

# OFFICE/WAREHOUSE: SPACE FOR LEASE

VICTORIA POND CENTER  
4801 81ST STREET WEST  
BLOOMINGTON, MINNESOTA 55437



## SITE INFORMATION

- 58,976 sf office/warehouse building
- Brick exterior and generous glass lines
- Private/direct entrances
- Building signage available
- Perfect for tech, creative or showroom tenants
- Warm shell condition
- Parking located directly in front of space
- Dock and drive-in loading
- Minutes from the Mpls/St. Paul International Airport
- Excellent location and easy access to Interstate 494, Highway 100 and France Avenue

## CONTACT US

Steve Nelson, SIOR  
TEL [612.746.5022](tel:612.746.5022)  
[snelson@hoytproperties.com](mailto:snelson@hoytproperties.com)

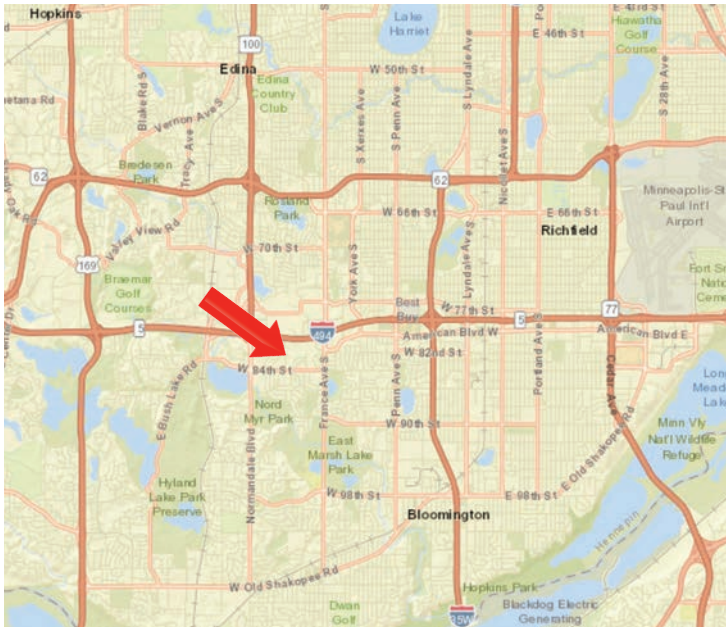
Ches Masserano  
TEL [612.338.5241](tel:612.338.5241)  
[cmasserano@hoytproperties.com](mailto:cmasserano@hoytproperties.com)

Mack Damerow  
TEL [612.338.3195](tel:612.338.3195)  
[mdamerow@hoytproperties.com](mailto:mdamerow@hoytproperties.com)

**HOYT PROPERTIES, INC.**  
5353 Wayzata Boulevard, Suite 500  
Saint Louis Park, MN 55416  
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## BUILDING SIZE

58,976 sf

## AVAILABLE FOR LEASE

### Suite 101

Office: 4,423 sf

### Suite 110

Office: 9,680 sf

### Suite 111A

Office: 2,520 sf

Warehouse: 1,544 sf

Total: 4,064 sf

### Suite 115

Office: 1,754 sf

Warehouse: 2,350 sf

Total: 4,104 sf

## NET LEASE RATE

Office: \$13.00 per sf

Warehouse: \$7.00 per sf

## 2026 ESTIMATED CAM/TAX

CAM: \$3.33 per sf

RE Tax: \$4.11 per sf

Total: \$7.44 per sf

## PID #

0602724240008

## LAND

8.13 acres (354,086 square feet)

## ZONING

CS-1, Commercial Service 1

## LOADING

Dock loading available: Suites 101, 111A and 115

## CLEAR HEIGHT

12'

