



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:	150-160	Year Built:	1985
Available:	5/1/2026	Construction:	Brick
Total SF:	5,042 SF	Clear Height:	14'
Office SF:	2,724 SF	Sprinklers	Yes
Warehouse SF:	2,318 SF	Lighting:	T8
Loading:	1 Dock 1 Drive-In	Power:	1200A, 120/208V

COMBINED SPECS

Suites:	150-160 & 145	Suites:	150-160, 140, & 145
Total SF:	8,034 SF	Total SF:	13,549 SF
Office SF:	4,508 SF	Office SF:	6,140 SF
Warehouse SF:	3,526 SF	Warehouse SF:	7,409 SF
Loading:	2 Docks 1 Drive-In	Loading:	3 Docks 1 Drive-In

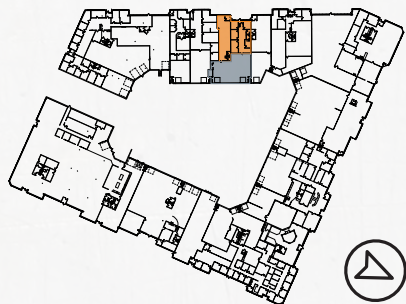


FLOOR PLAN

SUITE 150-160

SUITE 150-160
AVAILABLE
TOTAL - 5,042 SF
OFFICE - 2,724 SF
WAREHOUSE - 2,318 SF

LOADING:
1 DOCK | 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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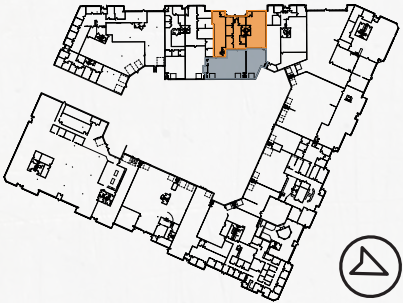
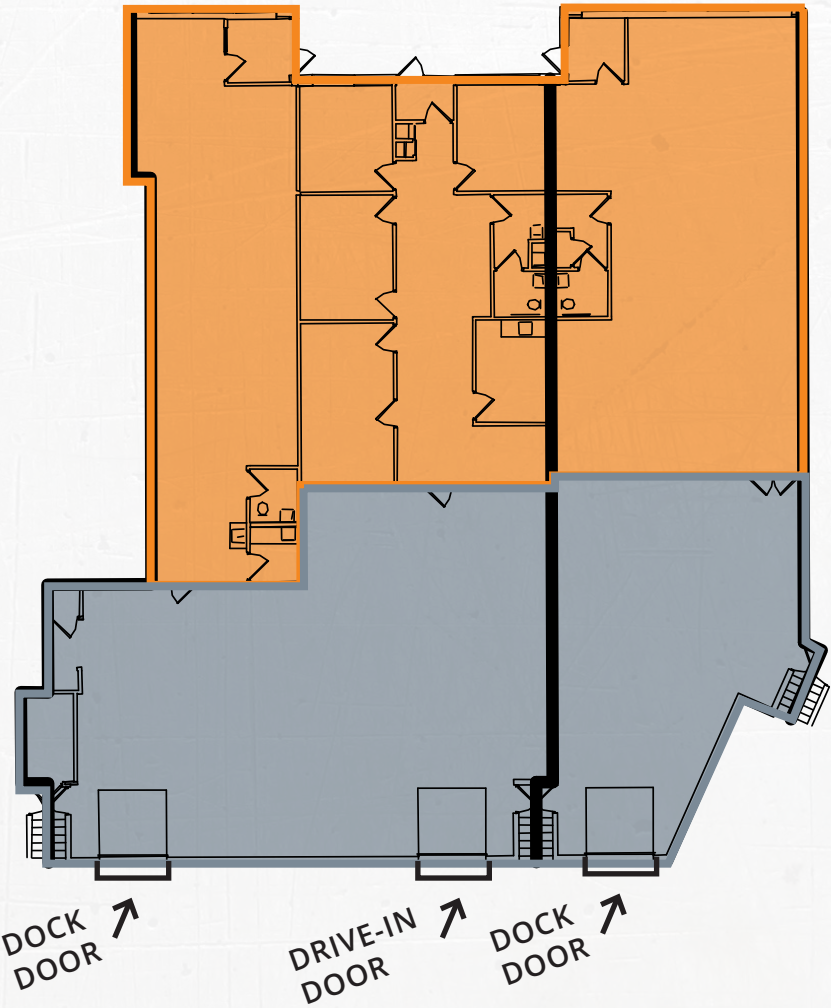
FLOOR PLAN

