



FOR LEASE

**2700-2772 82nd Street East
Bloomington, MN 55425**



Features

- Great access to major thoroughfares and Minneapolis/St. Paul International Airport
- Near numerous area amenities including restaurants, retail services, banks, hotels, and Mall of America
- Abundant parking (6.5 per 1,000 SF)
- Ribbon glass line
- Single-story flex office/warehouse space
- 82nd Ave lightrail station located directly across the street
- Walking distance to the Mall of America

Space & Building Specifications

Size: Suite 2700 - 6,129 SF (office & warehouse)
Suite 2708 - 744 SF (warehouse only)
Suite 2740 - 9,222 SF (office only)

Clear Height: 14'

Building Size: 31,085 SF

Parking Ratio: 6.5/1,000 SF

Net Lease Rate: Office: \$11.00-\$13.00/SF
Warehouse: \$5.50-\$6.00/SF

2025 Estimated Tax/CAM: Tax: \$2.81/SF
CAM: \$4.49/SF
Total: \$7.30/SF

Year Built: 1985

*Sewer and water included.

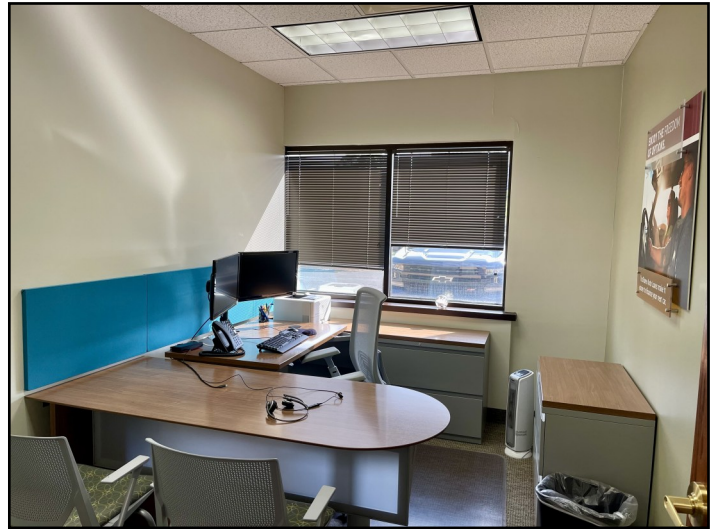


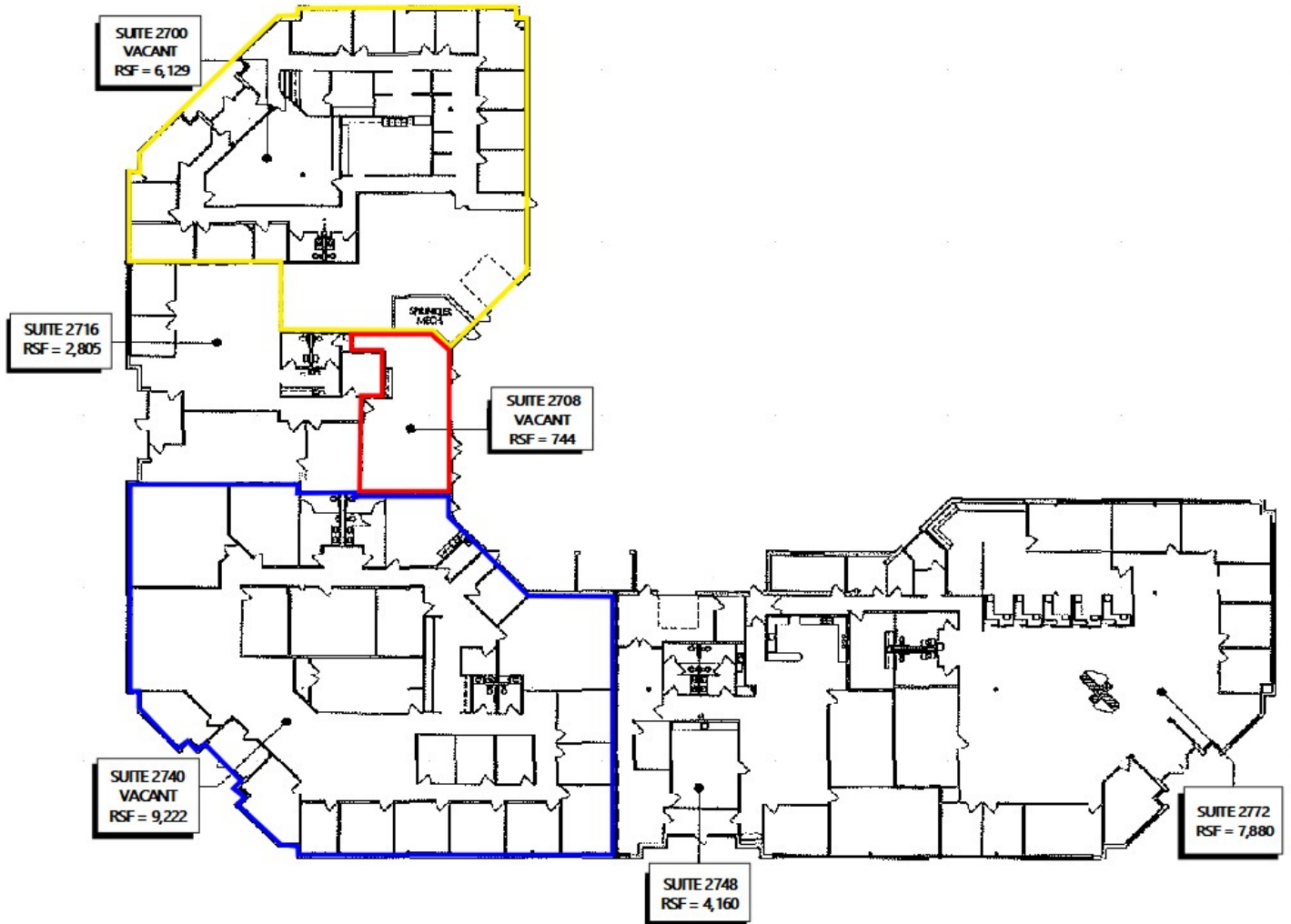
TaTonka Real Estate Advisors
150 South 5th St., #1400
Minneapolis, MN 55402
www.TaTonkaRE.com

