

# Find Your Space.

6625 W. 78<sup>th</sup> Street  
Bloomington, MN 55439

9,875 SQ. FT.  
Available for Lease

## Property Highlights



### PARK AMENITIES

Full service cafe, Patio access to lakeside walking trails, a beautifully appointed lobby with a large stone fireplace, casual meeting areas, workout room with private showers, 50 person meeting room, WiFi, covered parking.



### TRANSPORTATION

Metro Transit bus service to the building. Easy access to Interstate 494 and Highways 169 and 100.



### TAXES

2020 estimated Tax & CAM - \$13.32/sq. ft.  
Tax \$5.07 | \$8.25 CAM



### TECHNOLOGY

Comcast telecommunications and Fiber



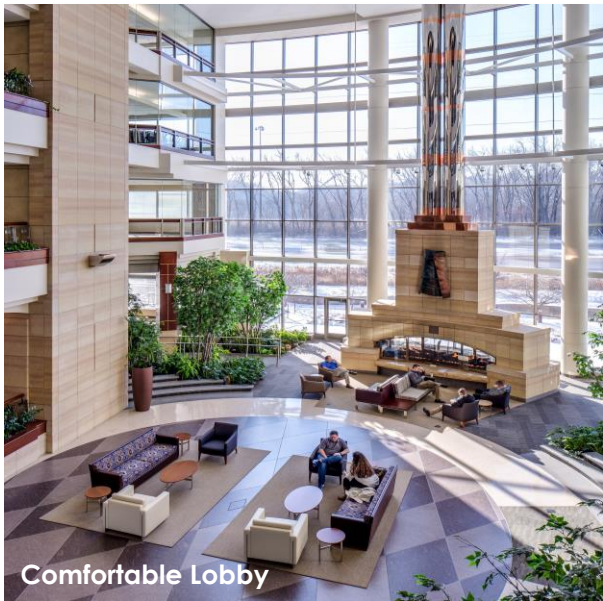
### SUSTAINABILITY

Energy Star awarded building with numerous green initiatives and an energy management system.



### 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.



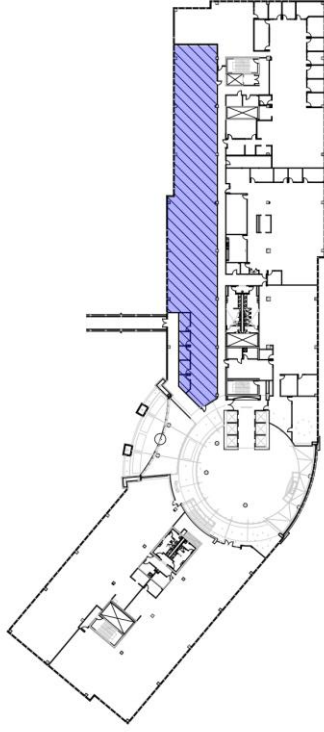
Comfortable Lobby



Fitness Center with Private Showers

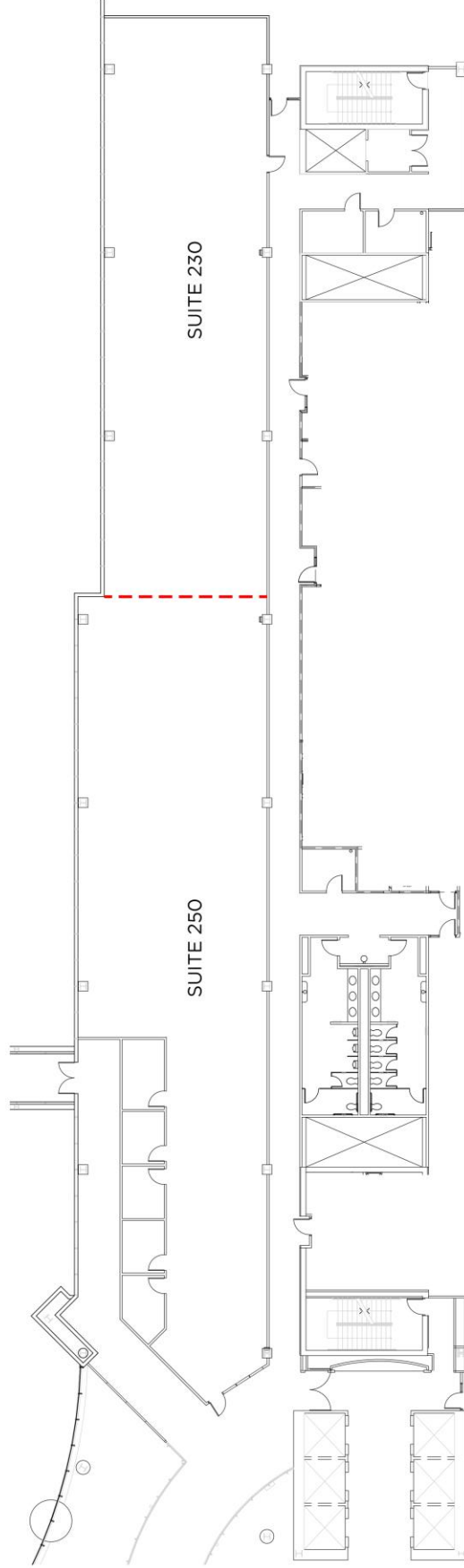
Our Space Works.

- Full service cafeteria
- Workout facility with private shower rooms
- 50 person training/conference room
- Casual meeting areas with wifi
- Easy access to I-494 & Highways 169 & 100
- Energy Star Award



**KEY PLAN**

NOT TO SCALE



SUITE 230	4,149 SFR
SUITE 250	5,726 SFR
<b>TOTAL</b>	<b>9,875 SFR</b>



SCALE: 1/32" = 1'-0"

**FLOOR PLAN**

CAL

**LEASING  
INFORMATION**

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