

FOR LEASE

Office/Tech/Warehouse Space
Bloomington, Minnesota



CONTACT:

Fred Hedberg, CCIM, SIOR
(952) 854-8382
fhedberg@paramountre.com

Jeff Swanson
(952) 854-7485
jswanson@paramountre.com

WEBSITE:

www.paramountre.com

ADDRESS:

3601 Minnesota Drive
Suite 925
Bloomington, MN 55435
(952) 854-8290

FAX:

(952) 854-8295

WEST BLOOMINGTON BUSINESS CENTER

6300 West Old Shakopee Road
Bloomington, Minnesota



FEATURES:

- ▶ Outstanding location with easy access from Highway 169 or Highway 100
- ▶ NAIOP award winning building
- ▶ Extensive ribbon glass lines on all three sides
- ▶ Office built-to-suit
- ▶ 10' ceilings in office areas
- ▶ Distinctive tenant entrances

BUILDING SPECIFICS:

- ▶ 80,714 square foot building
- ▶ Can accommodate 100% office finish
- ▶ 395 parking spaces (5 per 1000)
- ▶ 18' clear height
- ▶ Tenant spaces from 2,700 square feet
- ▶ Drive-in doors and truck-high docks
- ▶ Energy Star Certified Building



FOR LEASE



WEST BLOOMINGTON BUSINESS CENTER 6300 Old Shakopee Road | Bloomington, MN

PARAMOUNT
REAL ESTATE CORPORATION

3601 Minnesota Drive
Suite 925
Bloomington, MN 55435
952-854-8290 • FAX 952-854-8295
www.paramountre.com

TCN
WORLDWIDE
REAL ESTATE SERVICES

CONTACTS:



Fred N. Hedberg, CCIM, SIOR
(952) 854-8382
fhedberg@paramountre.com



Jeff Swanson
(952) 854-7485
jswanson@paramountre.com

TRUSTED. DEDICATED. EXPERIENCED.



FOR LEASE

West Bloomington Business Center 6300 West Old Shakopee Road, Suite 116 (Bays 6-7) Bloomington, Minnesota

AVAILABLE SQUARE FEET:	11,767 square foot office <u>350 square foot warehouse*</u> 12,117 square foot total <i>* Can convert some office to warehouse</i> <i>* Can be demised to +/-8,000 square feet</i>
RENTAL RATES:	\$10.50 per square foot office \$5.50 per square foot warehouse
2019 EST. TAX & CAM:	\$4.16 per square foot
CEILING HEIGHT:	10' ceiling grid
CLEAR HEIGHT:	18'
LOADING:	One (1) dock door
PARKING:	5/1,000 SF
AVAILABLE:	Immediately
COMMENTS:	<ul style="list-style-type: none">▶ Extensive glass line/open floor plan▶ Prominent corner of building▶ Award-winning office/showroom building▶ Great access to Hwy 169 on Old Shakopee Road▶ Close to restaurants and amenities▶ Energy Star Certified Building

For further information contact:

