

# West Bloomington Tech II

5735 W. Old Shakopee Rd, Suite 180

Bloomington, MN 55437

**workspace**  
property trust

18,627 SF Available Now

Asking Rent: \$12.00/NNN  
2025 OPEX: \$5.97/RSF



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## PROPERTY HIGHLIGHTS

### AMENITIES

Business park environment with professional corporate image. 5/1,000 SF parking ratio. Just minutes to shopping centers, hotels, restaurants, banks, daycare, parks and fitness centers.

### TRANSPORTATION

Proximate access to Normandale Blvd/Hwy 100 and 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:** 63,463 SF

**Ceiling Height:** 10' Finished, 15" Clear

**Power:** The building is fed with 1200 amps at 480/277 volts

**Loading:** 1 Dock Door, 1 Drive in Door



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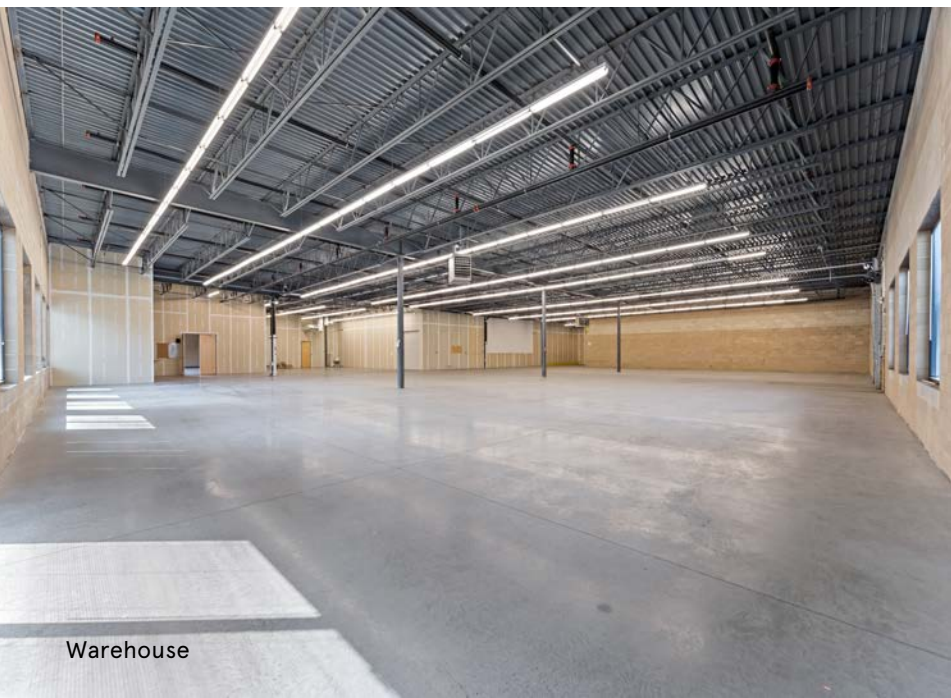
Industrial Space



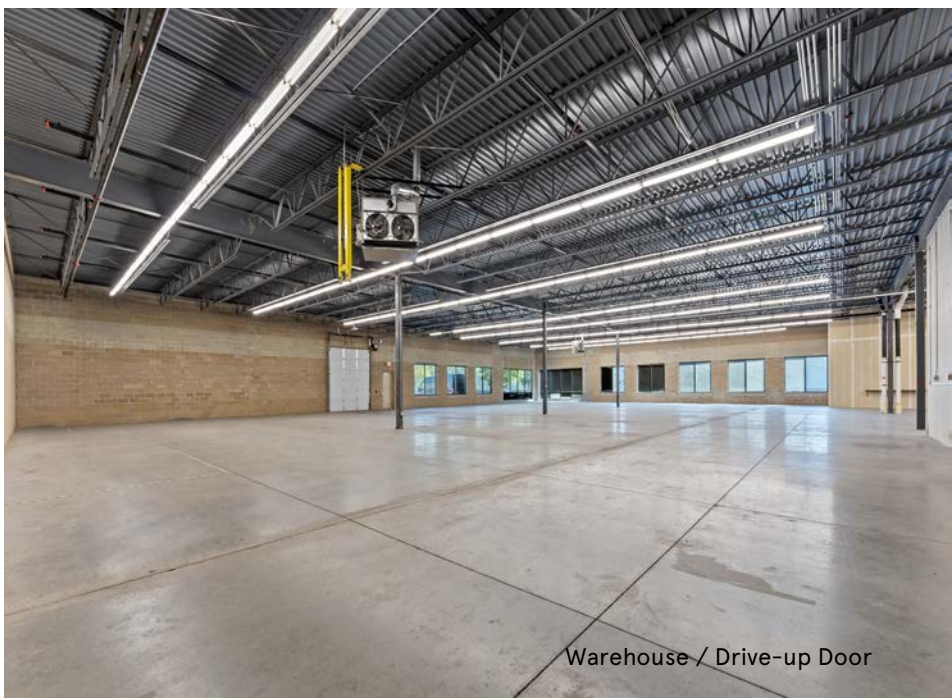
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Dock Door