## SPRINKLERS

100% wet system

## ELECTRICAL

400 amps 240 volts

## PARKING

256 parking stalls, 4.31/1,000 sf parking ratio

## YEAR BUILT

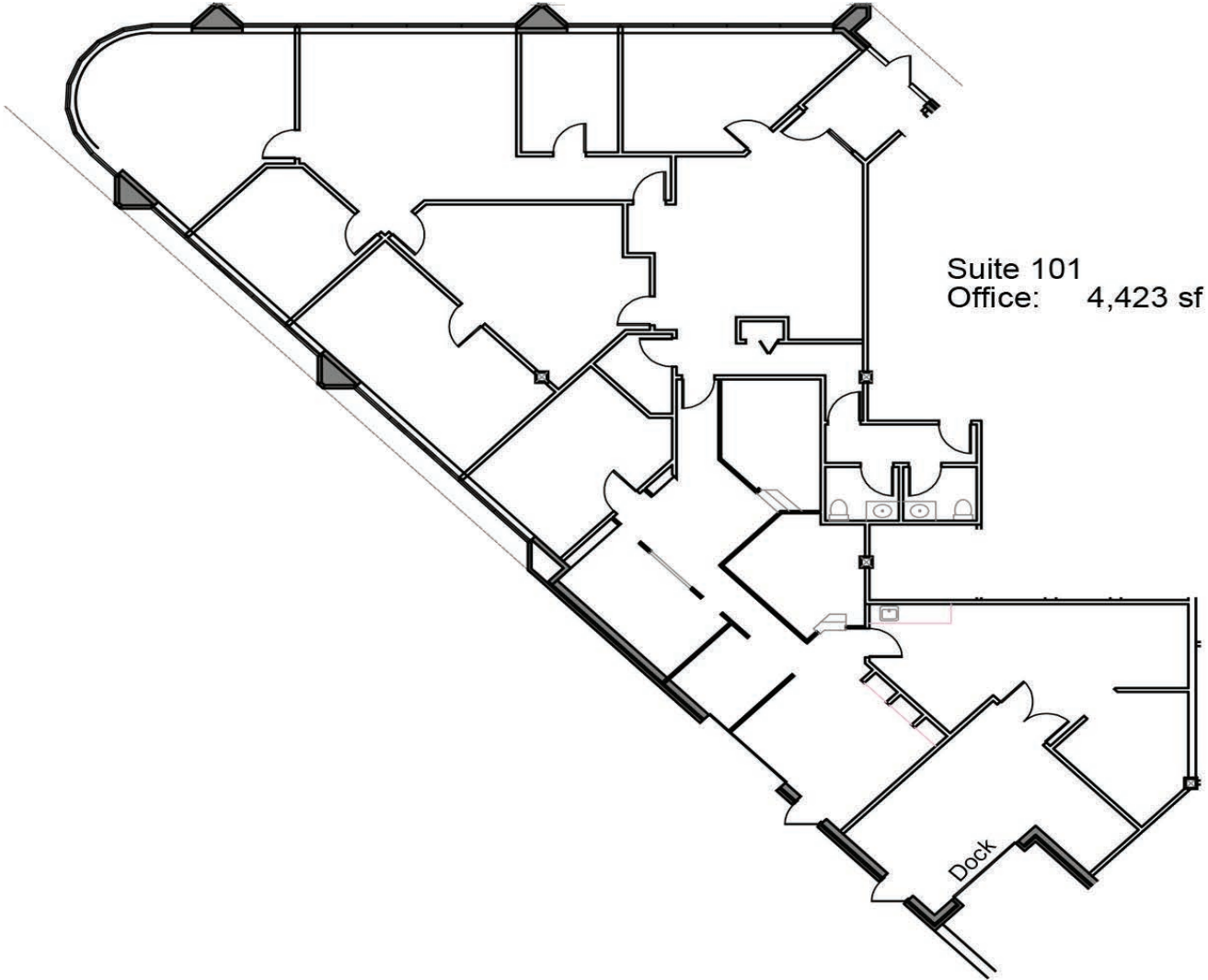
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FAX 612.338.7797

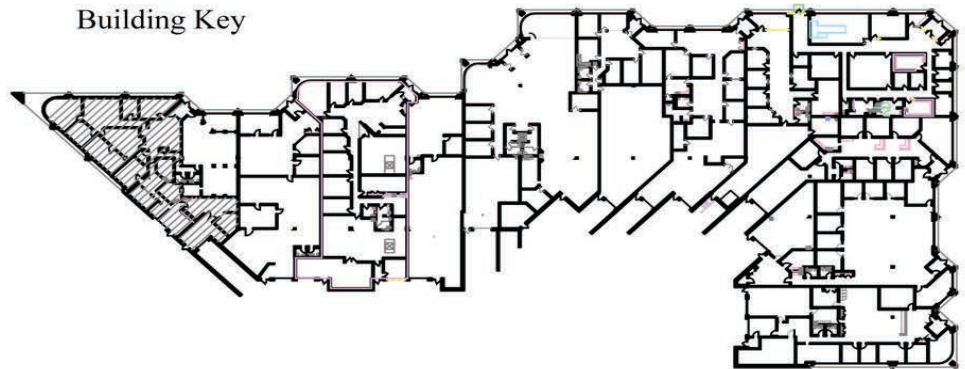
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Building Key



