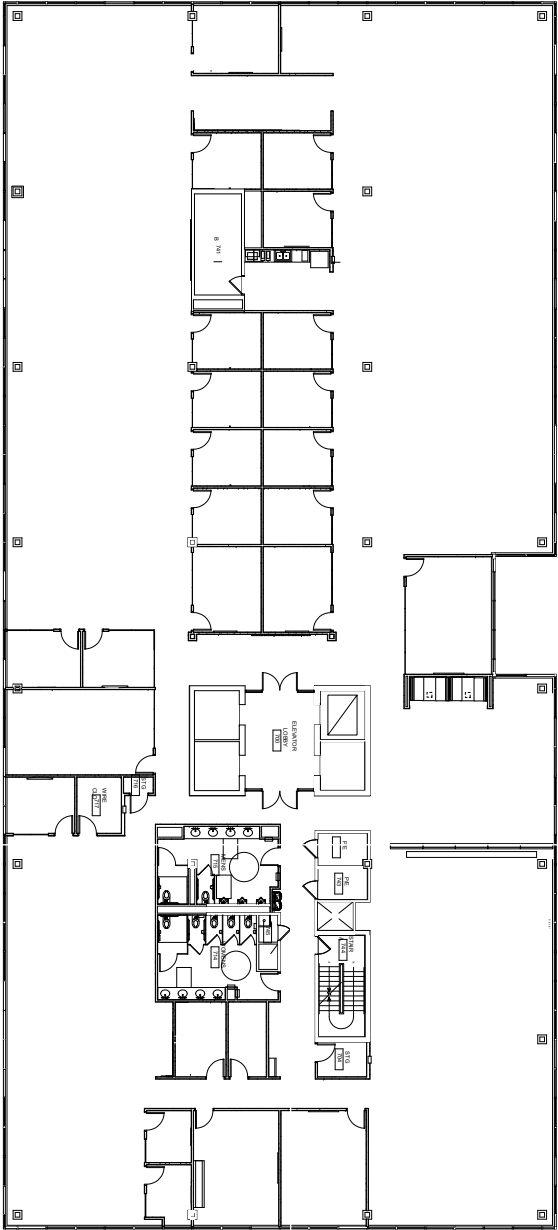


Newly-constructed 30,000 SF sublease space:

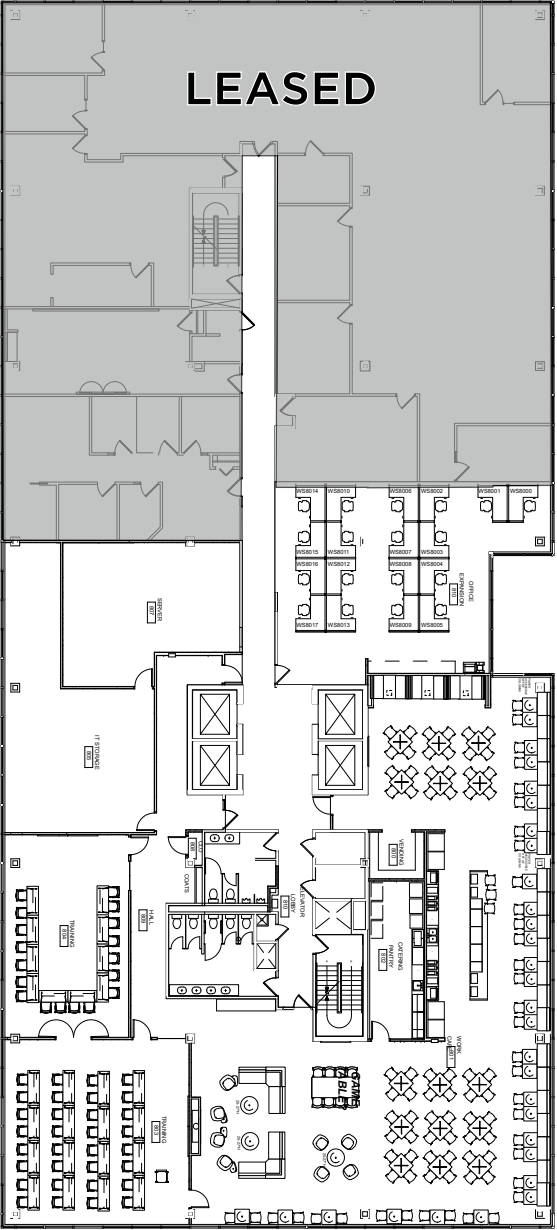
- Floors 7 & 8
- Sublease term through June 30, 2031
- Rate: Negotiable

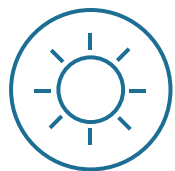
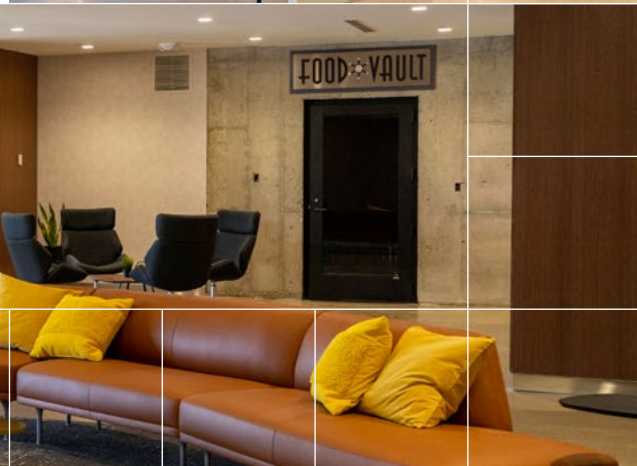


FL 07
AS-BUILT



FL 08
AS-BUILT





Common area overhaul will attract and retain with:

- Expanded building entries for optimum natural light
- New bike storage, fitness center, training and conference rooms that raise the office amenities bar
- Public third spaces and grab-n-go market to add collaborative flexibility for all tenants and guests
- Modern styling that supports a first-rate image

SPACE TO **EMPOWER** **EXTRAORDINARY RESULTS** FOR YOUR BUSINESS

Ideal **corporate headquarters** opportunity
All new **first-rate amenity** package
Complete overhaul to common areas
New **main entry + lobby** on American Blvd
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Excellent **access + visibility** from I-494
Within minutes of **MSP International Airport**
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Quick + easy access via LRT and Metro Transit



SUBLEASE AT
THE
BLOC

**30,000 SF
SUBLEASE AT**

THE
BLOC

BLOOMINGTON OFFICE CENTER

**1550 AMERICAN BLVD E
BLOOMINGTON, MN 55431**

SAM GLEASON

sam.gleason@cushwake.com

952 241 1111



**CUSHMAN &
WAKEFIELD**