

# Find Your Space.

6625 W. 78<sup>th</sup> Street  
Bloomington, MN 55439

9,875 SQ. FT.  
Available for Lease



Comfortable Lobby Atrium



Fitness Center with Private Showers

## Property Highlights



### PARK AMENITIES

Full-service cafe, Lakeside walking trails, a beautifully appointed lobby with casual meeting areas, workout room with private showers, 50-person Training room.



### TRANSPORTATION

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



### TAXES

2023 Estimated Tax & CAM - \$14.37/sq. ft.  
Tax \$4.78 | \$9.59 CAM



### TECHNOLOGY

Comcast telecommunications and Fiber



### SUSTAINABILITY

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

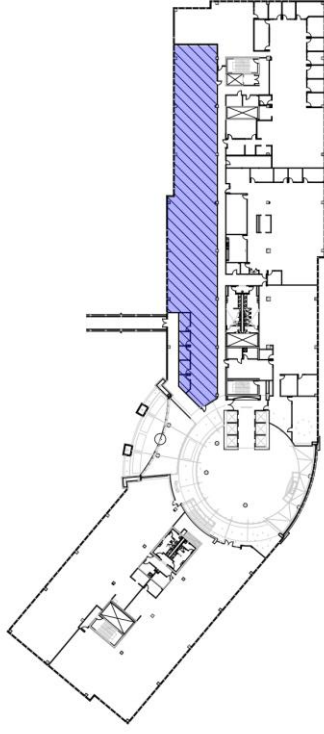


### WORKSPACE PROPERTY TRUST (WSPT®)

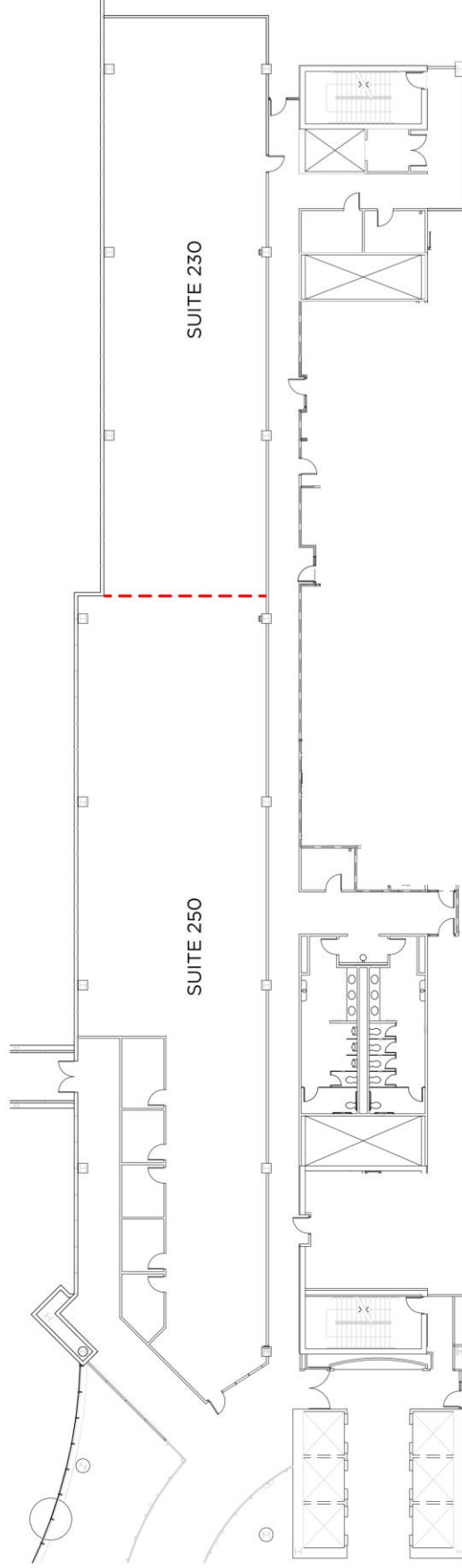
Workspace Property Trust is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million square feet across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

Our Space Works.

- Full service cafeteria
- Workout facility with private shower rooms
- 50 person training/conference room
- Casual meeting areas with wifi
- Easy access to I-494 & Highways 169 & 100
- Energy Star Award



## KEY PLAN



## FLOOR PLAN

SUITE 230	4,149 SFR
SUITE 250	5,726 SFR
TOTAL	9,875 SFR

CAC

SCALE: 1/32" = 1'-0"

# LEASING INFORMATION

6625 W. 78th St.  
Suite 140  
Bloomington, MN 55439  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

VICE PRESIDENT, REGIONAL DIRECTOR  
Brad Butler  
O 612.426.4033  
C 952.292.4952  
[bbutler@workspaceproperty.com](mailto:bbutler@workspaceproperty.com)

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