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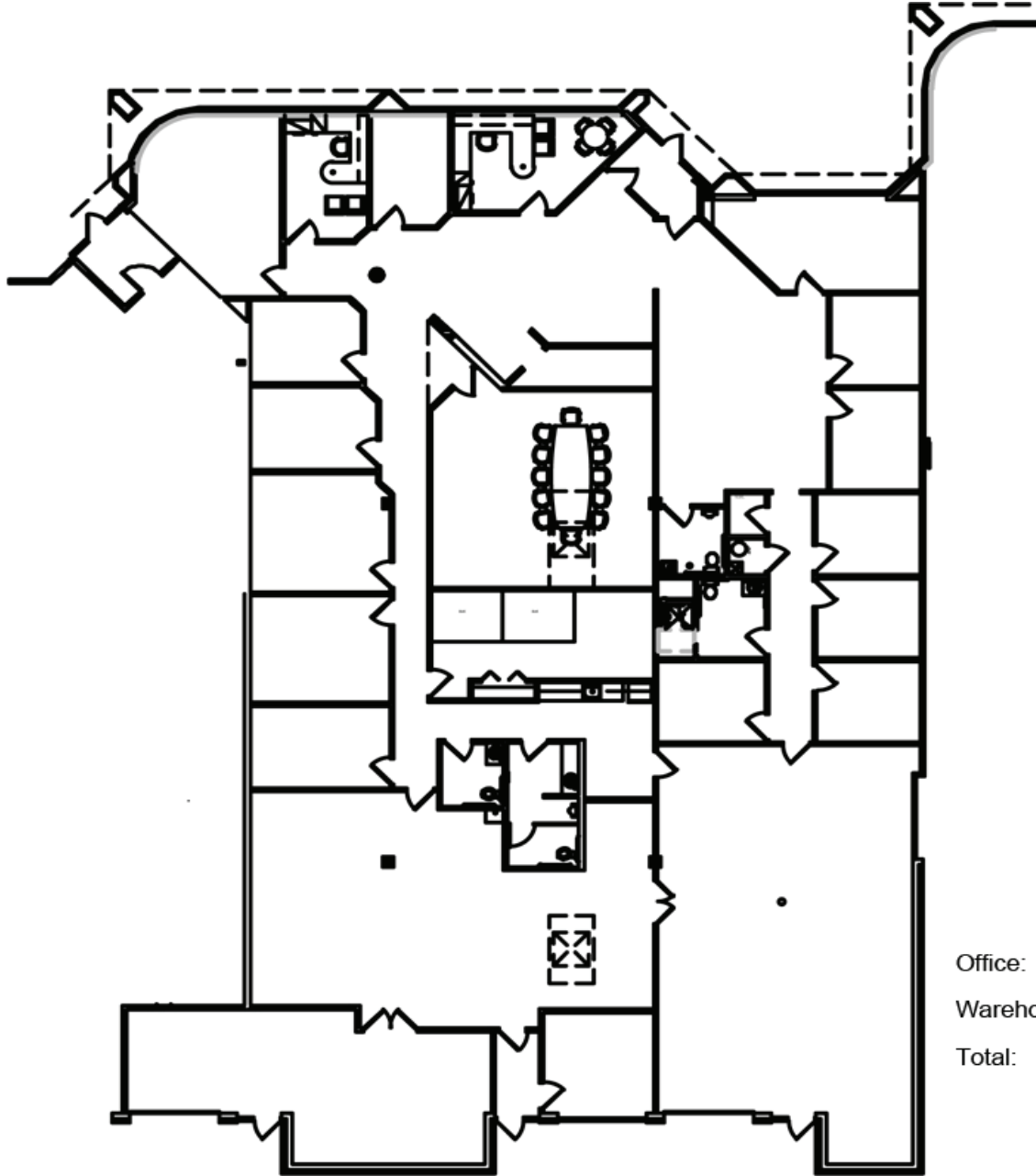
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## SUITE 110

