



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:	Suite 100	Construction:	Brick
Available:	Now	Loading:	2 Dock Doors 1 Drive-In Door
Total SF:	6,114 - 22,200 SF	Clear Height:	14'
Office SF:	19,678 SF (would demo)	Sprinklers:	Yes
Warehouse SF:	2,522 SF	Lighting:	T8
Parking:	In common	Power:	1200A, 120/208V, 3PH
Year Built:	1985		



FLOOR PLAN

SUITE 100

SUITE 100

TOTAL SF: 22,200

OFFICE SF: 19,678

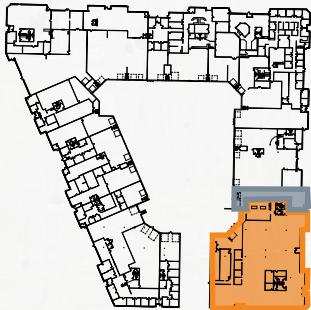
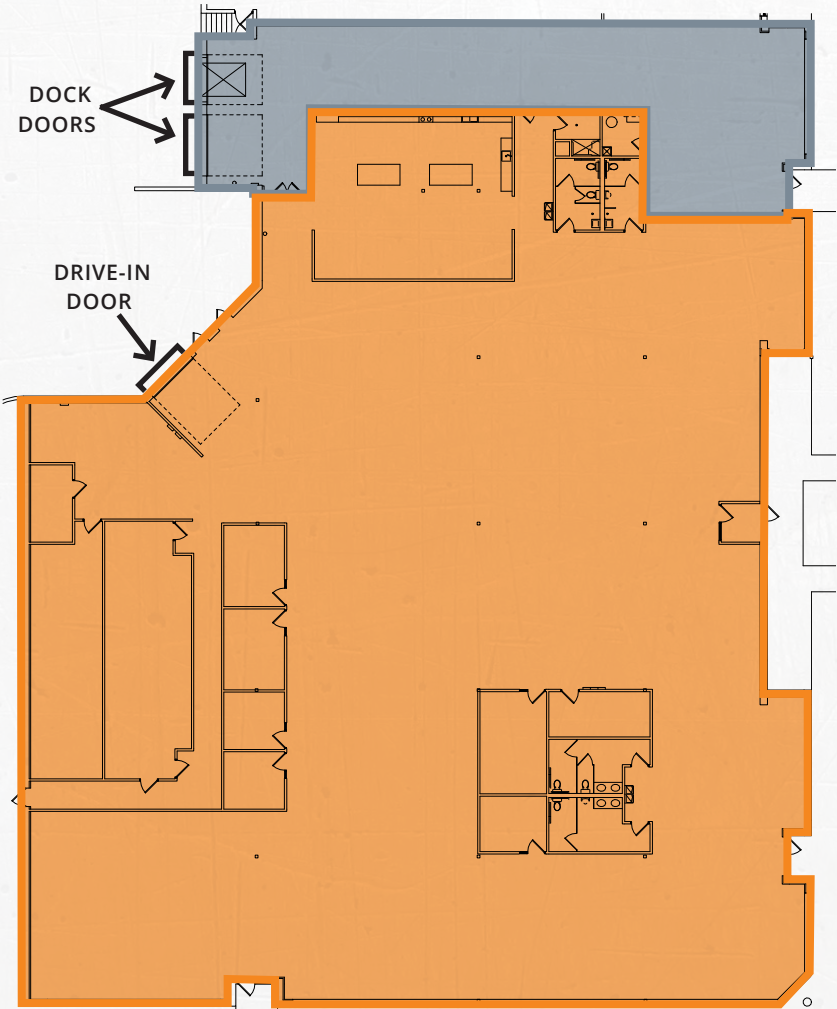
WAREHOUSE SF: 2,522

