

# Find Your Space.

6161 American Blvd.  
Bloomington, MN 55438

19,553 SQ. FT.  
Available for Lease



Open Office Area



Aerial View

## Property Highlights



### PARK AMENITIES

Strategically located at the intersection of I-494 between Normandale Blvd. and Bush Lake Road, this single-story office space offers conference rooms, and a variety of private offices and open areas. Close proximity to restaurants, hotels and retail shops.



### TRANSPORTATION

Metro Transit provides bus service to this area. Easy access to Interstate 494 and Highways 100 and 169.



### TAXES

2022 Estimated Tax & CAM - \$12.29/Sq. Ft.  
\$3.54 Tax | \$8.75 CAM



### TECHNOLOGY

Comcast 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.

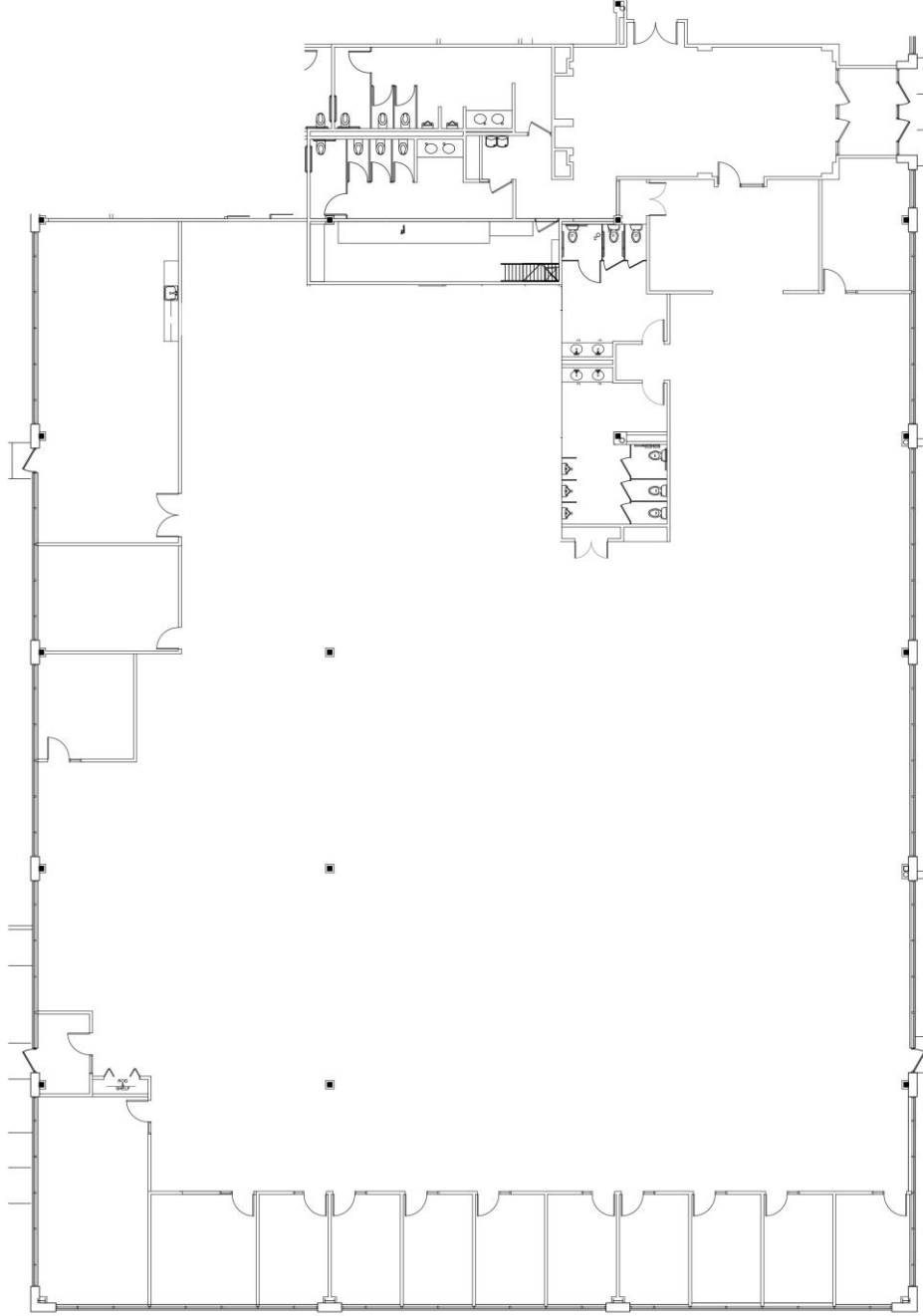


### WORKSPACE PROPERTY TRUST (WSPT®)

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

Our Space Works.

- Ample parking
- Prominent signage visible from I-494
- 10 foot ceilings

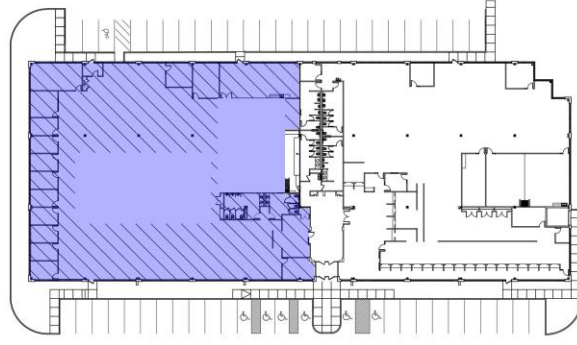


**FLOOR PLAN** 19,553 SFR

CAL



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



**KEY PLAN**



SCALE: NOT TO SCALE

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INFORMATION**