Office:	9,680 sf
Warehouse:	BTS
Total:	9,680 sf

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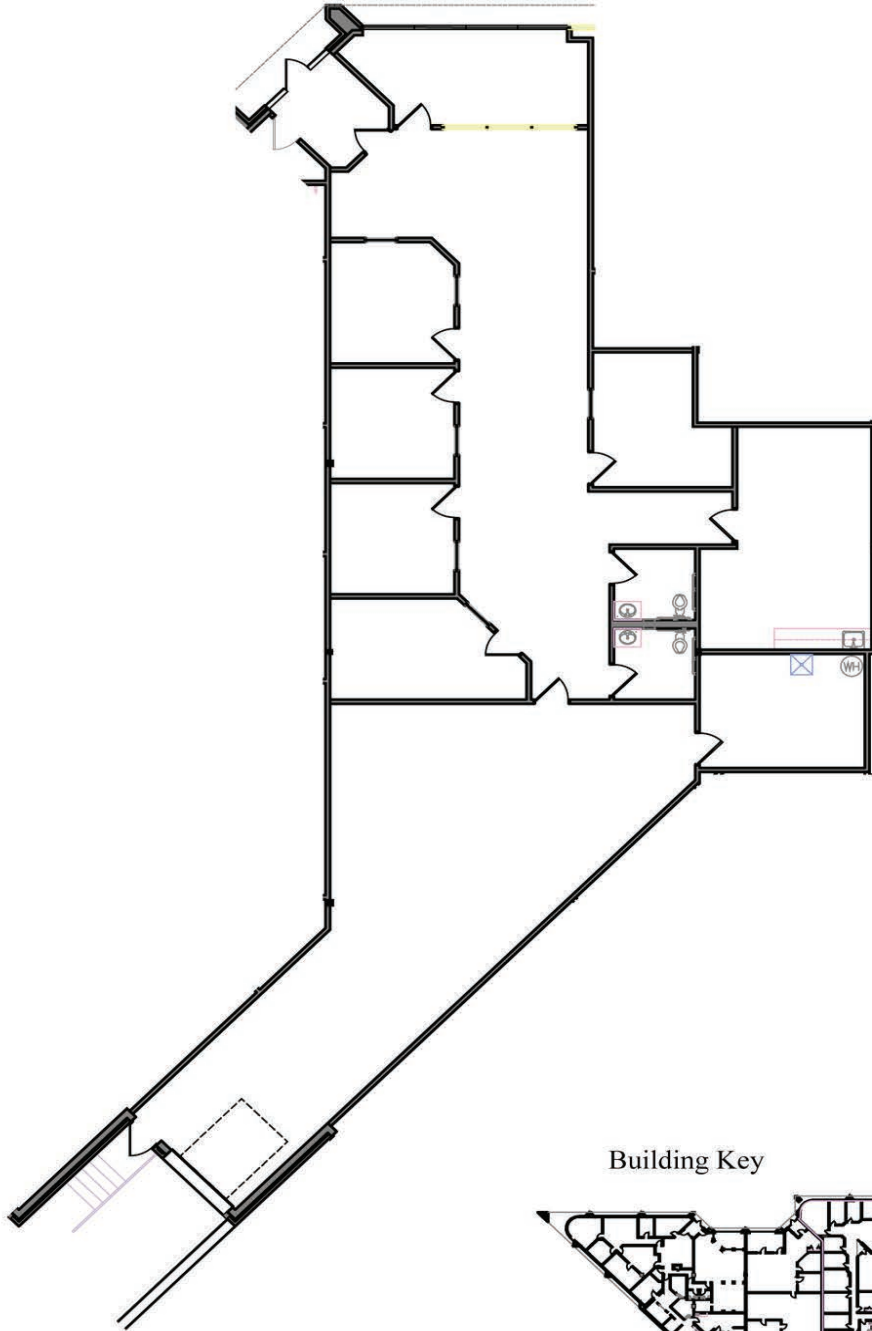
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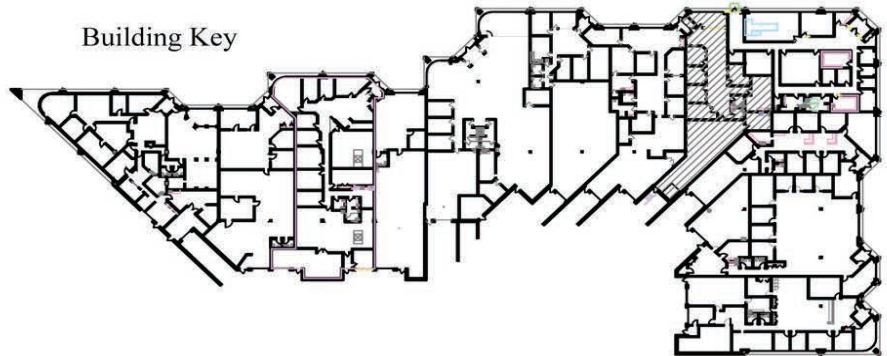


