

Find Your Space.

5735 W. Old Shakopee Rd
Bloomington, MN 55437

18,627 SQ. FT.
Available for Lease



Open Office Area



Warehouse

Property Highlights



PARK AMENITIES

Business park environment with professional corporate image. Flexible space options,



TRANSPORTATION

Easy access to Highway 169 and Normandale Blvd. On Metro Transit bus service route.



TAXES

2023 Estimated Tax & CAM - \$5.30/Sq. Ft.
\$2.64 Tax | \$2.66 CAM



TECHNOLOGY

Level 3 Communications has fiber to the property.



SUSTAINABILITY

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

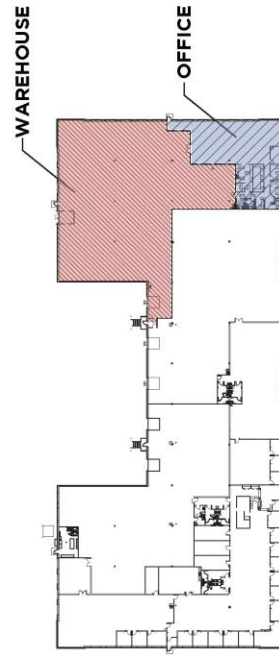


WORKSPACE PROPERTY TRUST (WSPT®)

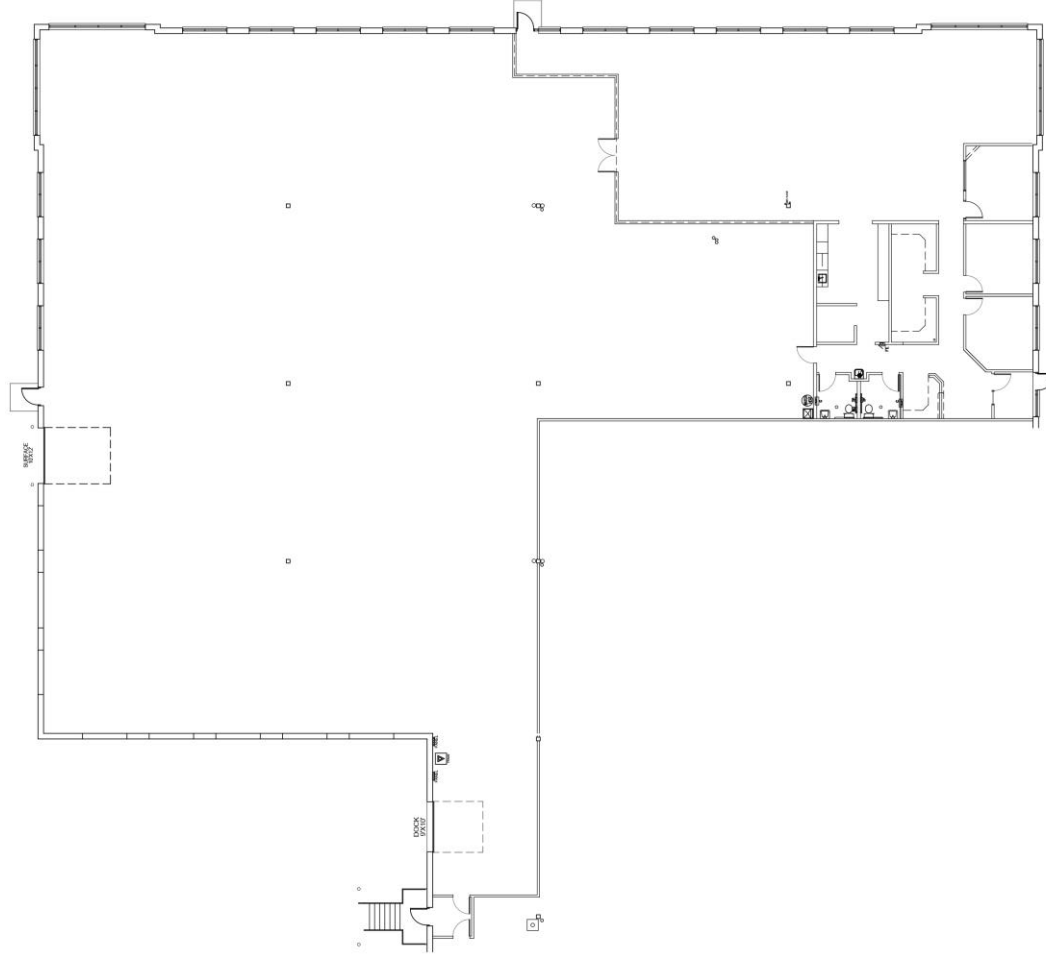
Workspace Property Trust is a privately held, vertically integrated, full-service commercial real estate company specializing in the ownership, management, leasing, and development of Office, and Industrial / R&D / Flex (IRDF) spaces. Workspace owns and operates approximately 18 million square feet across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

Our Space Works.

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



KEY PLAN



FLOOR PLAN

OFFICE	4,302 SFR
WAREHOUSE	14,325 SFR
TOTAL	18,627 SFR

SCALE: NOT TO SCALE

LEASING INFORMATION

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FOR LEASE