



TRANSWESTERN

REAL ESTATE
SERVICES



BLOOM TECH

WORKPLACE

9201 E BLOOMINGTON FWY, BLOOMINGTON, MN

PROFESSIONALLY OWNED AND MANAGED BY



CLEAR HEIGHT
PROPERTIES

PROPERTY SPECIFICATIONS



SPACE SPECS

Suite:	Suite 115	Construction:	Brick
Available:	Now	Loading:	2 Dock Doors
Total SF:	12,095 SF	Clear Height:	14'
Office SF:	7,872 SF	Sprinklers:	Yes
Warehouse SF:	4,223 SF	Lighting:	T8
Parking:	In common	Power:	1200A, 120/208V, 3PH
Year Built	1985		

FLOOR PLAN

SUITE 115

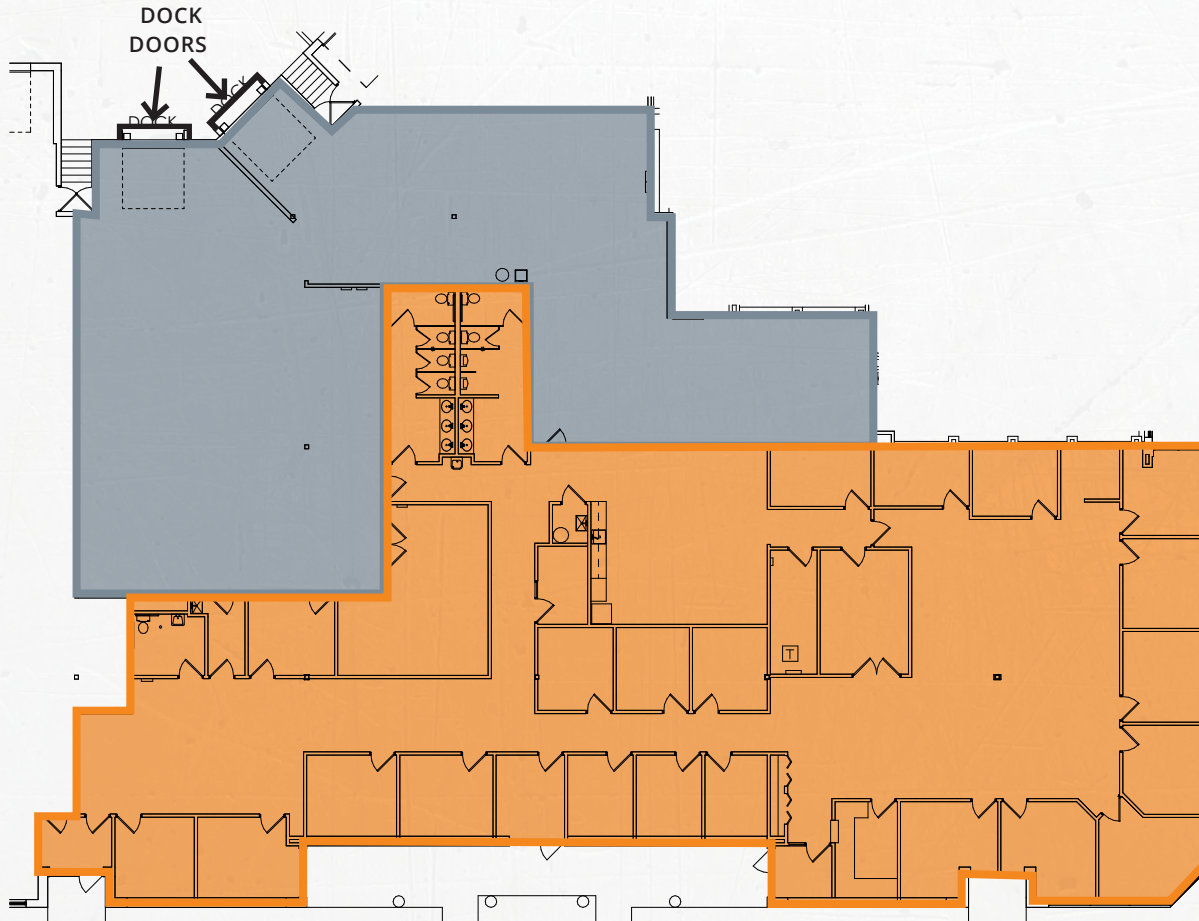
SUITE 115

TOTAL SF: 12,095

OFFICE SF: 7,872

WAREHOUSE SF: 4,223

2 DOCK DOORS



OFFICE



WAREHOUSE

LEASE RATES

Lease Rate :

Office: \$12.50 PSF
Warehouse: \$6.50 PSF

Taxes:

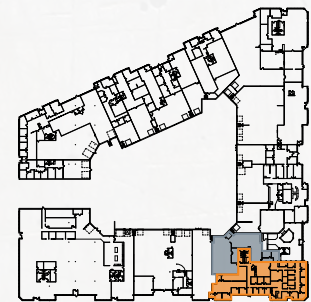
\$3.22 PSF

Est. CAM:

\$2.48 PSF

Total:

\$5.70 PSF





35W

W 90TH ST

35W

W 92ND ST

ENDALE AVES S

SITE

W 94TH ST

35W

PRIME

LOCATION



Holiday
CSL Plasma
FARMERS INSURANCE
 bp
DOLLAR TREE

DAVANNI'S
Cub FOODS
DISCOUNT TIRE
ANYTIME FITNESS
Perkins

CVS
CALIBER COLLISION
Valvoline
Wendy's
CRUICKET AUTO PARTS

DQ
O'Reilly AUTO PARTS
Firestone
FedEx
POPEYES
TSG

McDonald's
Applebee's
White Castle
UNITED STATES POSTAL SERVICE
HEALTH FAIRVIEW
DOING THE MOST GOOD

SITE

AREA

AMENITIES

THINKING BEYOND THE OBVIOUS



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