

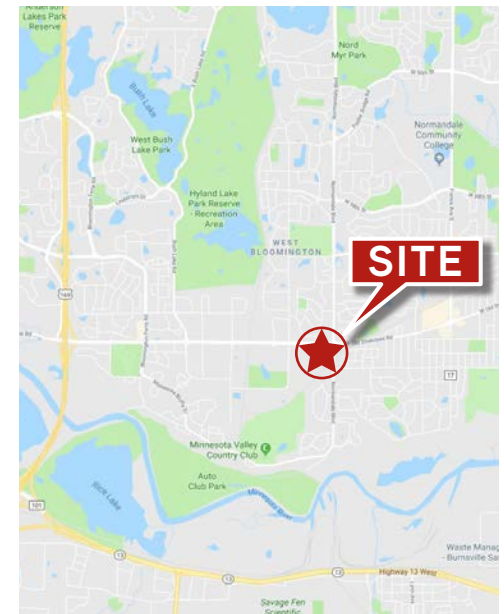
OFFICE/WAREHOUSE SPACE FOR LEASE >

Minnesota Valley Building

10800 Normandale Blvd | Bloomington, MN 55437



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SPACE FOR LEASE > OFFICE/WAREHOUSE

Quality 47,440 square foot office/warehouse building located at the intersection of Normandale Blvd & Old Shakopee Road in Bloomington available for lease. Building has well lit office/warehouse bays with great clear height and no columns.

BUILDING AMENITIES

- > Quality 47,440 square foot office/warehouse
- > 18' clear height
- > Dock and drive-in loading
- > Immediate access and visibility to Old Shakopee Road
- > Minutes to area retail, hotels and restaurants
- > Visible by 29,800 vehicles per day
- > Significant capital and aesthetic improvements throughout

CONTACT US >

Ryan Krzmarzick CCIM SIOR
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Eric Rossbach CCIM SIOR
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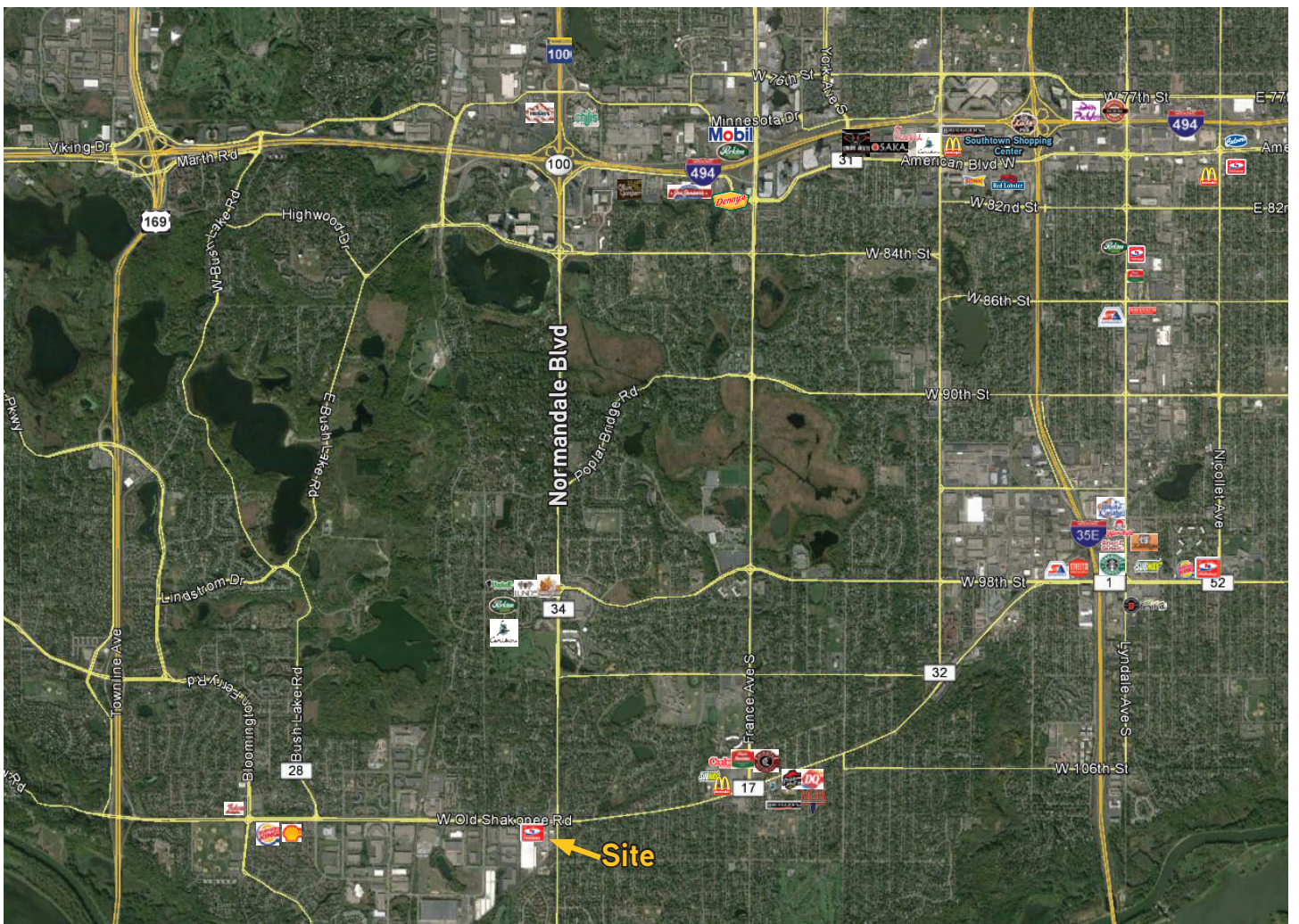


