

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, 5/1000 parking ratio, 14' clear height, Dock and Drive-in loading.



TRANSPORTATION

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



TAXES

2020 estimated Tax & CAM - \$4.74/Sq. Ft.
\$2.00 Tax | \$2.74 CAM



TECHNOLOGY

Level 3 Communications has fiber to the property.



SUSTAINABILITY

Energy Star portfolio, numerous green initiatives. Landlord will collaborate with Tenant should Tenant desire LEED certification for tenant improvements.

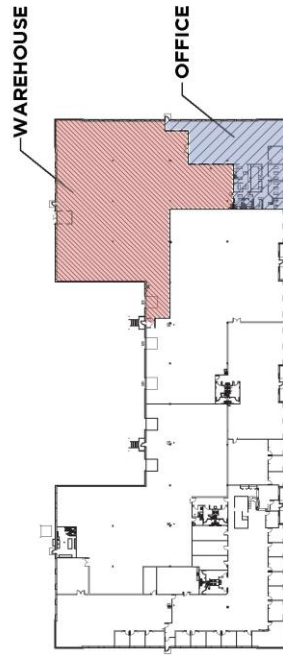


WORKSPACE PROPERTY TRUST (WSPT®)

Workspace Property Trust owns, manages and leases 19 buildings consisting of 1.5 million square feet of office and office-flex properties in Minnesota.

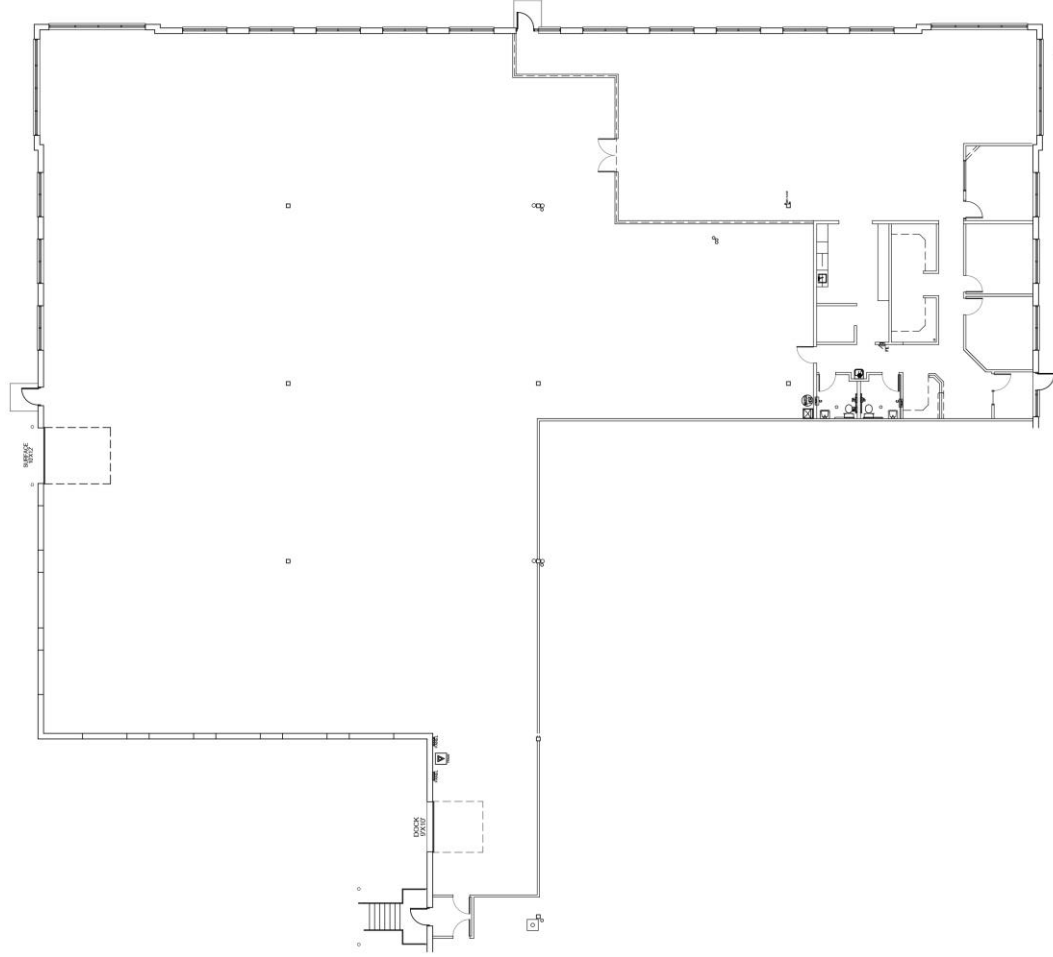
Our Space Works.

- 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

CAD must fit within this box



FLOOR PLAN

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

SCALE: NOT TO SCALE

**LEASING
INFORMATION**

6625 W. 78th St.
Suite 140
Bloomington, MN 55439
www.workspaceproperty.com

VICE PRESIDENT, REGIONAL DIRECTOR
Brad Butler
O 612.426.4033
C 952.292.4952
bbutler@workspaceproperty.com

FOLLOW US ON



[@workspacepropertytrust](https://www.instagram.com/workspacepropertytrust)