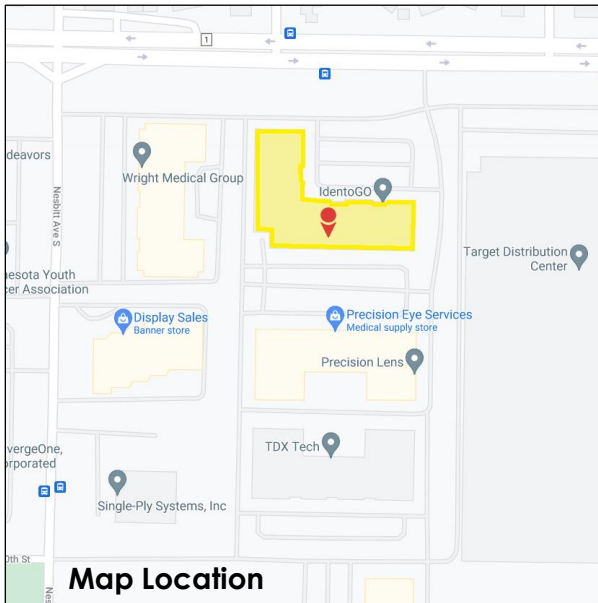


Find Your Space.

5705 W. Old Shakopee Rd
Bloomington, MN 55437

46,308 SQ. FT.
Available for Lease



Property Highlights



PARK AMENITIES

Business park environment with professional corporate image. Flexible space options, 5/1000 parking ratio, 15' clear height, Dock loading.



TRANSPORTATION

Proximate access to Hwy 169 and Normandale Blvd. On Metro Transit bus service route.



TAXES

2023 Estimated Tax & CAM - \$7.27/Sq. Ft.
\$3.58 Tax | \$3.69 CAM



TECHNOLOGY

Diverse high-speed technology available.



SUSTAINABILITY

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

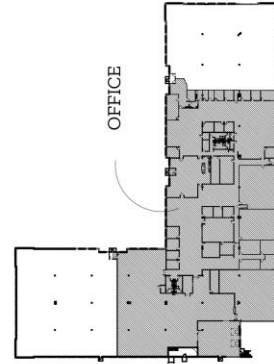


WORKSPACE PROPERTY TRUST (WSPT®)

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.

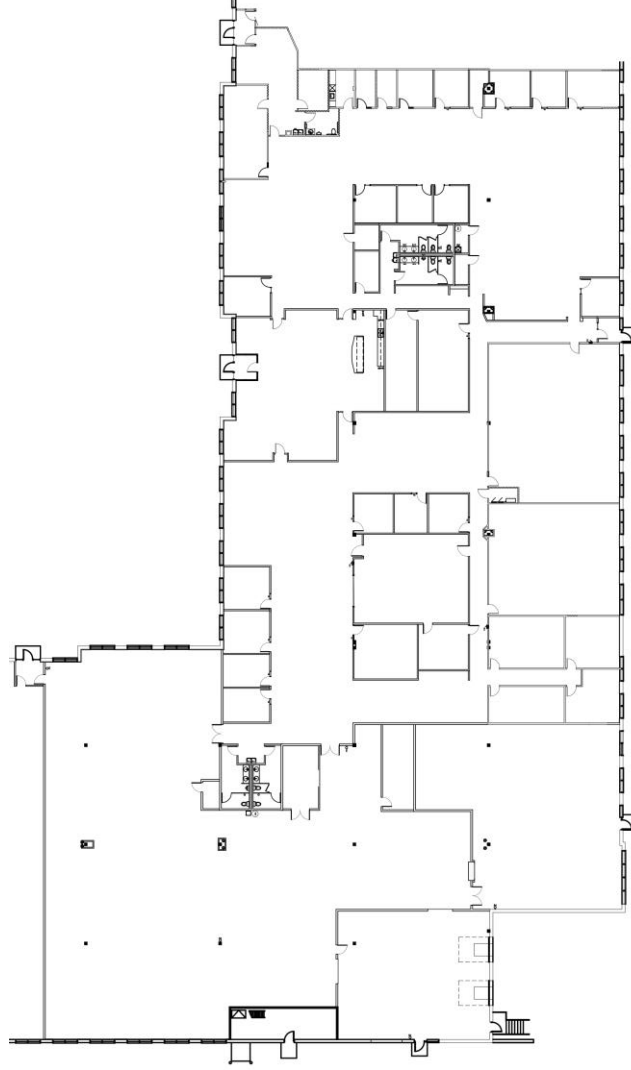
Our Space Works.

- 14' Clear Height
- 2 Dock Doors
- 5/1000 Parking Ratio
- Abundant Natural Light
- Metro Transit Bus Service
- Easy Access to Hwy 169 and Normandale Blvd.



KEY PLAN

NOT TO SCALE



FLOOR PLAN

45,308 RSF



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

LEASING INFORMATION

6625 W. 78th St.

Suite 140

Bloomington, MN 55439

www.workspaceproperty.com

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