

## OFFICE/TECH/FLEX: FOR SALE OR 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](mailto:snelson@hoytproperties.com)

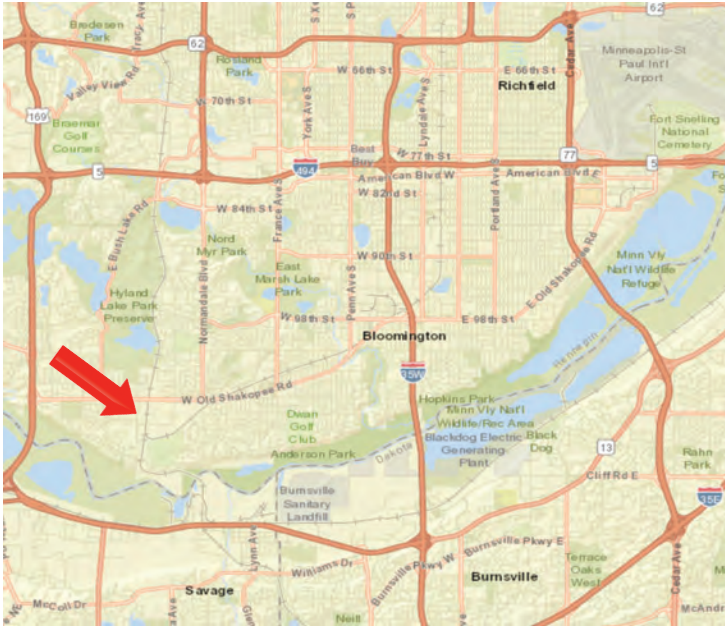
Ches Masserano  
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**HOYT PROPERTIES, INC.**  
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## PURCHASE PRICE

Negotiable

## NET LEASE RATE

Office: \$13.00 per sf

Warehouse: \$6.00 per sf

## 2026 ESTIMATED CAM/TAX

CAM: \$3.19 per sf

RE Tax: \$3.38 per sf

Total: \$6.57 per sf

## BUILDING SIZE

144,441 sf

## LAND

14.19 acres

## TOTAL AVAILABLE

Suite 100: 22,157 sf

Suite 110: 25,953 sf

Total Contiguous: 48,110 sf

## DIVISIBLE

Divisible to less

## YEAR BUILT

1998

## CLEAR HEIGHT

Office: 10' to 12'

Warehouse: 17'

