

# Find Your Space.

5775 W. Old Shakopee Rd  
Bloomington, MN 55437

25,944 SQ. FT.  
Available for Lease

## Property Highlights



### PARK AMENITIES

Business park environment with professional corporate image. 5/1000 parking ratio. 14' Clear height.



### TRANSPORTATION

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



### TAXES

2020 estimated Tax & CAM - \$6.06/Sq. Ft.  
\$2.61 Tax | \$3.45 CAM



### TECHNOLOGY

Level 3 Communications has fiber to the property



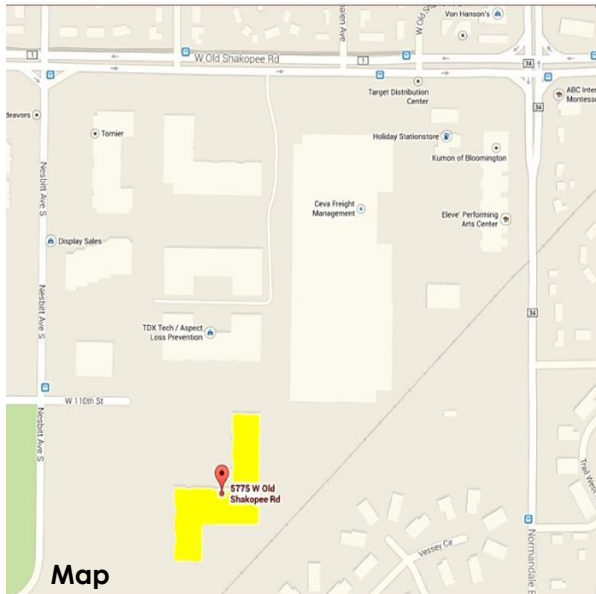
### SUSTAINABILITY

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

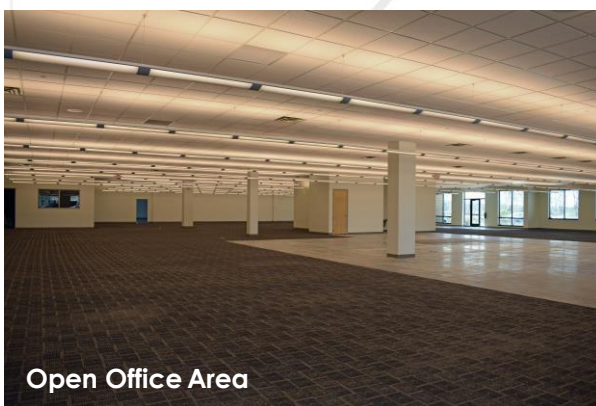


### WORKSPACE PROPERTY TRUST (WSPT®)

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



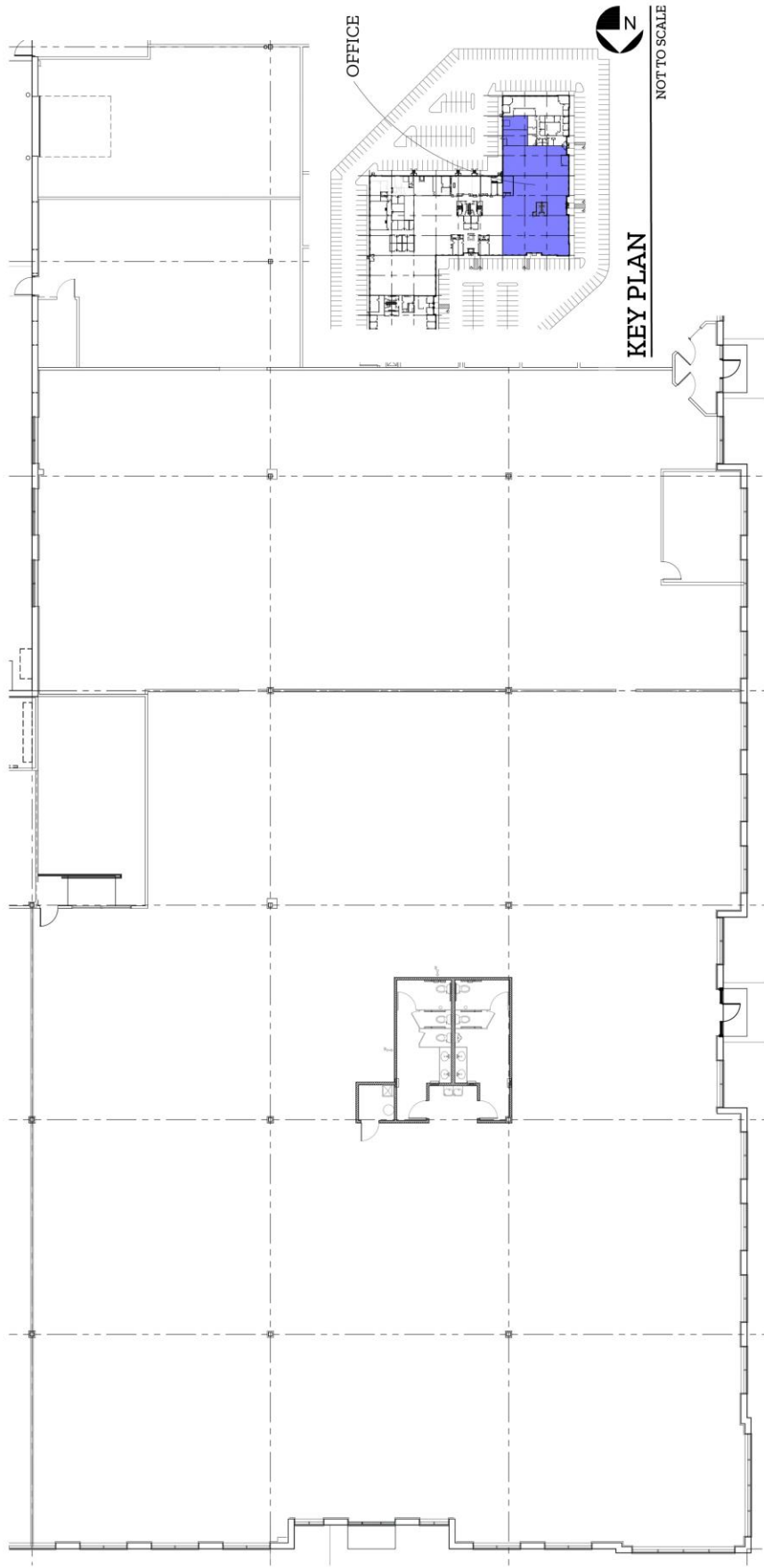
Map



Open Office Area

Our Space Works.

- 14' Clear Height, 11' Ceilings with indirect lighting
- Abundant natural light
- 5/1000 Parking
- Drive-up Door
- Easy Access to Hwy 169 and Normandale Blvd.



**FLOOR PLAN**

CAL SUITES 140, 150 & WAREHOUSE 25,944 SFR

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

**LEASING  
INFORMATION**

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