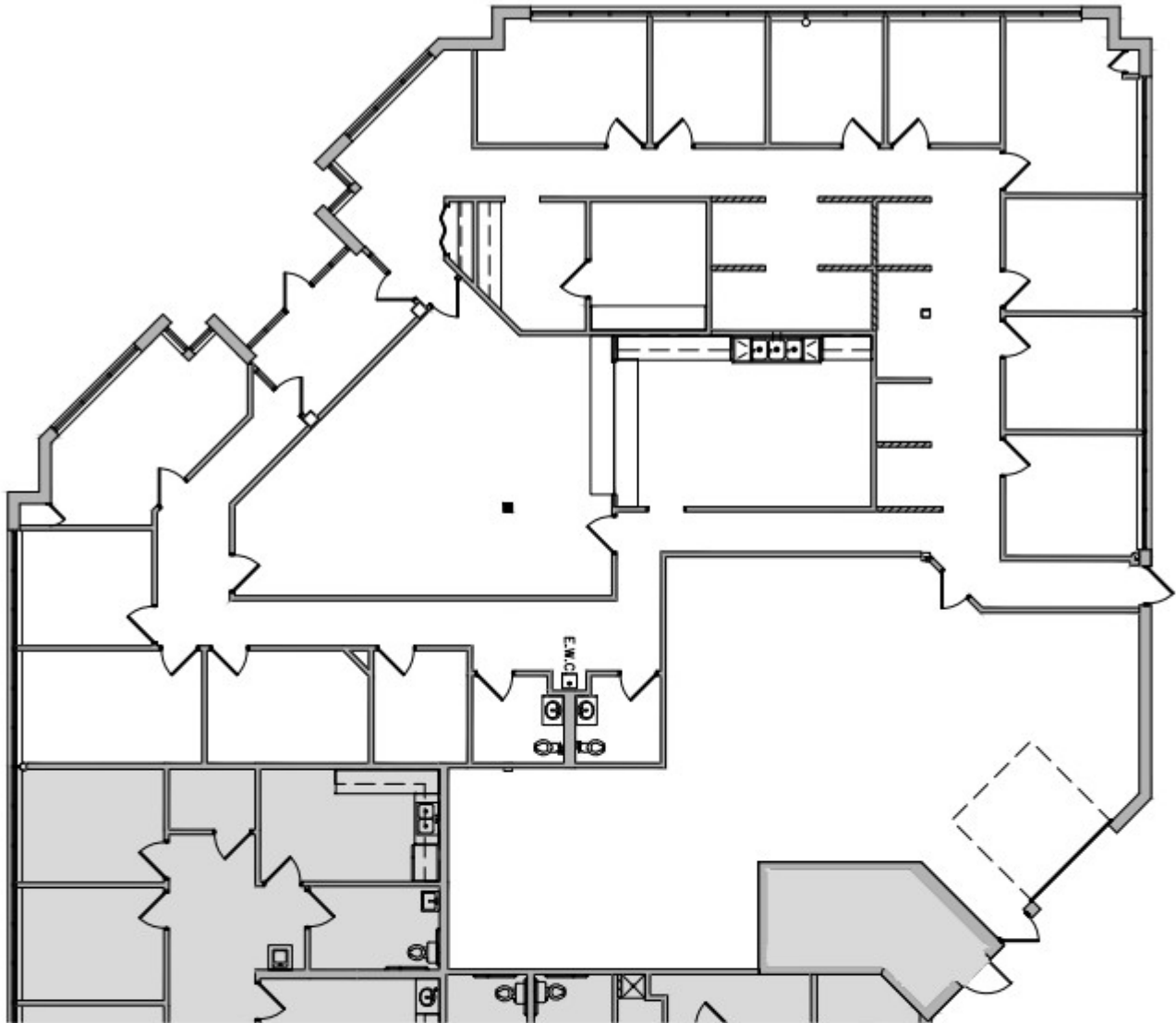
Tim Stewart
612.466.7304
tcs@tatonkare.com