SUITE 150-160 & 145

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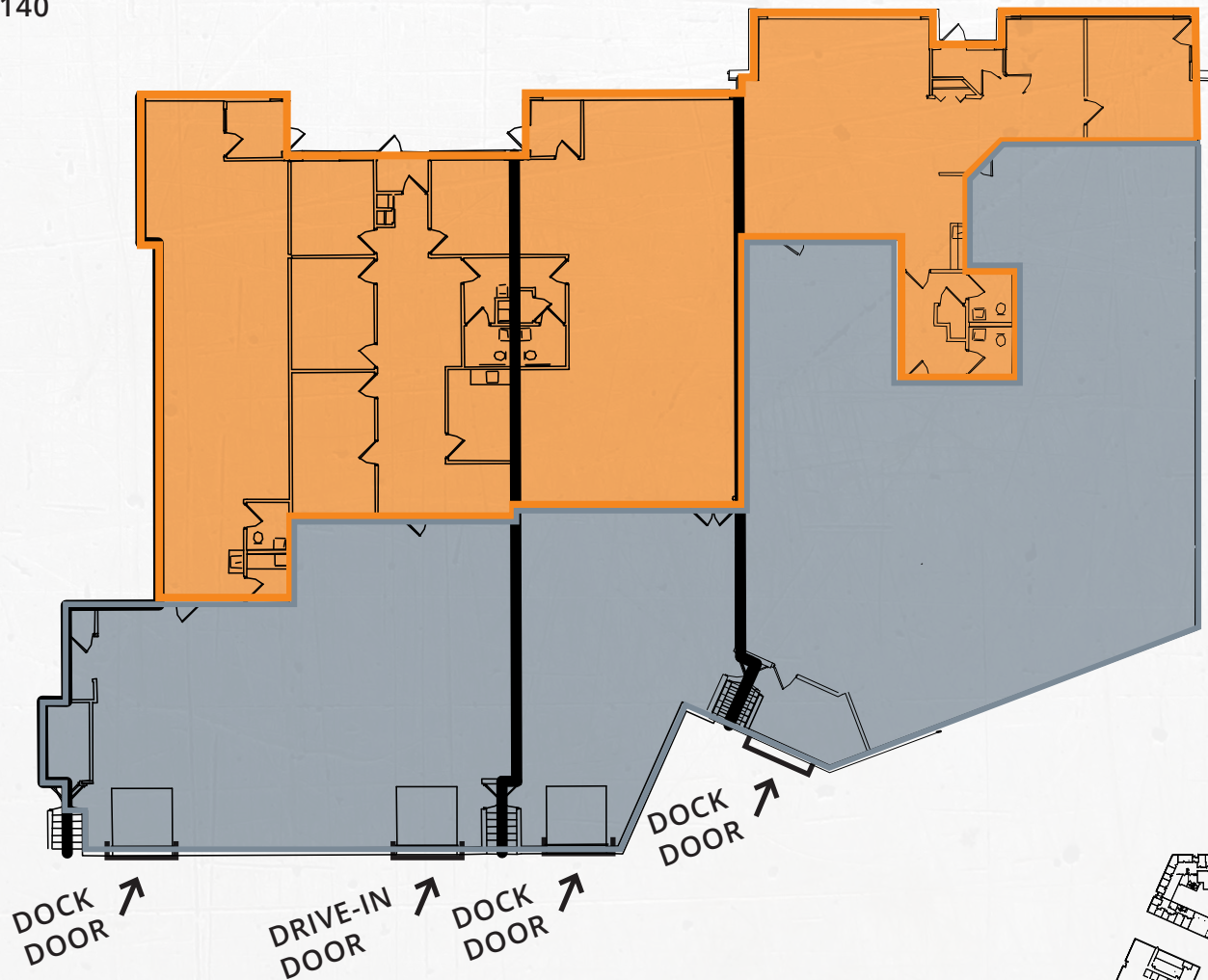
FLOOR PLAN

SUITE 150-160, 145, & 140

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35W

W 90TH ST

W 92ND ST

LYNDALE AVES

W 94TH ST

35W

SITE

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

AREA

AMENITIES

THINKING BEYOND THE OBVIOUS



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