## LOADING

2 loading dock doors

Additional BTS docks and drive-in loading

## SPRINKLERS

100% wet sprinkler system

## POWER

3,000 amp, 480 volt, 3-phase

## PARKING

Uncovered: 682

Covered: 5

Total: 687

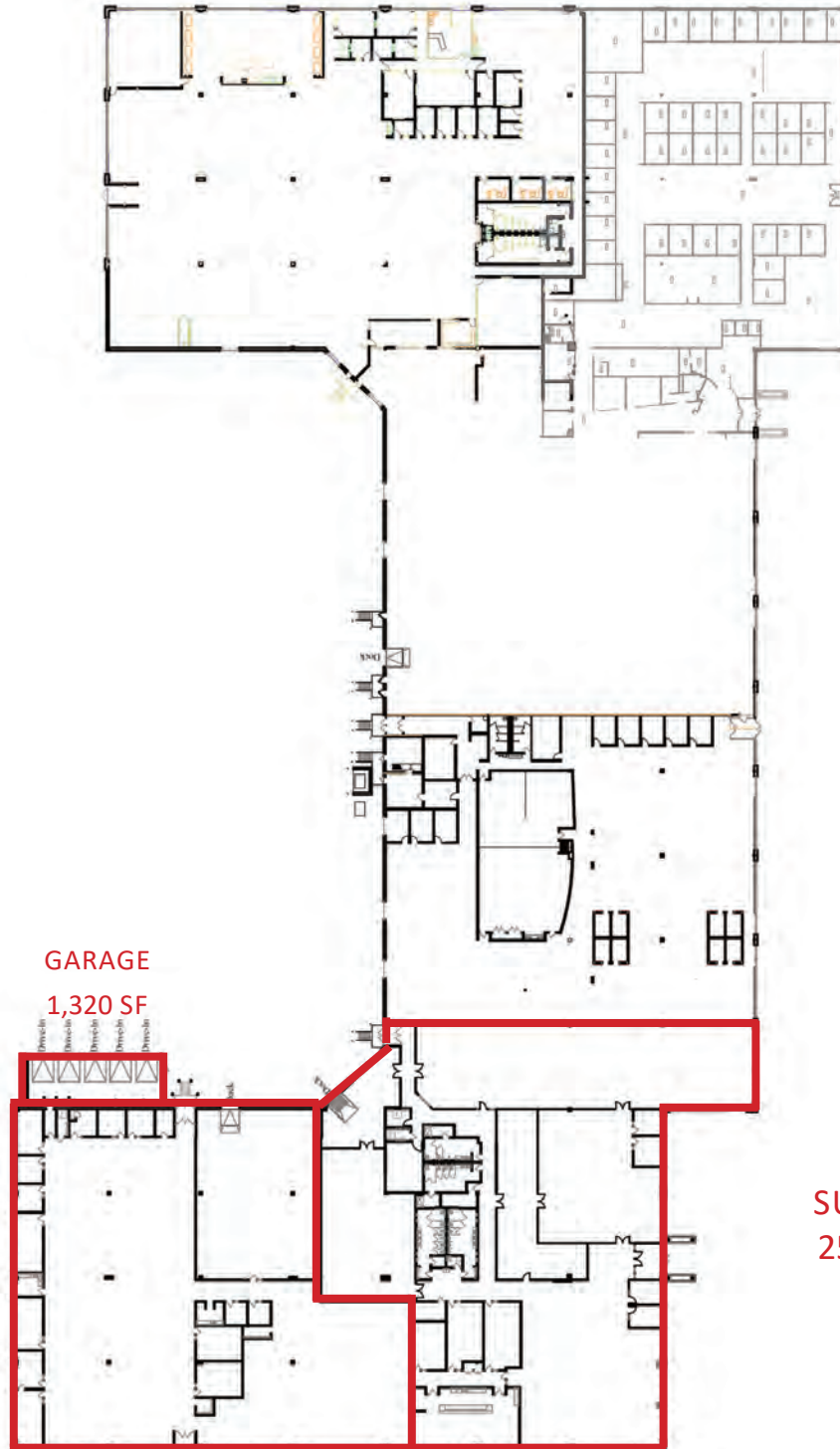
Parking Ratio: 4.75/1,000 sf

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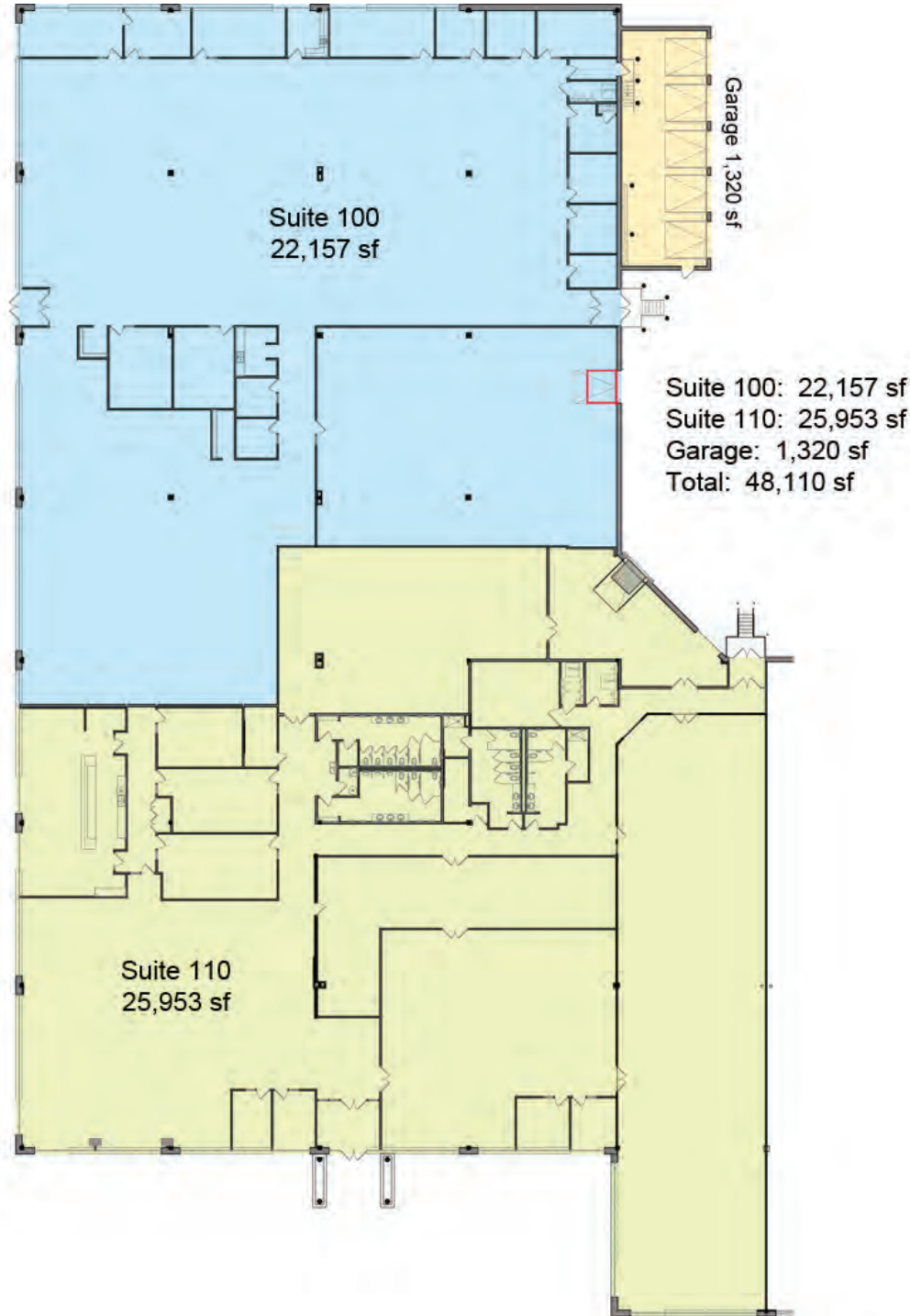
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