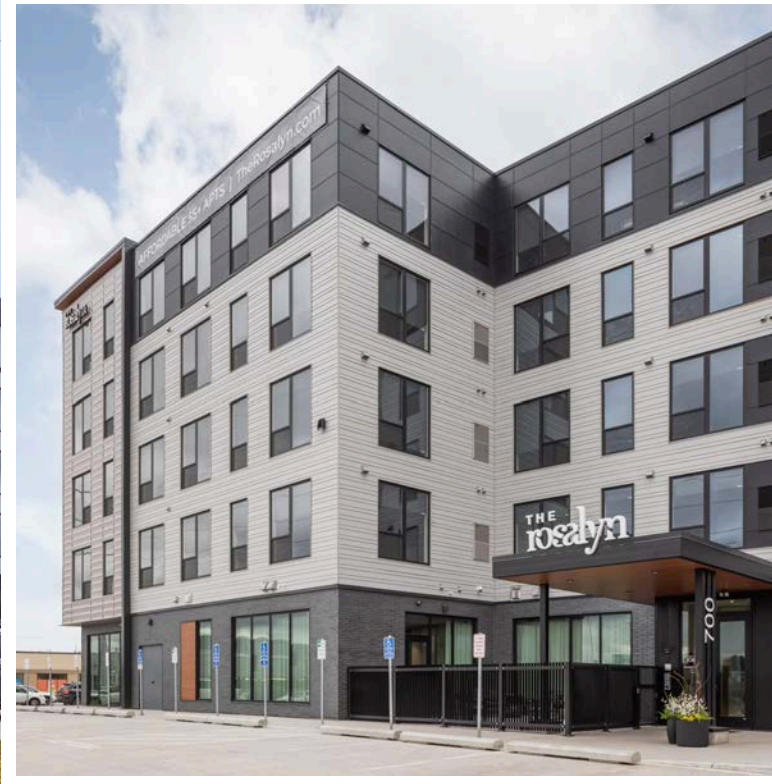




BRAND NEW
COMMERCIAL
SPACE FOR
LEASE



700 AMERICAN BOULEVARD W, BLOOMINGTON, MN 55420



THE
rosalyn

THE HIGHLIGHTS

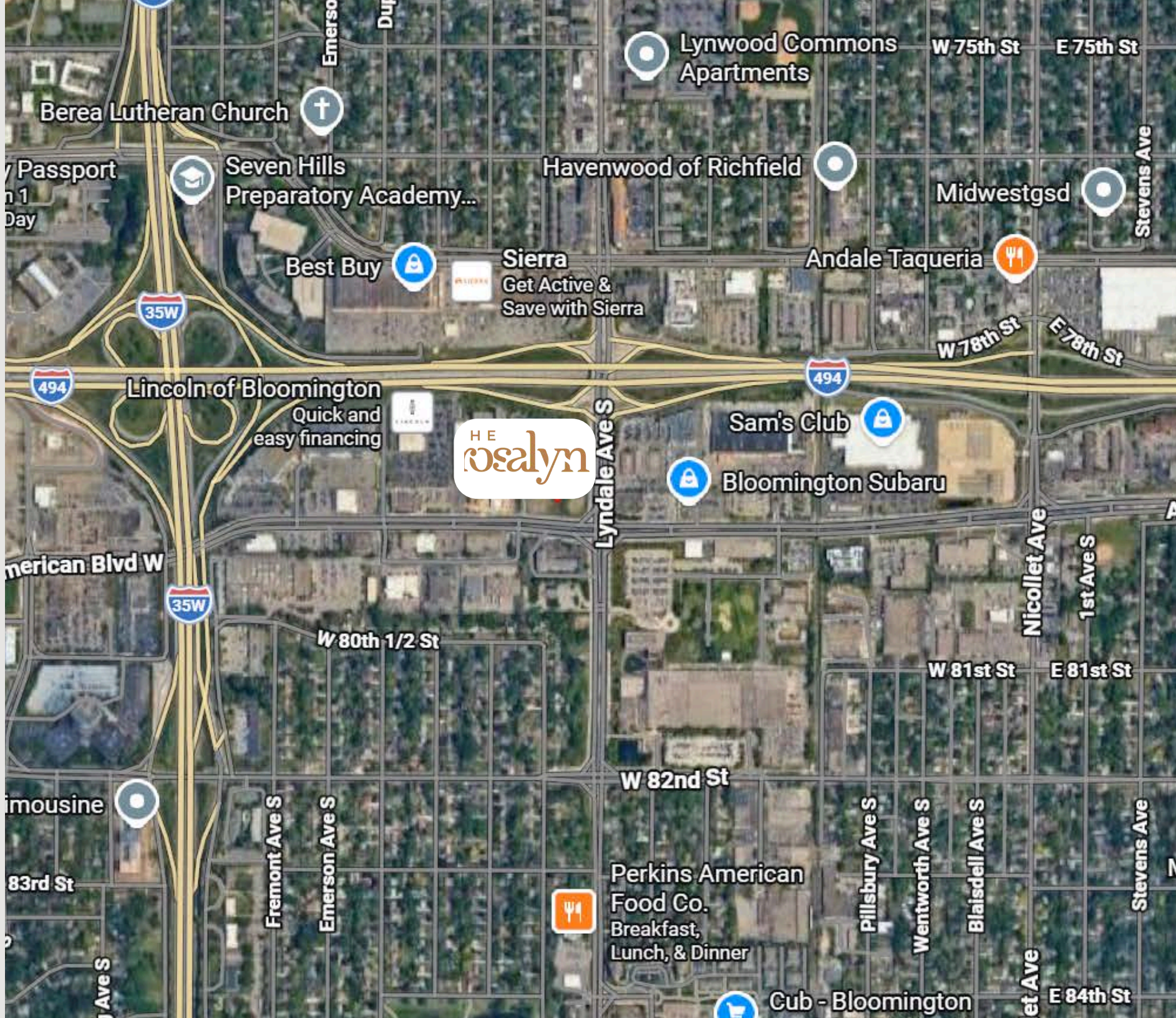


BUILDING FEATURES

- New construction, 55+ affordable residential development with 128 rental units and one commercial space situated at the corner of American Boulevard West and Lyndale Avenue South in Bloomington, MN
- 1,626 square foot commercial space available for lease
- Private entrances and signage opportunities
- Seven (7) dedicated commercial parking spaces
- Convenient access to Lyndale Avenue, I-494 and I-35W
- Close to the Minneapolis - St. Paul International Airport (MSP), Mall of America, and easy access to both Downtown Minneapolis and Downtown St. Paul

LOCATION FEATURES

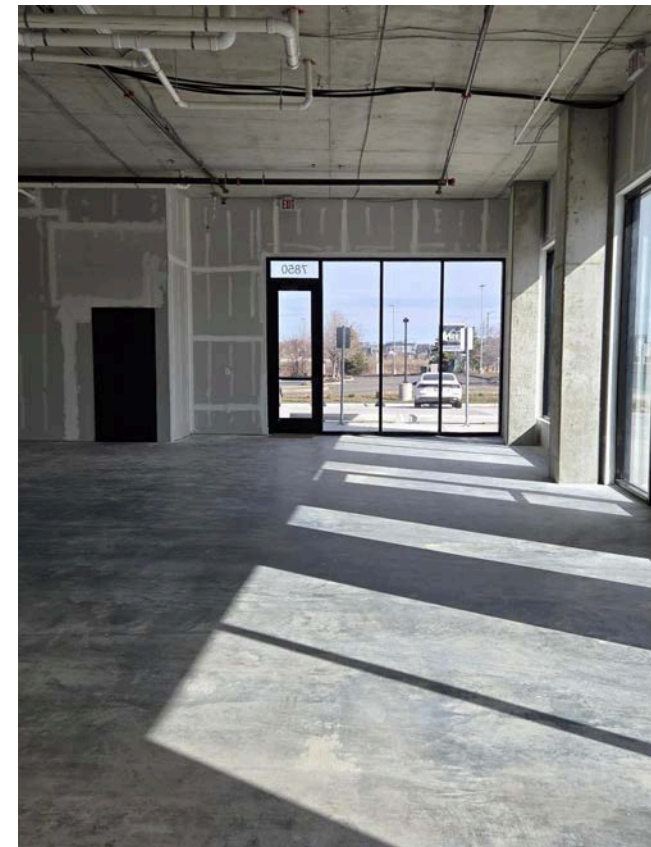
- Located in one of the largest suburbs of Minneapolis/St. Paul, the Rosalyn just opened its doors and is welcoming its first residents to its beautiful, 55+ community in this vibrant location
- Surrounded by a strong residential base, airports, and other nearby housing and thriving businesses
- Prime corner visibility paired with standout signage and branding opportunities
- Immediate access to major highways and thoroughfares, making it easy for customers and employees commuting from across the Twin Cities





This 1,626 sf unfinished space features tall ceilings, prominent corner visibility, and excellent natural light throughout. Perfect for a design-build opportunity for a new commercial tenant!