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Suite 111A  
Office: 2,520 sf  
Warehouse: 1,544 sf  
Total: 4,064 sf

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## SUITE 115

Office: 1,754 sf  
Warehouse: 2,350 sf  
Total: 4,104 sf

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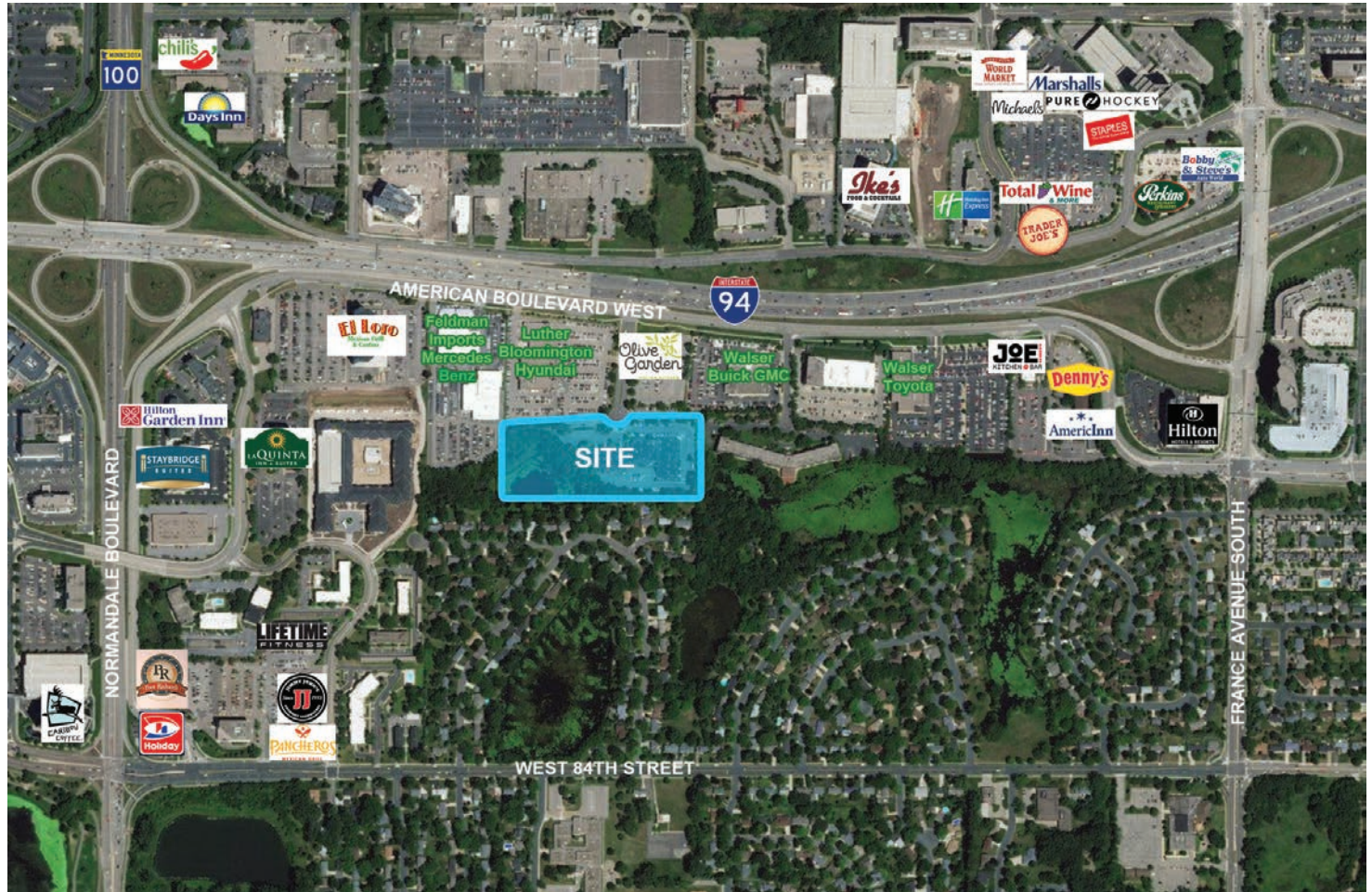
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## DEMOGRAPHICS

	1 mile	3 mile	5 mile
Population	7,260	79,894	241,395
Avg HH Income	\$93,233	\$103,272	\$108,303
Total Households	3,330	35,419	102,988

## TRAFFIC COUNTS

Interstate 494:	164,000 cars/day
Highway 100:	66,000 cars/day

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