



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:	2,992 SF
Office SF:	1,784 SF
Warehouse SF:	1,208 SF
Loading:	1 Dock Door

Suite:	140
Available:	Now
Total SF:	5,515 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





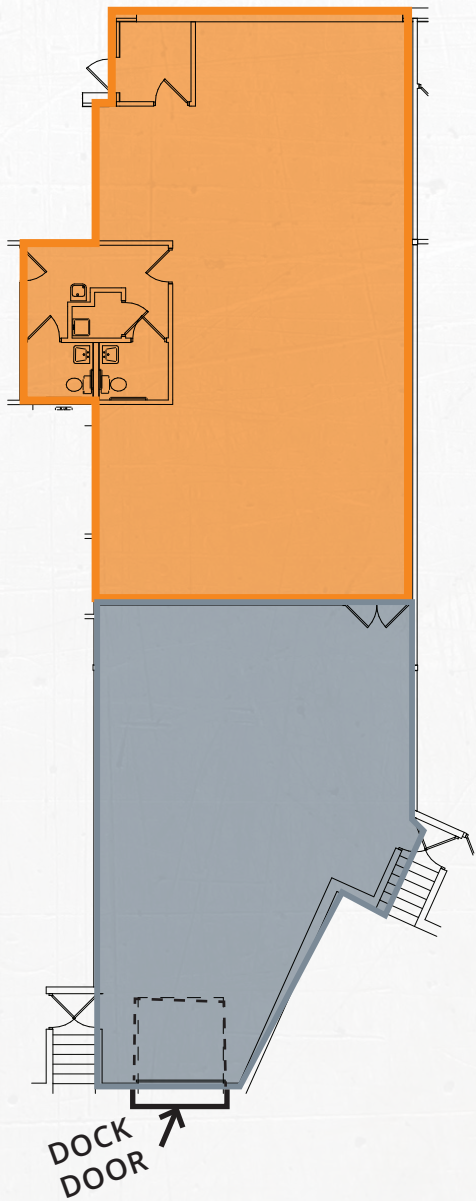
# FLOOR PLAN

## SUITE 145

### SUITE 145

AVAILABLE  
TOTAL - 2,992 SF  
OFFICE - 1,784 SF  
WAREHOUSE - 1,208 SF

LOADING:  
1 DOCK



## 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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# 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
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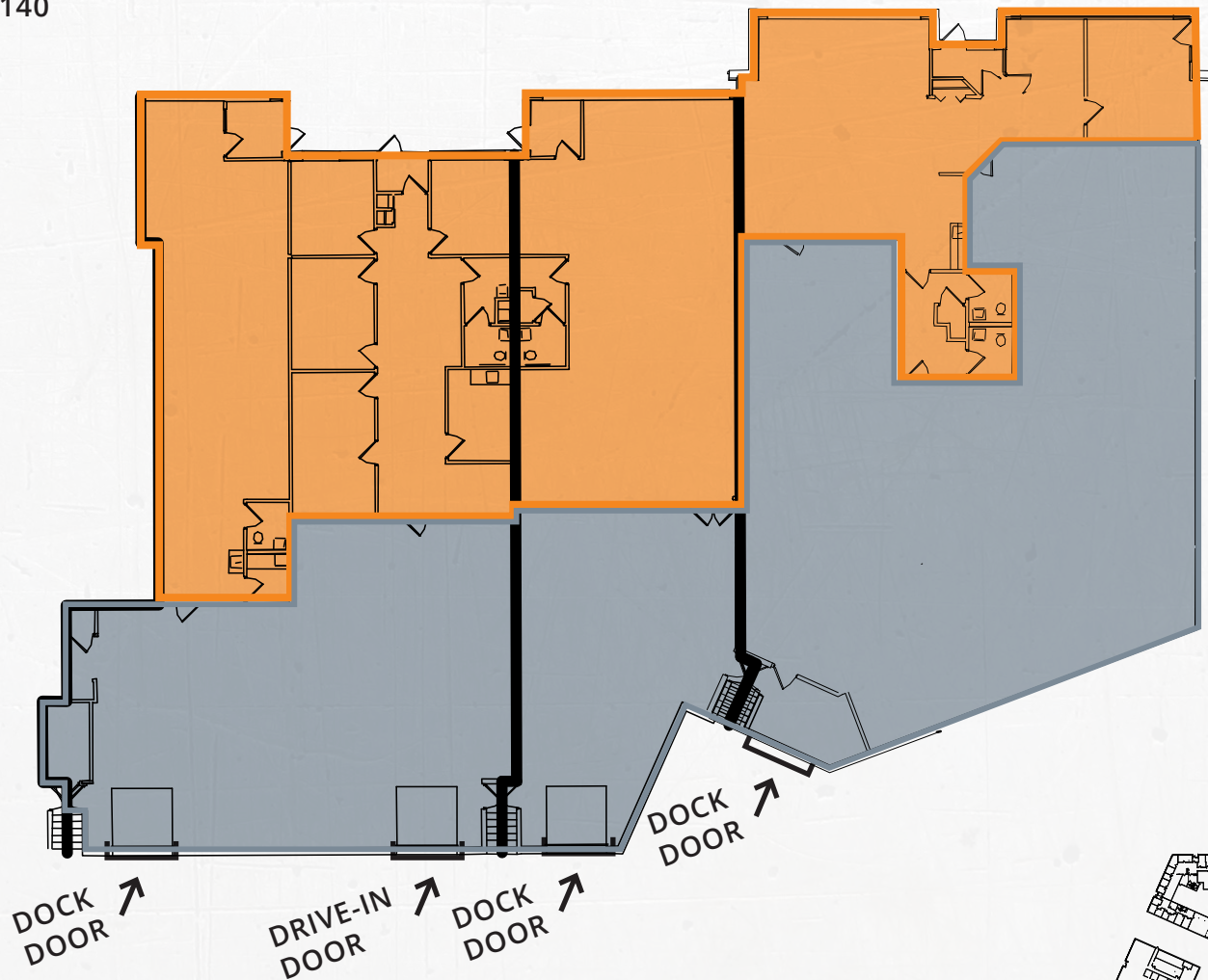
# FLOOR PLAN

## SUITE 150-160, 145, & 140

SUITE 150-160, 145, & 140

AVAILABLE  
TOTAL - 13,549 SF  
OFFICE - 6,140 SF  
WAREHOUSE - 7,409 SF

LOADING:  
3 DOCKS | 1 DRIVE-IN



## 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  
**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

SITE

35W

35W



# THINKING BEYOND THE OBVIOUS



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