

Normandale Ponds

6161 American Blvd, Suite 160

Bloomington, MN 55438

workspace
property trust

19,553 SF Available Now

Asking Rent: \$14.00/NNN

2024 OPEX: \$12.90/RSF



6161 American Blvd | Suite 160

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PROPERTY HIGHLIGHTS

AMENITIES

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

TRANSPORTATION

Interstate 494 frontage with easy access I-494, Hwy 100 & 169

TECHNOLOGY

Comcast

SUSTAINABILITY

Energy Star labeled building. Green initiatives in place by tenants and property management to include janitorial and recycling.

Building Owner: Workspace Property Trust

Total Building Size: 36,827 Square Feet

Ceiling Height: Finished 10', Clear 13'-7"

Parking: 4/1000



19,553 SF Available Now

Office Space



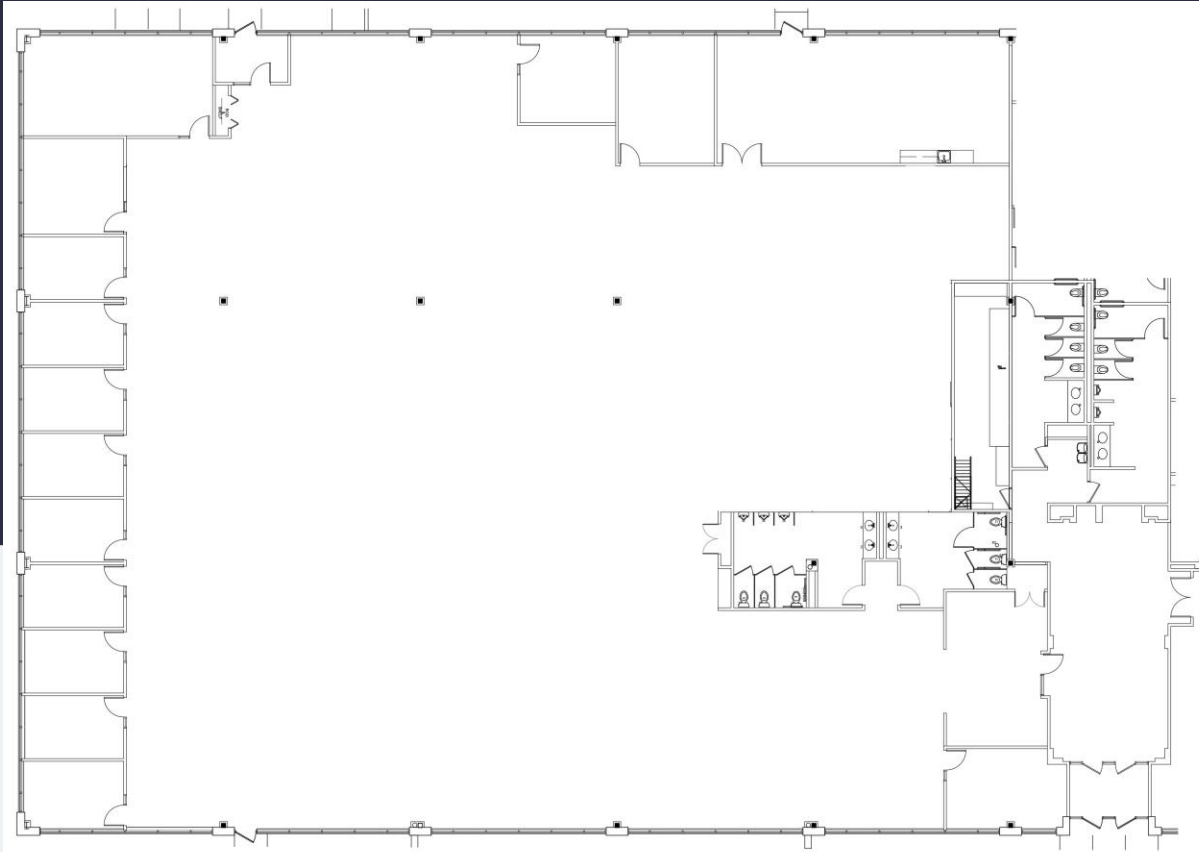
Normandale Ponds Office Building

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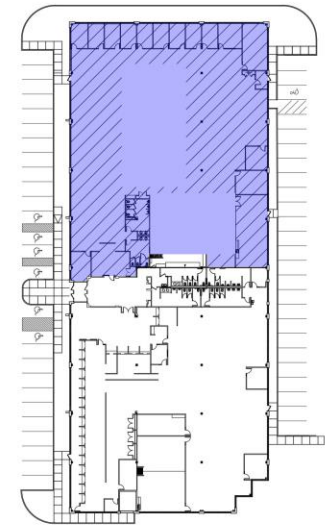
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FLOOR PLAN 19,553 SFR



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



KEY PLAN



SCALE: NOT TO SCALE

Leasing Information

6625 W. 78th Street, Bloomington, MN 55439
952-292-4952
www.workspaceproperty.com

Brad Butler
VP, Regional Director
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Spaces for the Way Work Happens Today.

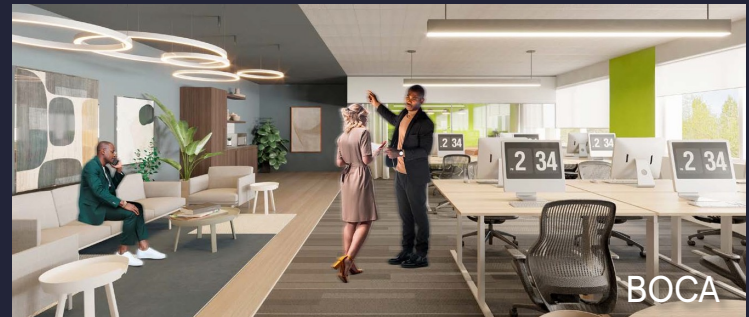
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

Tailored for the Evolution of Office:

- "A La Carte" or "On Demand" Furniture Packages Available
- Plug & Play IT Packages Available



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*Indicative of the look and feel (not the actual suite)