2 DOCK DOORS

1 DRIVE-IN DOOR

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
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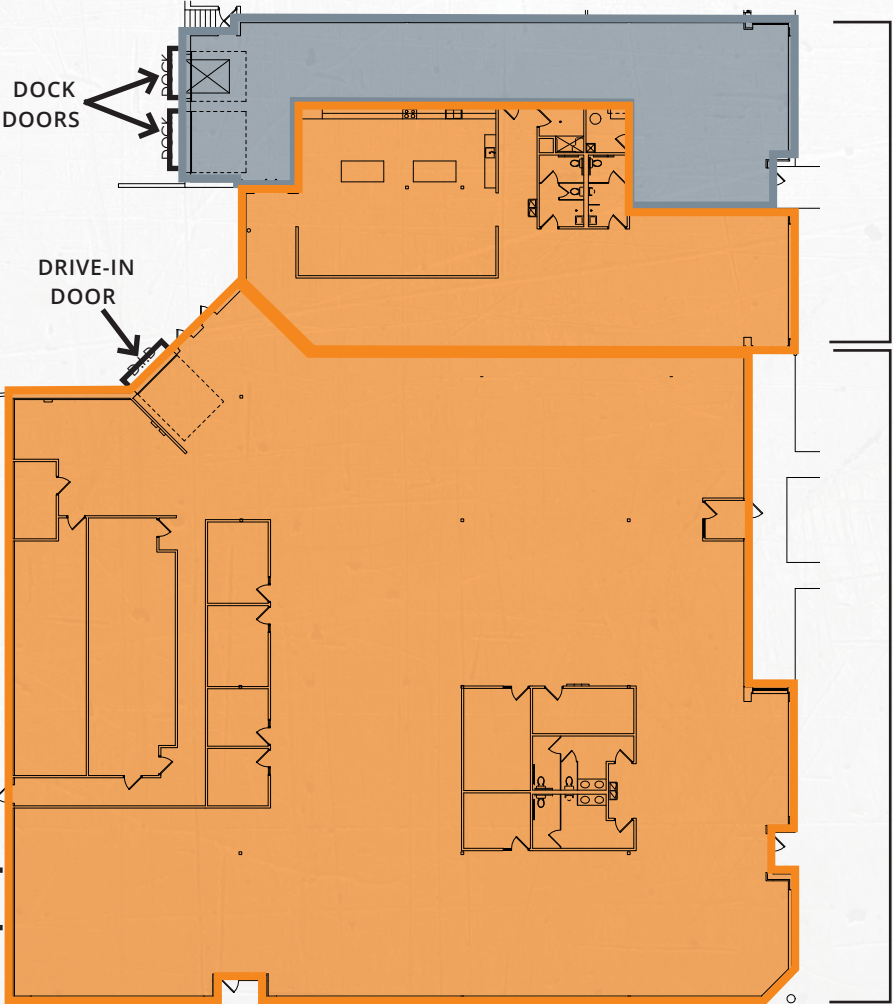
ALTERNATIVE FLOOR PLAN

SUITE 100

SUITE 100

TOTAL SF: 22,200
OFFICE SF: 19,678
WAREHOUSE SF: 2,522
2 DOCK DOORS
1 DRIVE-IN DOOR

OFFICE
WAREHOUSE

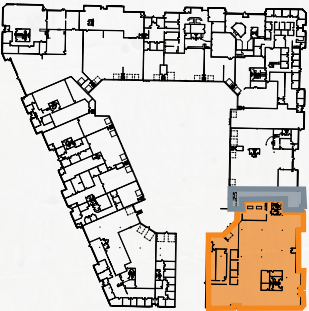


OPTION B

TOTAL SF: 6,114
OFFICE SF: 3,592
WAREHOUSE SF: 2,522
2 DOCK DOORS

OPTION A

TOTAL SF: 16,086
100% OFFICE (WOULD PEEL BACK)
1 DRIVE-IN DOOR
(CAN ADD ADDITIONAL DRIVE-IN DOOR)



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
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35W

W 90TH ST

35W

W 92ND ST

SITE

W 94TH ST

LYNDALE AVES

35W

PRIME
LOCATION



Holiday
CSL Plasma
FARMERS
INSURANCE
bp
DOLLAR TREE

DAVANNI'S
DISCOUNT
TIRE
ANYTIME
FITNESS
Cub
FOODS
BLORR
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

SITE

35W

35W

THINKING BEYOND THE OBVIOUS



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