

Find Your Space.

5735 W. Old Shakopee Rd
Bloomington, MN 55437

17,920 SQ. FT.
Available for Lease

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

2021 Estimated Tax & CAM - \$4.93/Sq. Ft.
\$2.03 Tax | \$2.90 CAM



TECHNOLOGY

Level 3 Communications has fiber to the property.



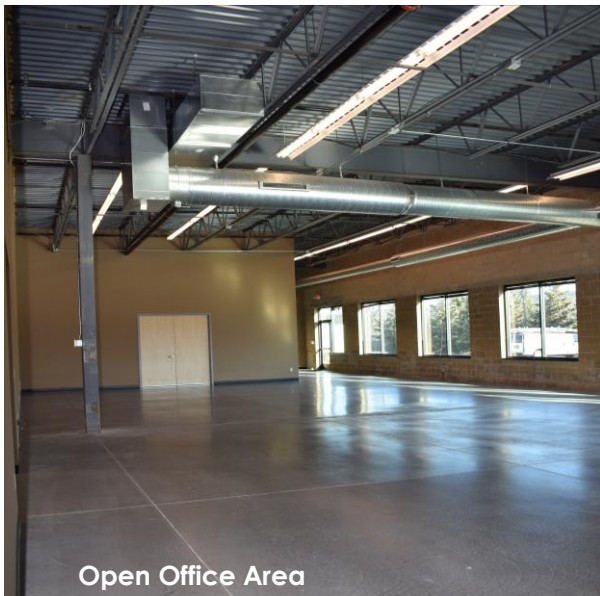
SUSTAINABILITY

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 light industrial properties in Minnesota.



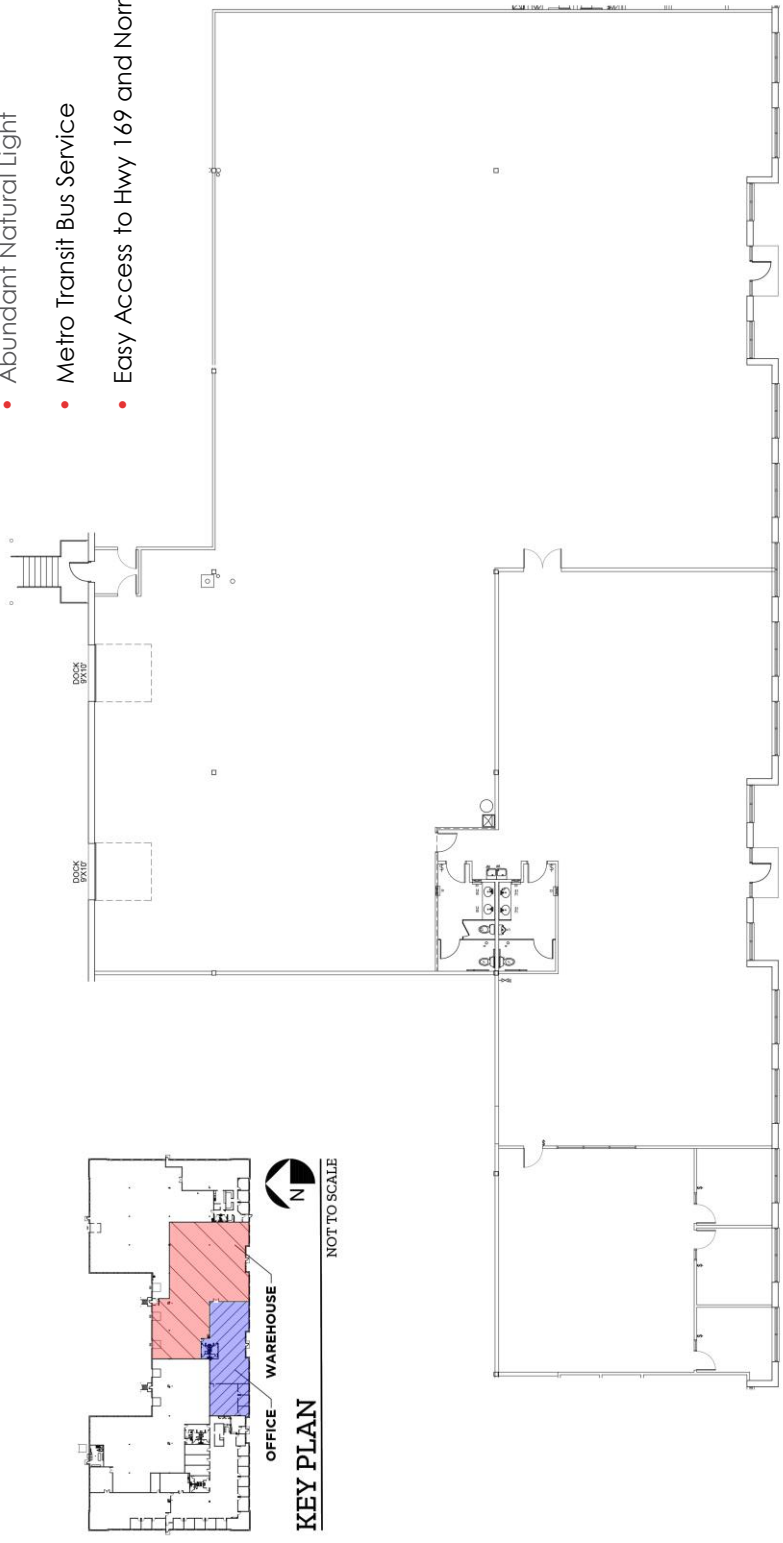
Open Office Area



Warehouse

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.



FLOOR PLAN

OFFICE	5,910 SFR
WAREHOUSE	12,010 SFR
TOTAL	17,920 SFR

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

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Suite 140
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INFORMATION**