



Property Fact Sheet

PROPERTY ADDRESS:

5600 American Blvd West
Bloomington, MN
55437

NET RENTAL RATES:

\$17.00 per square foot

2024 EST. CAM & REAL ESTATE TAX:

\$10.69 per square foot total

FLOORS:

Ten

HVAC:

Central Plant, Cooling Tower, Two Boilers
Energy Star rated

BUILDING SIZE:

322,511 rentable square feet

YEAR CONSTRUCTED:

2007

ELECTRICAL:

8,000 ampere, 277/480-volt, three-phase, four-wire AC.
Building Generator: 500kW Caterpillar

PARKING:

1,343 stalls in enclosed parking ramp (55 reserved) plus 19 surface stalls

ELEVATORS:

Five 3,500 pound capacity passenger elevators and one 5,000 pound capacity freight elevator in office building. Two 3,500 pound capacity elevators in parking ramp.

STRUCTURE:

Steel-framed

LOADING:

Three loading dock spaces in enclosed area

EXTERIOR WALLS:

Class curtainwall, Precast concrete

WINDOWS:

Brushed finish aluminium curtain wall system with double-pane tinted glass in aluminum frames

FIRE/LIFE SAFETY:

Wet-type sprinkler system throughout building, as well as smoke detectors, lighted exit signs, emergency lighting, alarm pull boxes, and audible and visual alarms. Dry pipe standpipe system in parking garage

ROOF:

Single-ply EPDM with metal deck

AMENITIES:

LEED Certified, five story glass atrium lobby with interior courtyard, eight story parking deck with enclosed connection, decorative ponds, walking paths, building conference room, fitness center with locker room and showers, café, on-site daycare

SECURITY:

Security alarm systems including video cameras, motion sensor and door sensors

For Leasing Information, Contact:

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