



TRANSWESTERN

REAL ESTATE
SERVICES



BLOOM TECH

WORKPLACE

9201 E BLOOMINGTON FWY, BLOOMINGTON, MN

PROFESSIONALLY OWNED AND MANAGED BY



CLEAR HEIGHT
PROPERTIES

PROPERTY SPECIFICATIONS



SPACE SPECS

Suite:	145
Available:	Now
Total SF:	2,922 SF
Office SF:	1,784 SF
Warehouse SF:	1,208 SF
Loading:	1 Dock Door

Suite:	140
Available:	Now
Total SF:	5,155 SF
Office SF:	1,632 SF
Warehouse SF:	3,883 SF
Loading:	1 Dock Door

COMBINED SPECS

Total SF:	8,507 SF
Office SF:	3,416 SF
Warehouse SF:	5,091 SF
Loading:	2 Dock Doors
Clear Height:	14'

Year Built:	1985
Sprinklers:	Yes
Lighting:	T8
Parking:	In Common
Power:	1200A, 120/208V



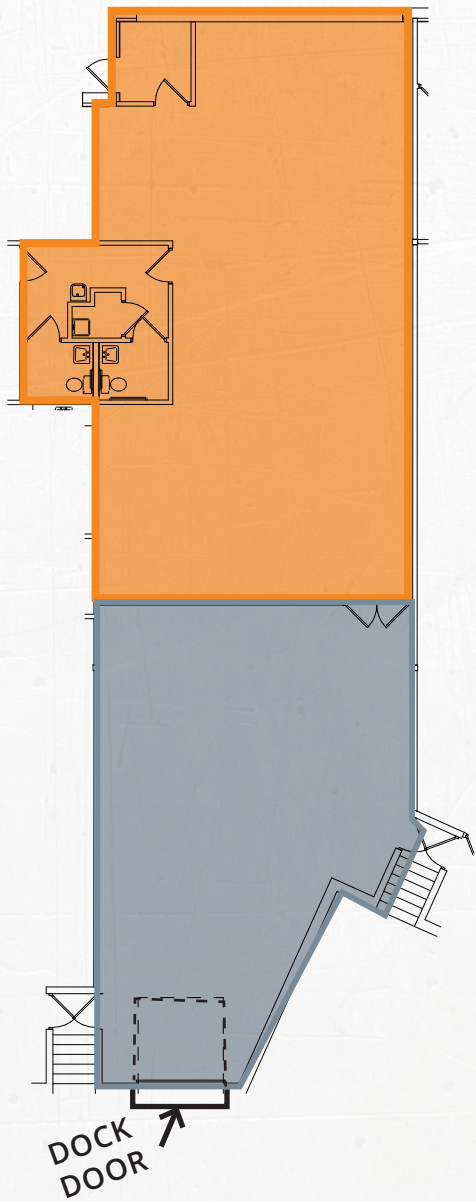
FLOOR PLAN

SUITE 145

SUITE 145

AVAILABLE
TOTAL - 2,922 SF
OFFICE - 1,784 SF
WAREHOUSE - 1,208 SF

LOADING:
1 DOCK



OFFICE

WAREHOUSE



LEASE RATES

Lease Rate :	Office: \$12.50 PSF Warehouse: \$6.50 PSF	Taxes:	\$3.22 PSF	Est. CAM:	\$2.48 PSF	Total:	\$5.70 PSF
--------------	--	--------	------------	-----------	------------	--------	------------

FLOOR PLAN

SUITE 140 & 145

SUITE 140 & 145
AVAILABLE
TOTAL - 8,507 SF
OFFICE - 3,416 SF
WAREHOUSE - 5,091 SF

LOADING:
2 DOCKS



LEASE RATES

Lease Rate :	Office: \$12.50 PSF Warehouse: \$6.50 PSF	Taxes:	\$3.22 PSF	Est. CAM:	\$2.48 PSF	Total:	\$5.70 PSF
--------------	--	--------	------------	-----------	------------	--------	------------



35W

W 90TH ST

35W

W 92ND ST

SITE

W 94TH ST

LYNDAL AVE S

35W

PRIME
LOCATION



Holiday
CSL Plasma
FARMERS
INSURANCE
bp
DOLLAR TREE

DAVANNI'S
DISCOUNT
TIRE
ANYTIME
FITNESS
Cub
FOODS
FLOR
Perkins

CVS
CALIBER
COLLISION
Valvoline
Western Kitchen
QUEST
AUTO PARTS

DQ
O'Reilly
AUTO PARTS
Firestone
FedEx
Popeyes
TG&A

McDonald's
Applebee's
White Castle
UNITED STATES
POSTAL SERVICE
HEALTH
FAIRVIEW
DOING
THE MOST
GOOD

AREA

AMENITIES

THINKING BEYOND THE OBVIOUS



+



CONTACT

ALEX BARON

Senior Vice President
612.359.1658
alex.baron@transwestern.com

CONTACT

NATE ERICKSON

Senior Vice President
612.359.1657
nate.erickson@transwestern.com

CONTACT

BEN YOUDS

Vice President
612.359.1650
ben.youds@transwestern.com