Brad Mateer
612.466.7313
bmateer@tatonkare.com

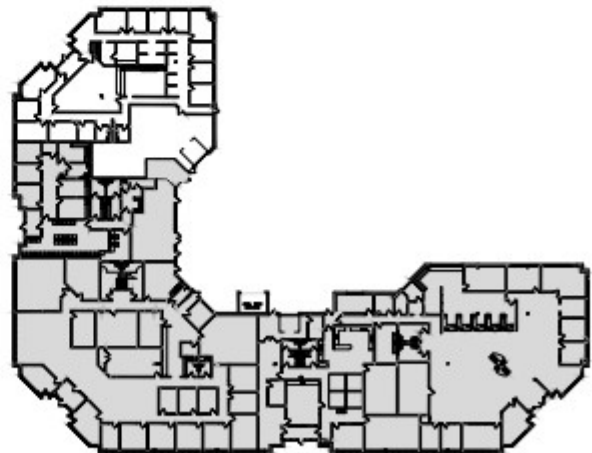
Pictures of Suite 2740







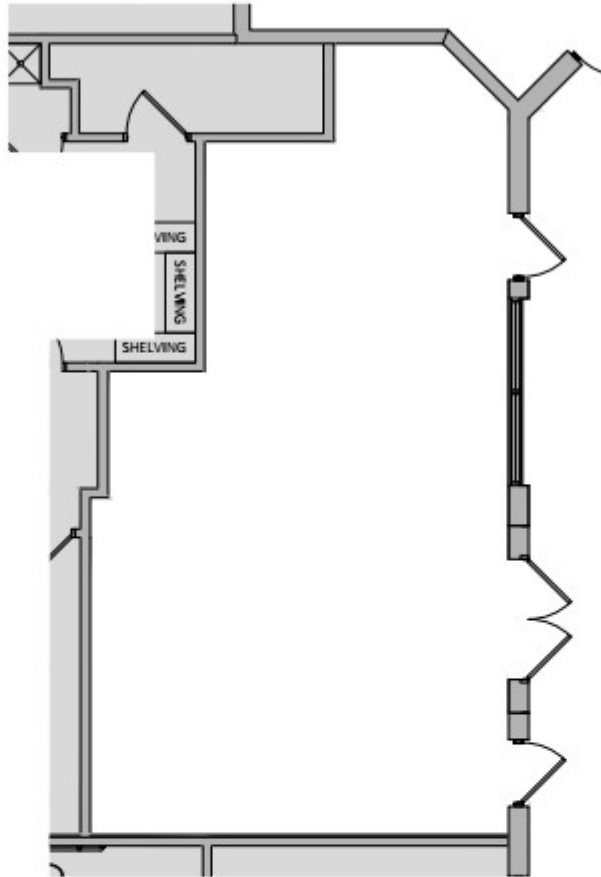
SUITE 2700	
OFFICE:	4,689 SF
WAREHOUSE:	1,440 SF
TOTAL:	6,129 SF



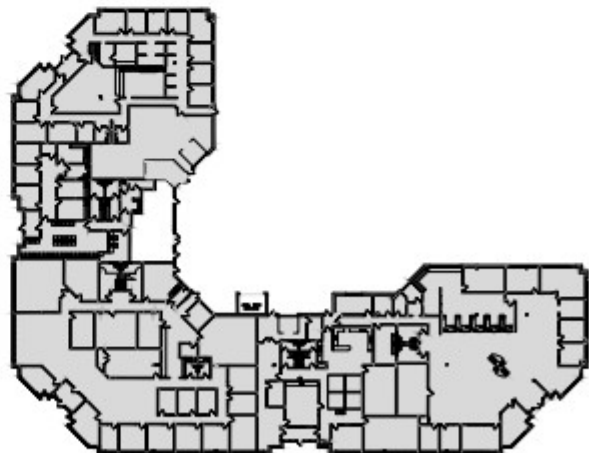
SUITE 2700
BLOOMINGTON, MN
APRIL 19, 2023