THE
rosalyn



THE
rosalyn

AFFORDABLE 55+ APTS | TheRosalyn.com



OUTDOOR SPACE

SMALL OUTDOOR PATIO
AREA AND DEDICATED
TRASH ROOM



\$18 – \$20

LEASE RATE PSF



\$8.18

TAX/OPS PSF



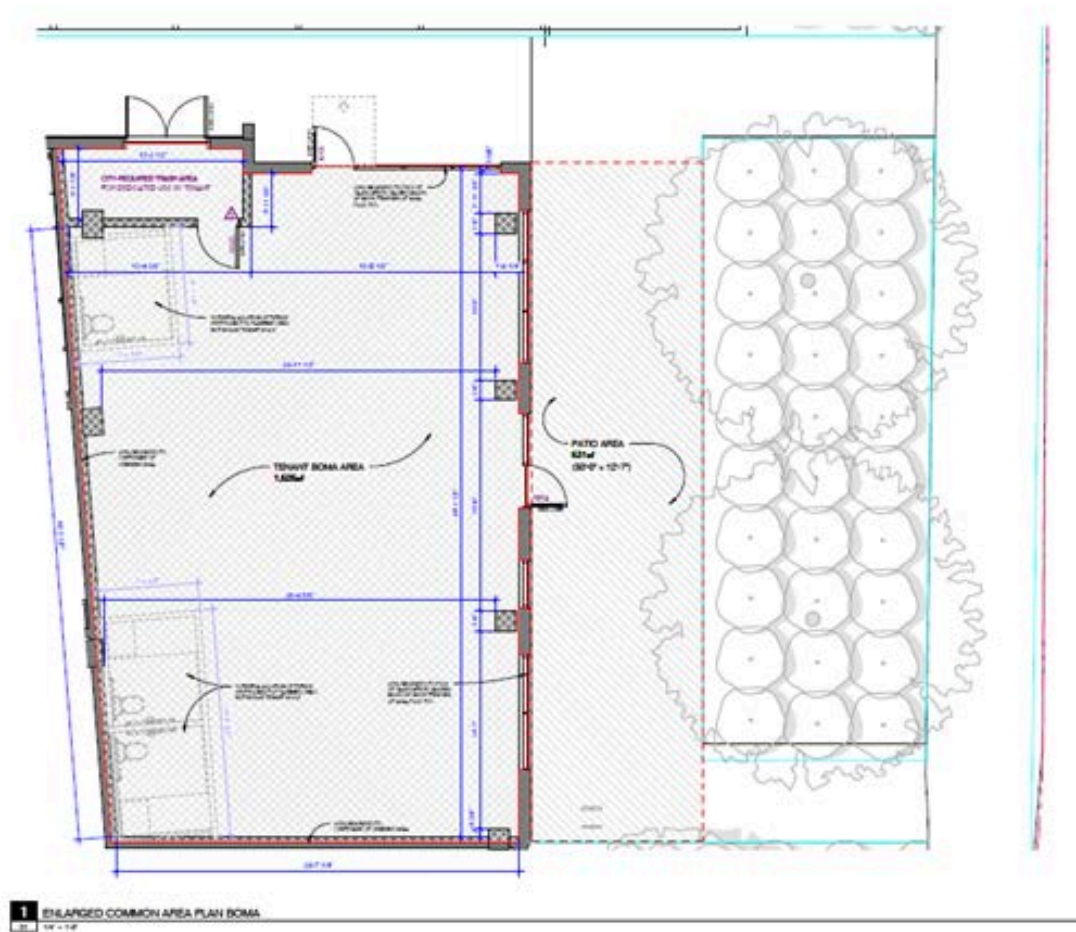
1,626 RSF

ENDCAP LOCATION



**DEDICATED
PARKING SPACES**

FLOOR PLAN



901 North Third Street, Suite 100,
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