

# West Bloomington Tech IV

5775 W. Old Shakopee Road, Suite 150 & 160  
Bloomington, MN 55437

**workspace**  
property trust

17,246 SF Available Now

Asking Rent: \$12.00/NNN  
2025 OPEX: \$6.84/RSF



# 5775 W. Old Shakopee

## Suite 150 & 160

Bloomington, MN 55437

The West Bloomington Technology Park sits within population-dense Bloomington, MN and is a short commute from multiple living communities and prestigious enclaves. These flexible office solutions offer high ceilings, loading docks, and abundant natural light from large wrap-around windows, making it ideal for call centers, R&D, manufacturing, storage, distribution and more. Reach 169 & Normandale Blvd easily, along with quick access to nearby amenities.

### Highlights:

- River Valley Montessori 0.3 mile; New Horizon Academy 1.7 miles
- Minnesota Valley Country Club 3.5 miles
- Minutes to Minnesota Valley State Trail, Hyland Greens Golf Course, Hyland Lake Park Reserve and Normandale Village shopping Mall
- Two drive-up loading doors

**Building Owner:** Workspace Property Trust

**Total Building Size:** 103,050 SF

**Available Space:** 17,246 SF (11,150 SF office and 6,096 SF warehouse)

**Ceiling Height:** 10' ceiling, 15' 7" clear



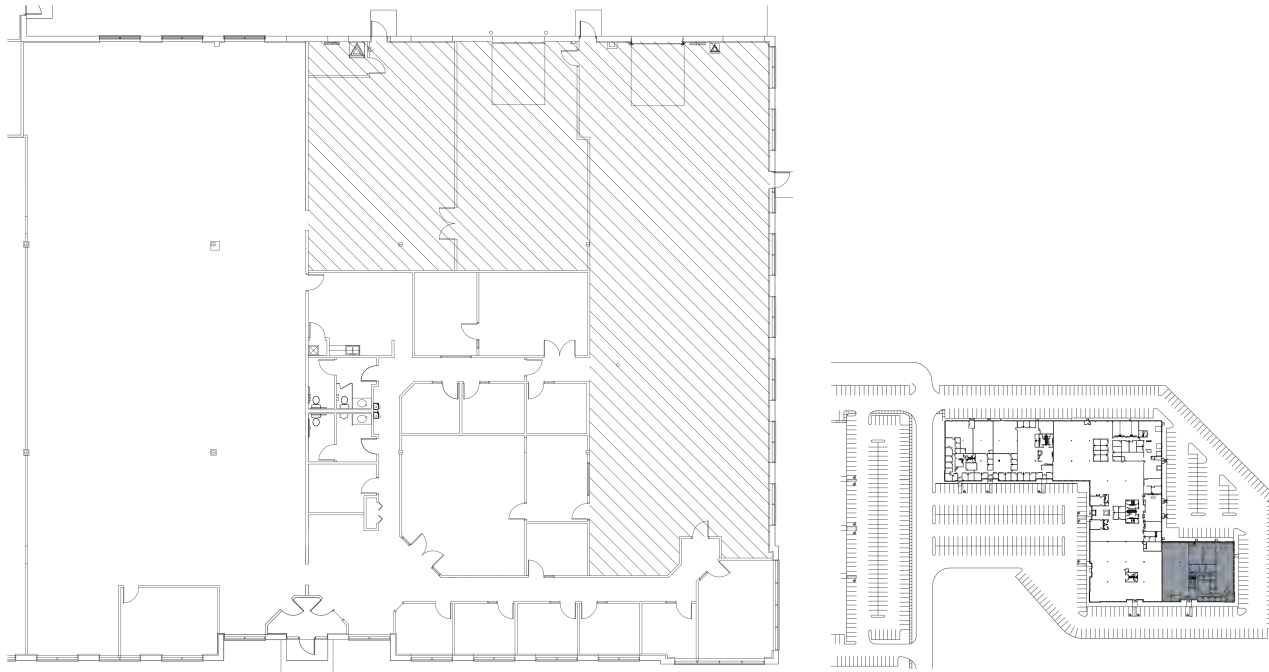
17,246 SF Available Now Industrial Space

# 5775 W. Old Shakopee Road, Suite 150 & 160

Bloomington, MN 55437



## 17,246 SF Available Now



## Leasing Information

6625 W. 78<sup>th</sup> Street, Bloomington, MN 55439  
612-426-4033  
[www.workspaceproperty.com](http://www.workspaceproperty.com)

Brad Butler  
Vice President, Regional Director  
[bbutler@workspaceproperty.com](mailto:bbutler@workspaceproperty.com)





# Spaces for the Way Work Happens Today.

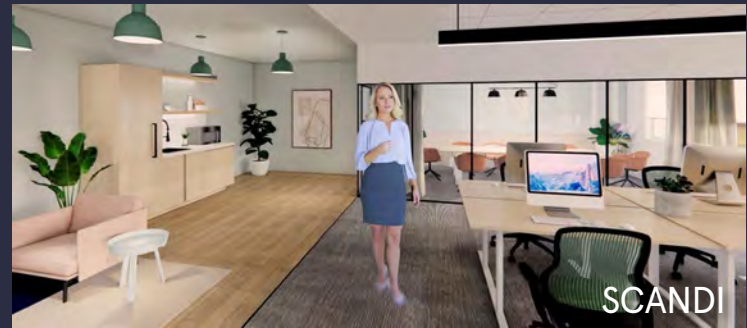
These beautifully designed themes inspire creativity and encourage productivity. Whether you are looking for 1,000 square feet or 100,000 square feet, our in-house design & development team can deliver a turnkey office solution.

## Tailored for the Evolution of Office:

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



**Scan here** to learn more about our premium theme selects.



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