

Normandale Ponds

6161 American Blvd, Suite 160

Bloomington, MN 55438

workspace  
property trust

19,553 SF Available Now

Asking Rent: Negotiable  
2025 OPEX: \$13.03/RSF



# 6161 American Blvd | Suite 160

Bloomington, MN 55438

## 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





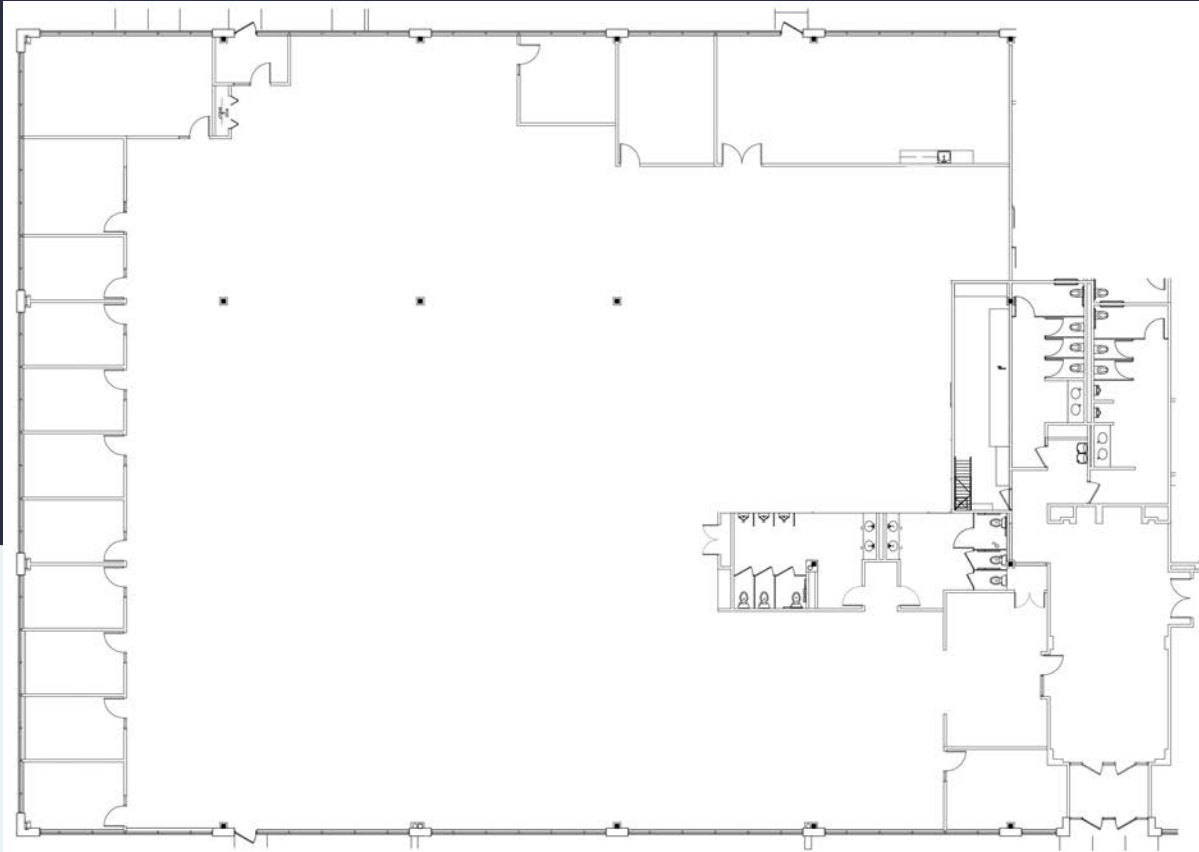
**Normandale Ponds Office Building**

6161 American Blvd, Suite 160

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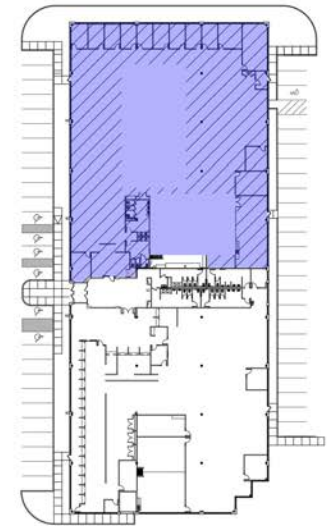
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**FLOOR PLAN** 19,553 SFR

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



**KEY PLAN**

SCALE: NOT TO SCALE

## Leasing Information

6625 W. 78<sup>th</sup> Street, Bloomington, MN 55439  
952-292-4952  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

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# Spaces for the Way Work Happens Today.

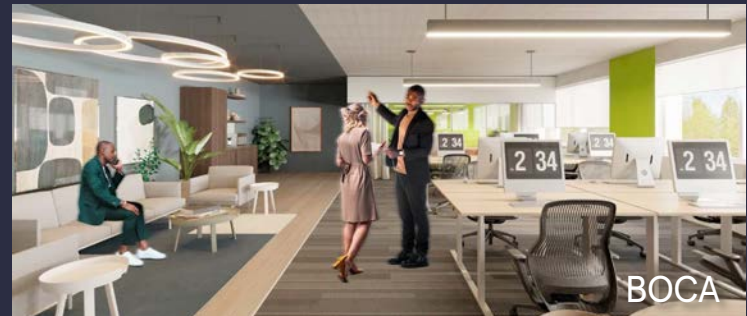
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

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- "A La Carte" or "On Demand" Furniture Packages Available
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\*Indicative of the look and feel (not the actual suite)