



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

Suite:	145
Available:	Now
Total SF:	2,922 SF
Office SF:	1,784 SF
Warehouse SF:	1,208 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 140

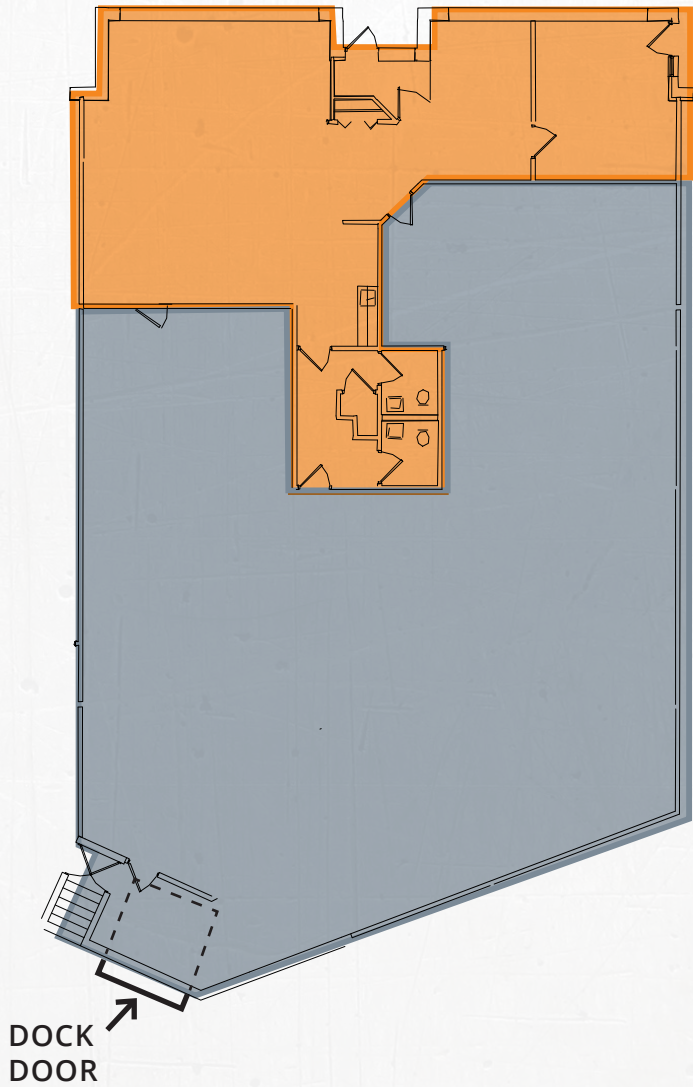
SUITE 140

TOTAL SF: 5,515

OFFICE SF: 1,632

WAREHOUSE SF: 3,883

1 DOCK 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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SUITE 140 & 145

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

LYNDALE AVES

W 94TH ST

SITE

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
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



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