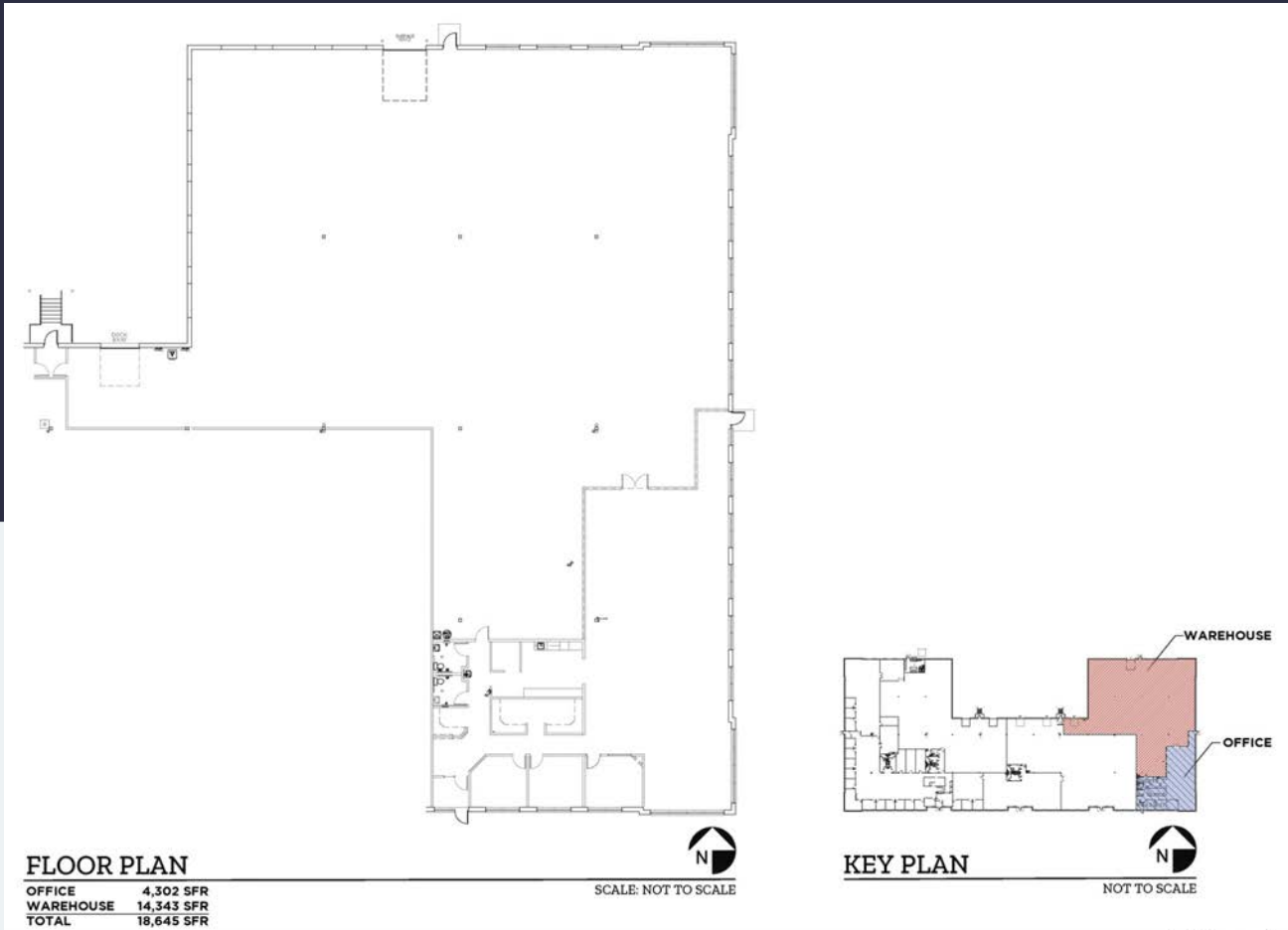
Warehouse



Warehouse / Drive-up Door

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## Leasing Information

6625 W. 78<sup>th</sup> Street, Bloomington, MN 55439  
612-426-4033  
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# Spaces for the Way Work Happens Today.

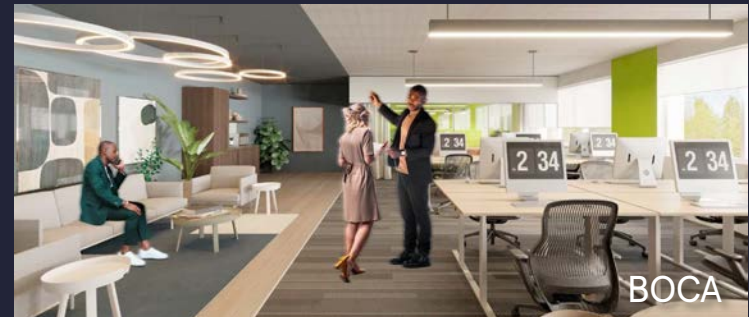
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\*Indicative of the look and feel (not the actual suite)