

Find Your Space.

6161 American Blvd.
Bloomington, MN 55438

19,553 SQ. FT.
Available for Lease



Open Office Area



Aerial View

Property Highlights



PARK AMENITIES

Strategically located at the intersection of I-494 between Normandale Blvd. and Bush Lake Road, this single-story office space offers conference rooms, and a variety of private offices and open areas. Close proximity to restaurants, hotels and retail shops.



TRANSPORTATION

Metro Transit provides bus service to this area. Easy access to I-494 and Highways 100 and 169.



TAXES

2023 Estimated Tax & CAM - \$12.71/Sq. Ft.
\$4.02 Tax | \$8.69 CAM



TECHNOLOGY

Comcast has fiber to the property



SUSTAINABILITY

Landlord will collaborate with Tenant should Tenant desire LEED certification for tenant improvements.

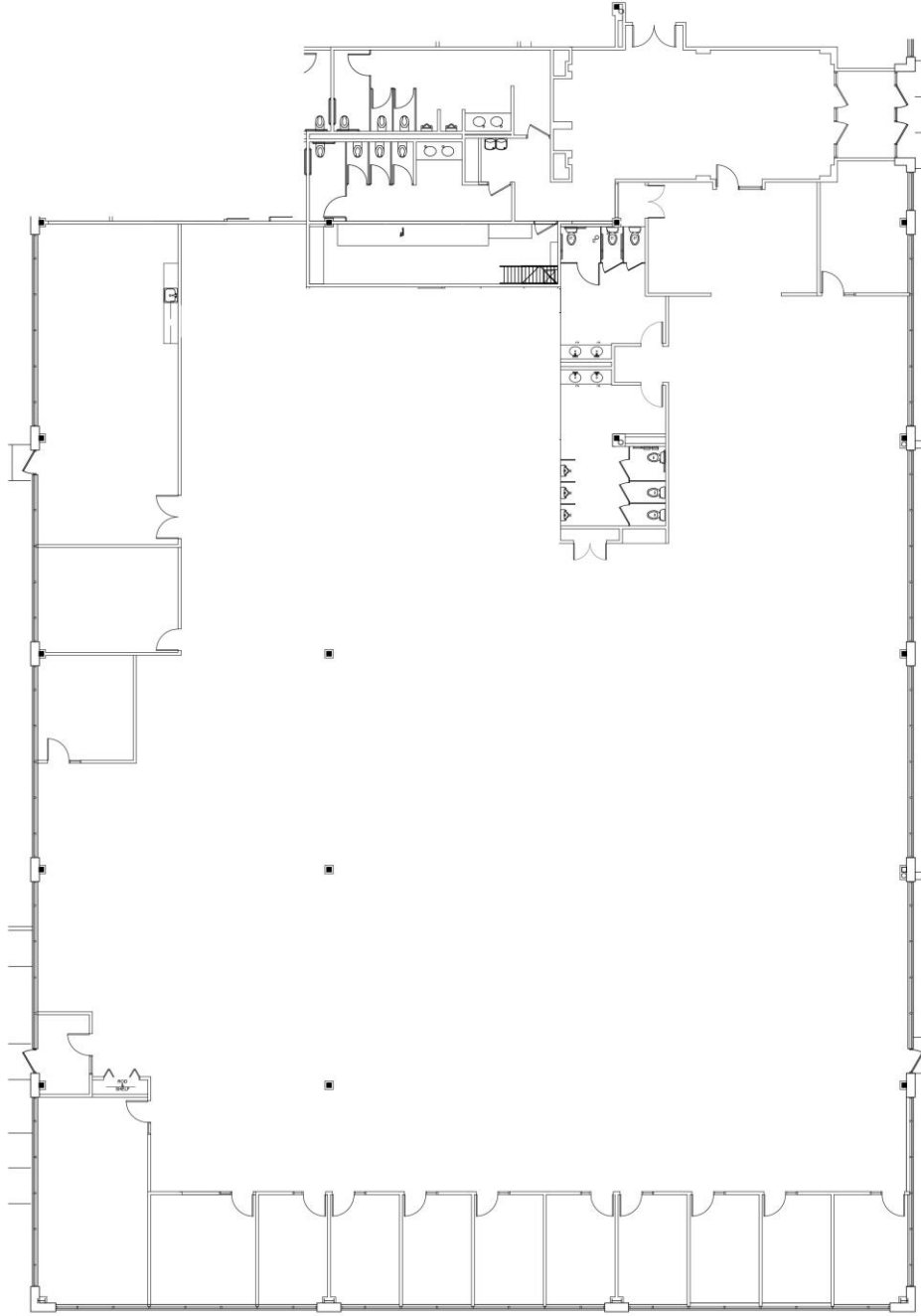


WORKSPACE PROPERTY TRUST (WSPT®)

Workspace Property Trust is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million square feet across over 200 properties in sought-after markets, including 13 of the top 20 US metropolitan areas..

Our Space Works.

- Ample parking
- Prominent signage visible from I-494
- 10 foot ceilings

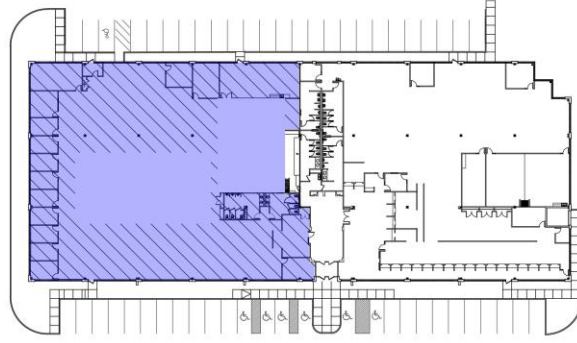


FLOOR PLAN 19,553 SFR

CAL



SCALE: 1/16" = 1'-0"



KEY PLAN



SCALE: NOT TO SCALE

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INFORMATION**