PARAMOUNT REAL ESTATE CORP | TCN WORLDWIDE

Fred Hedberg, CCIM, SIOR
(952) 854-8382

Jeffrey Swanson
(952) 854-7485

fhedberg@paramountre.com

jswanson@paramountre.com

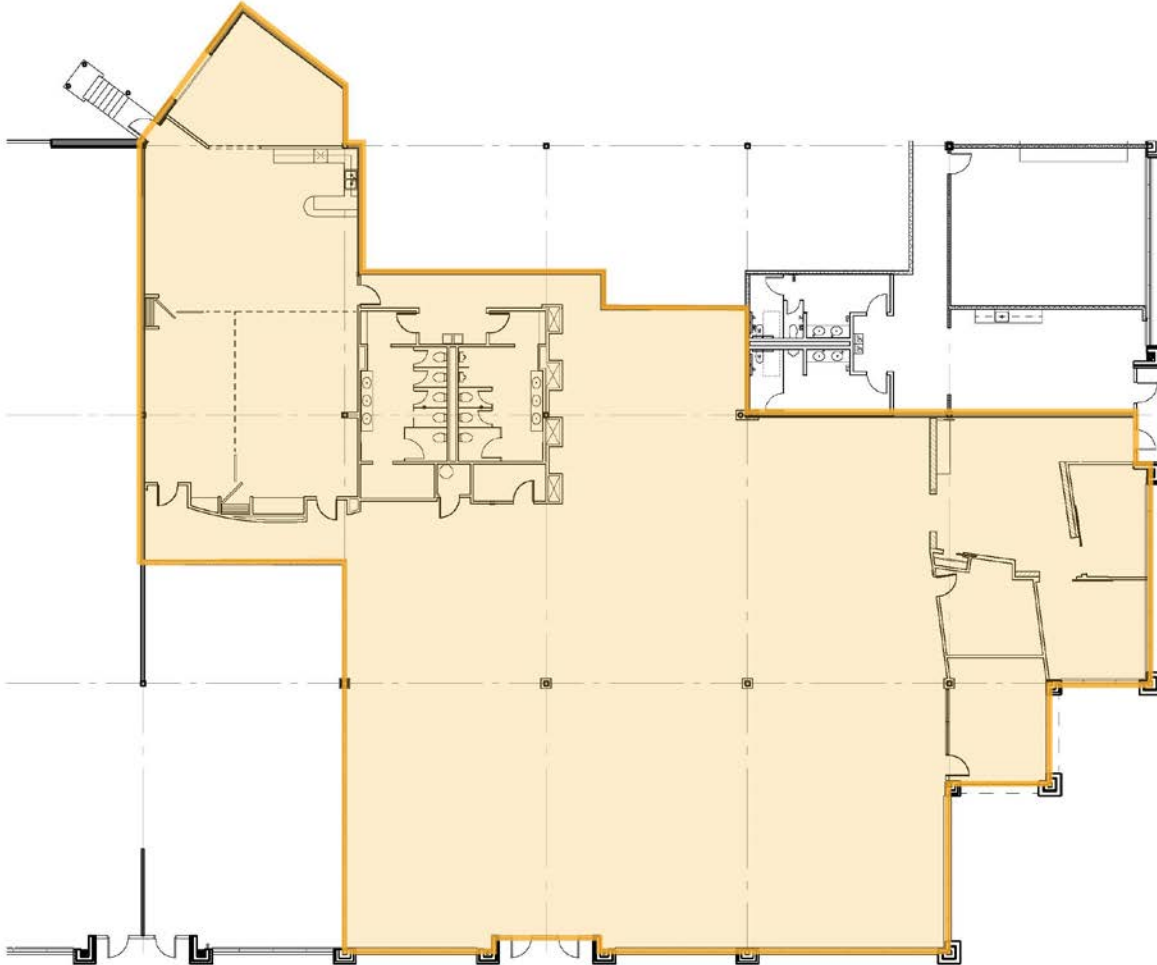
◆ 3601 Minnesota Drive, Suite 925, Bloomington, MN 55435 ◆

Information is deemed reliable; however, no warranty or representation is made as to its accuracy or completeness.
Property is subject to price change, prior sale or lease, and withdrawal from the market, all without notice.

FOR LEASE

West Bloomington Business Center

6300 West Old Shakopee Road, Suite 116 (Bays 6-7)
Bloomington, Minnesota



For more information, please contact:

Fred Hedberg, CCIM, SIOR
952-854-8382
fhedberg@paramountre.com

Jeffrey Swanson
952-854-7485
jswanson@paramountre.com

Available Sq. Ft.: 12,117



West Bloomington Business Center

Area Amenities



Approximate mileage from building location to:

TRANSPORTATION:

- ✂ Minneapolis/St. Paul International Airport
- ✂ Flying Cloud Airport (Eden Prairie)
- ✂ Downtown Minneapolis
- ✂ Downtown St. Paul
- ✂ Major Intersections



- Hwy 100 & Hwy 494
- Hwy 494 & 35W
- Hwy 494 & Hwy 169
- WBBC & Hwy 100
- WBBC & Hwy 169
- WBBC & 35W

- ✂ MTC Bus Line (Buses 589 & 597)

GOLF COURSES:

- ✂ Braemar Golf Course
- ✂ Normandale Golf Course

OTHER AMENITIES:

- ✂ Post Office
- ✂ Daycare Facilities



- Kinderberry Hill
- Kinder Care Learning Center
- Noah's Ark Child Dev Center Inc
- Especially for Children
- TLC Early Learning Center

✂ Banking

- Norwest Banks
- US Bank

Distance

- 11.96 Miles
- 5.72 Miles
- 15 Miles
- 23 Miles
- 4 Miles
- 7 Miles
- 6 Miles
- 1 Mile
- 1 Mile
- 4 Miles
- .13 Miles
- 7.57 Miles
- 1.89 Miles

Across the Street

- 2.59 Miles
- .90 Miles
- 1.56 Miles
- 2.56 Miles
- 2.55 Miles
- 75 Miles
- 2.53 Miles

✂ Grocery Stores

- Lunds 2.53 Miles
- Cub Foods 2.0 Miles
- Jerry's Foods 4.50 Miles

✂ Gas

- Holiday 1.11 Mile

HOTELS/DINING/ENTERTAINMENT:

✂ Hotels

- Sheriton 5.66 Miles
- Sofitel 5.66 Miles
- Holiday Inn 5.13 Miles
- Days Inn 5.45 Miles



✂ Restaurants

- Oak City Grill 4.90 Miles
- Brueggers Bagels 2.23 Miles
- Chili's 5.39 Miles
- Denny's 4.34 Mile
- Famous Dave's .59 Miles
- Joe Sensors 5.51 Miles
- Kincaids 4.60 Miles
- Perkins .32 Miles
- Sofitel 5.66 Miles
- D'amico & Sons 4.51 Miles
- Burger King 1 Mile



✂ Shopping Center

- Mall of America 10.64 Miles
- Southdale Shopping Center 8.10 Miles
- Southtown Shopping Center 6.77 Miles
- Local Strip Malls 2 Miles

