



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

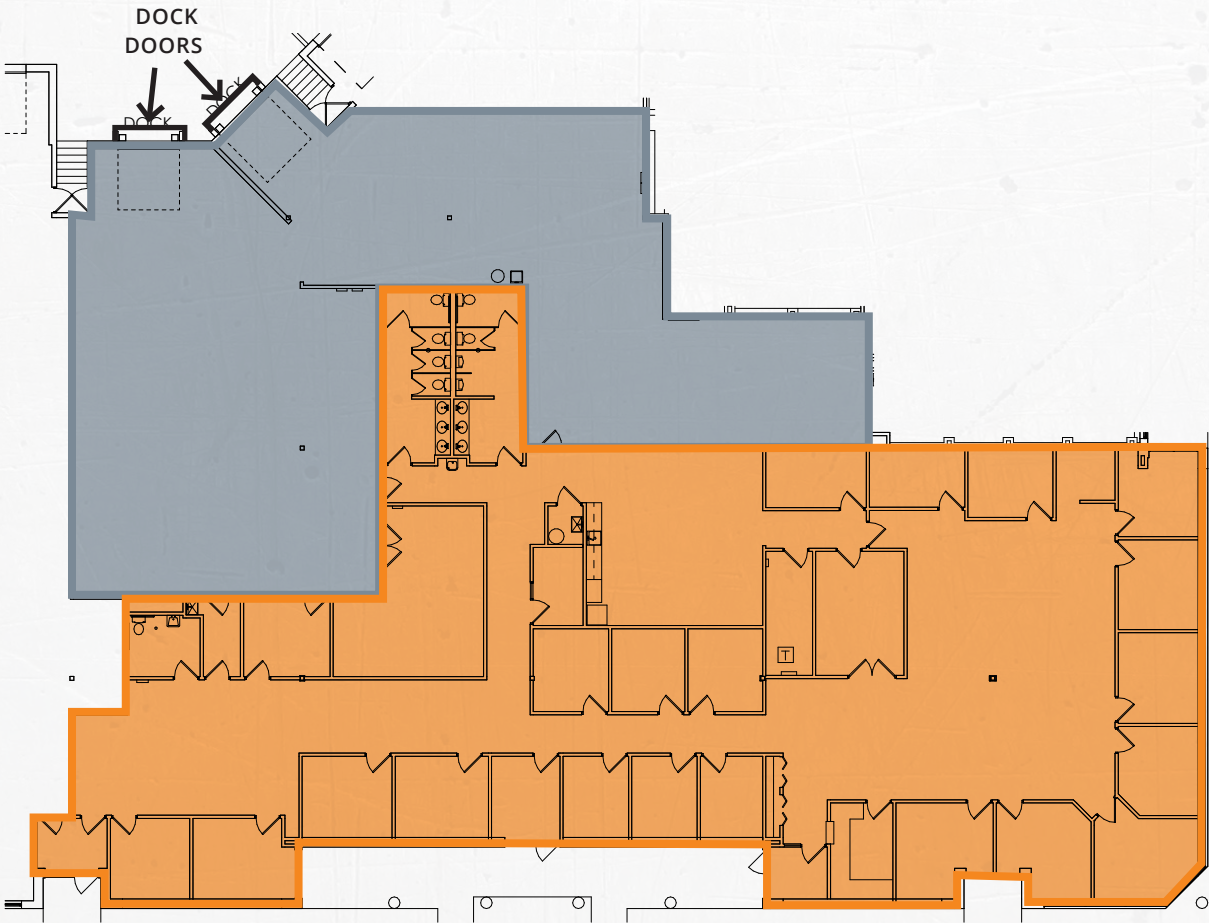
|               |           |               |                    |
|---------------|-----------|---------------|--------------------|
| Suite:        | Suite 115 | Construction: | Brick              |
| Available:    | Now       | Dock Doors:   | 2                  |
| Total SF:     | 12,095 SF | Clear Height: | 14'                |
| Office SF:    | 7,872 SF  | Sprinklers:   | Yes                |
| Warehouse SF: | 4,223 SF  | Lighting:     | T8                 |
| Parking:      | In common | Power:        | 1200A,<br>120/208V |
| Year Built:   | 1985      |               |                    |



# FLOOR PLAN

## SUITE 115

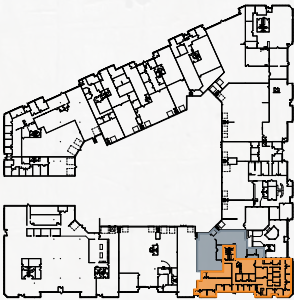
**Total SF:** 12,095 SF  
**Office SF:** 7,872 SF  
**Warehouse SF:** 4,223 SF  
**Loading:** 2 Docks



- OFFICE
- WAREHOUSE

## LEASE RATES

|                     |                                              |               |            |                  |            |               |            |
|---------------------|----------------------------------------------|---------------|------------|------------------|------------|---------------|------------|
| <b>Lease Rate :</b> | Office: \$12.50 PSF<br>Warehouse: \$6.50 PSF | <b>Taxes:</b> | \$3.22 PSF | <b>Est. CAM:</b> | \$2.48 PSF | <b>Total:</b> | \$5.70 PSF |
|---------------------|----------------------------------------------|---------------|------------|------------------|------------|---------------|------------|





35W

W 90TH ST

35W

W 92ND ST

LYNDALE AVES

SITE

W 94TH ST

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**  
**Wendy's**  
**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

**SITE**

AREA

**AMENITIES**

# THINKING BEYOND THE OBVIOUS



## CONTACT

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