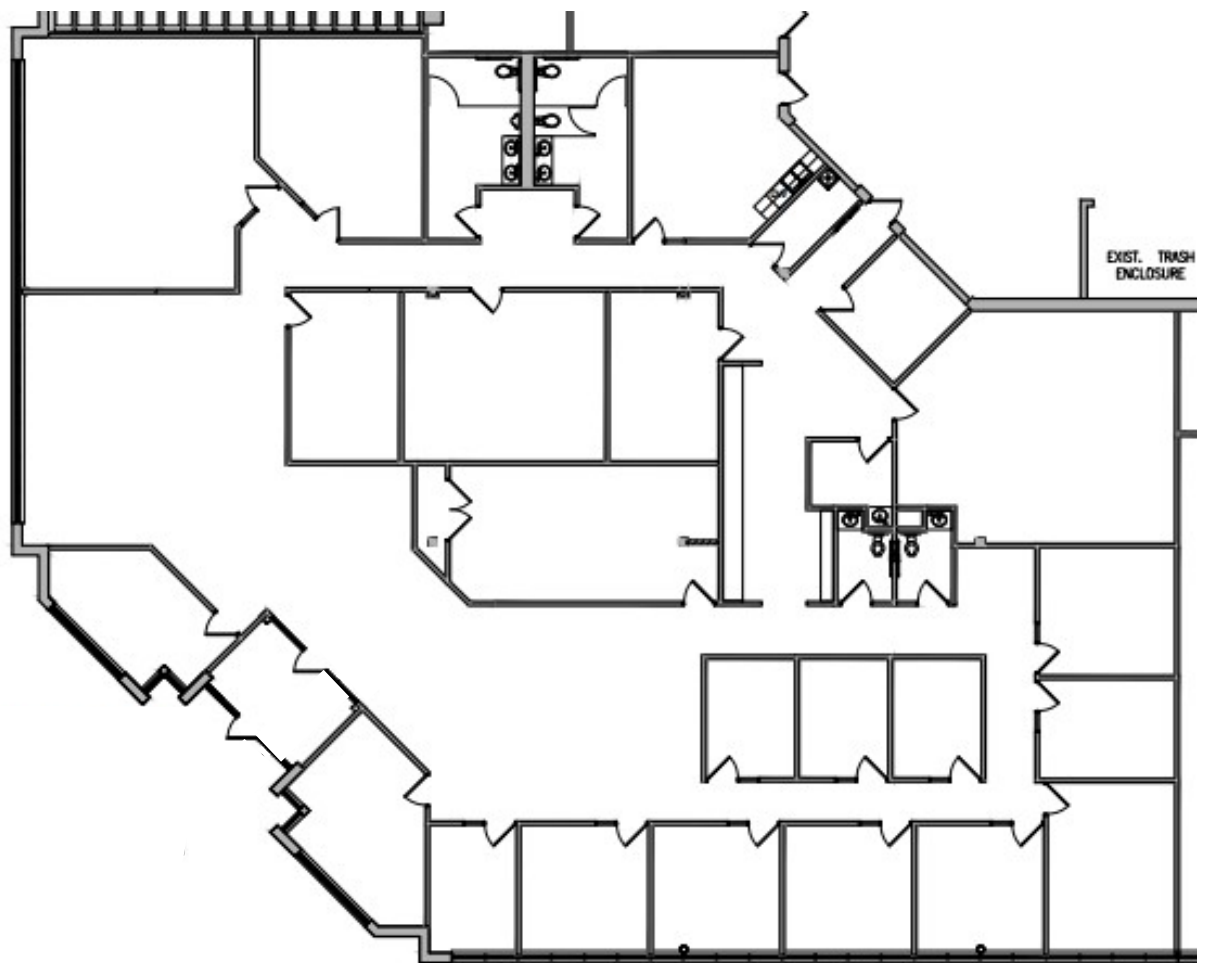
ALPHA OFFICE TECH BUILDING



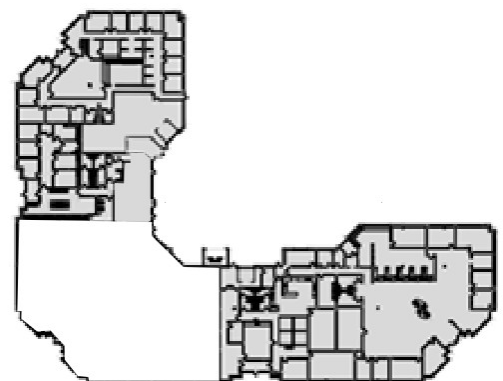


<u>SUITE 2708</u>	
WAREHOUSE:	744 SF
TOTAL:	744 SF





<u>SUITE 2740</u>	
OFFICE:	9,222 SF
TOTAL:	9,222 SF





Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2700-2780 E 82nd St, Bloomington, MN 55425

CITY, STATE

Bloomington, MN

POPULATION

86,150

AVG. HH SIZE

2.38

MEDIAN HH INCOME

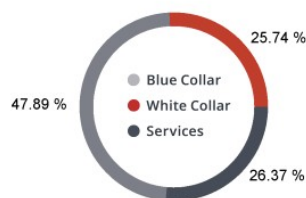
\$59,692

HOME OWNERSHIP

Renters: **13,936**

Owners: **21,865**

EMPLOYMENT



53.65 % Employed

1.71 % Unemployed

EDUCATION

High School Grad: **25.92 %**

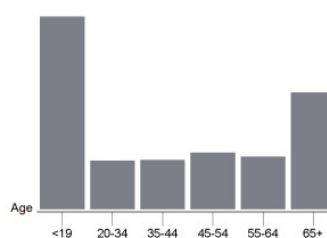
Some College: **24.90 %**

Associates: **7.68 %**

Bachelors: **32.33 %**

GENDER & AGE

49.24 % Male **50.76 %** Female



RACE & ETHNICITY

White: **36.20 %**

Asian: **4.58 %**

Native American: **0.36 %**

Pacific Islanders: **0.00 %**

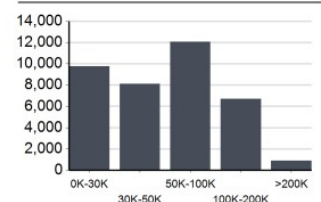
African-American: **15.32 %**

Hispanic: **23.42 %**

Two or More Races: **20.12 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING

