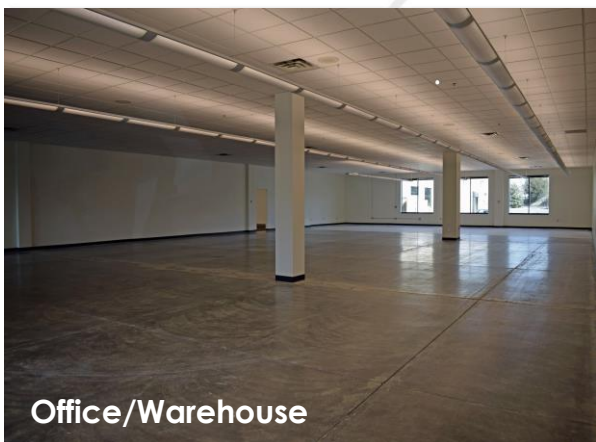
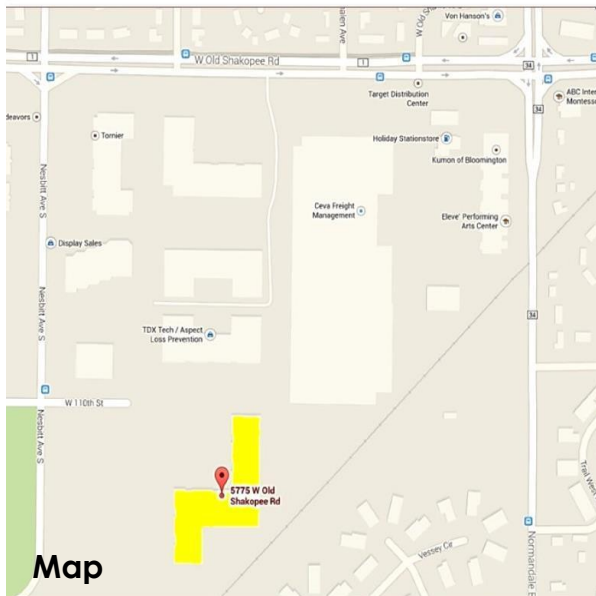


Find Your Space.

5775 W. Old Shakopee Rd
Bloomington, MN 55437

8,863 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

2022 Estimated Tax & CAM - \$6.16/Sq. Ft.
\$2.41 Tax | \$3.75 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.

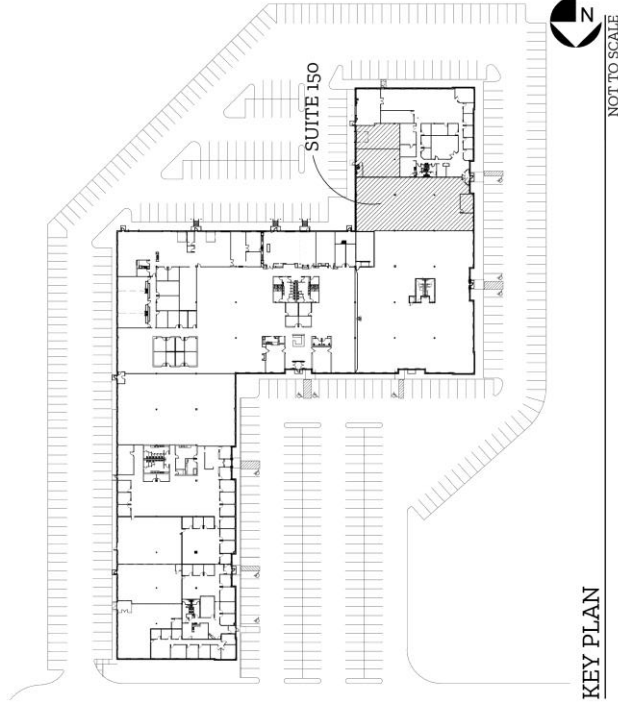
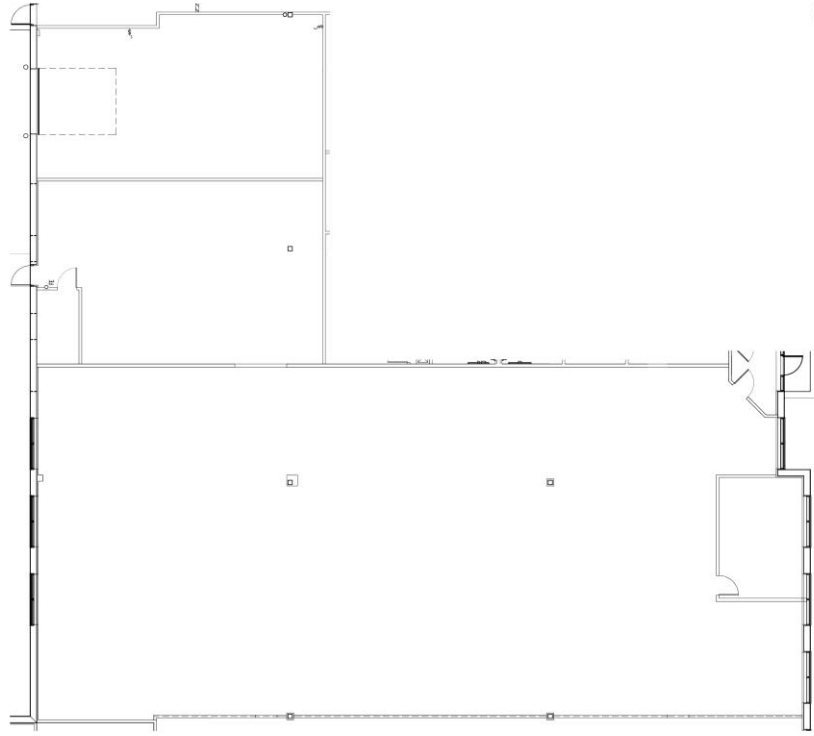


WORKSPACE PROPERTY TRUST (WSPT®)

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

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.



LEASING INFORMATION

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