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AMENITIES AERIAL



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PROPERTY ADDRESS:

10800 Normandale Blvd
Bloomington, Minnesota

BUILDING SQUARE FEET:

47,440 square feet total

LAND:

3.59 acres

YEAR BUILT:

1980

ZONING:

Industrial Park (IP & I-1)

PID:

3311621340005

AMENITIES:

- Outstanding location within minutes of Hwy 169, I-494 and I-35W
- Visibility to Old Shakopee Road and Normandale Boulevard
- Many amenities within one mile



AVAILABLE:

Suite 10812

935 SF Office
3,170 SF Warehouse
4,105 SF Total

NET RENTAL RATES:

\$9.75 psf office
\$4.75 psf warehouse

2019 EST. CAM & RE TAX:

\$1.77 psf CAM
\$1.61 psf Tax
\$3.38 psf Total
*includes utilities and janitorial

CEILING HEIGHT:

18'

LOADING:

One (1) Dock door

FOR LEASING INFORMATION, CONTACT:

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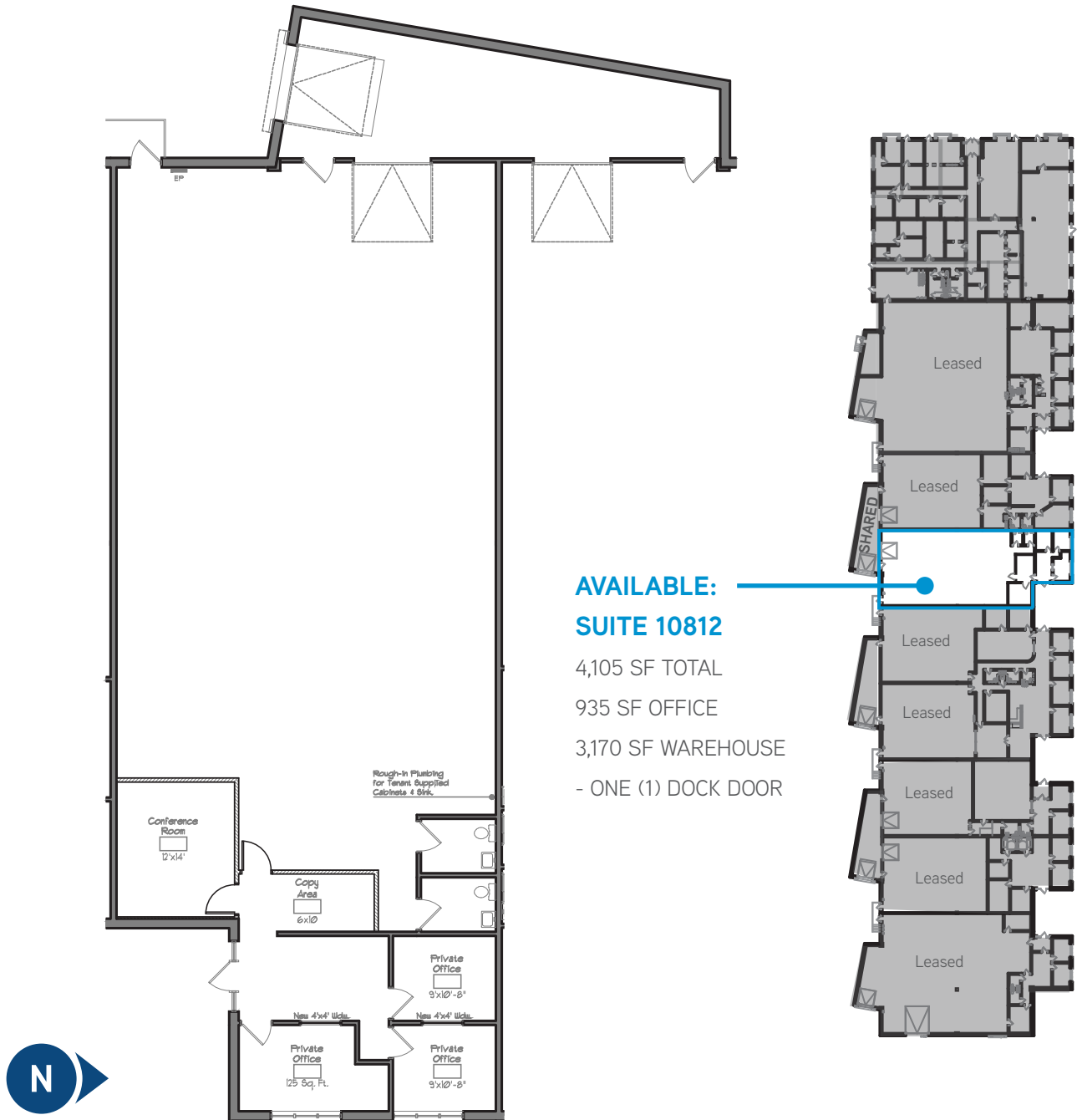
Colliers International | Minneapolis-St. Paul
4350 Baker Road, Suite 400, Minnetonka, MN 55343
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FLOOR PLAN >

Minnesota Valley Building | 10800 Normandale Blvd | Bloomington, MN



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AVAILABLE:
SUITE 10812

4,105 SF TOTAL
935 SF OFFICE
3,170 SF WAREHOUSE
- ONE (1) DOCK DOOR

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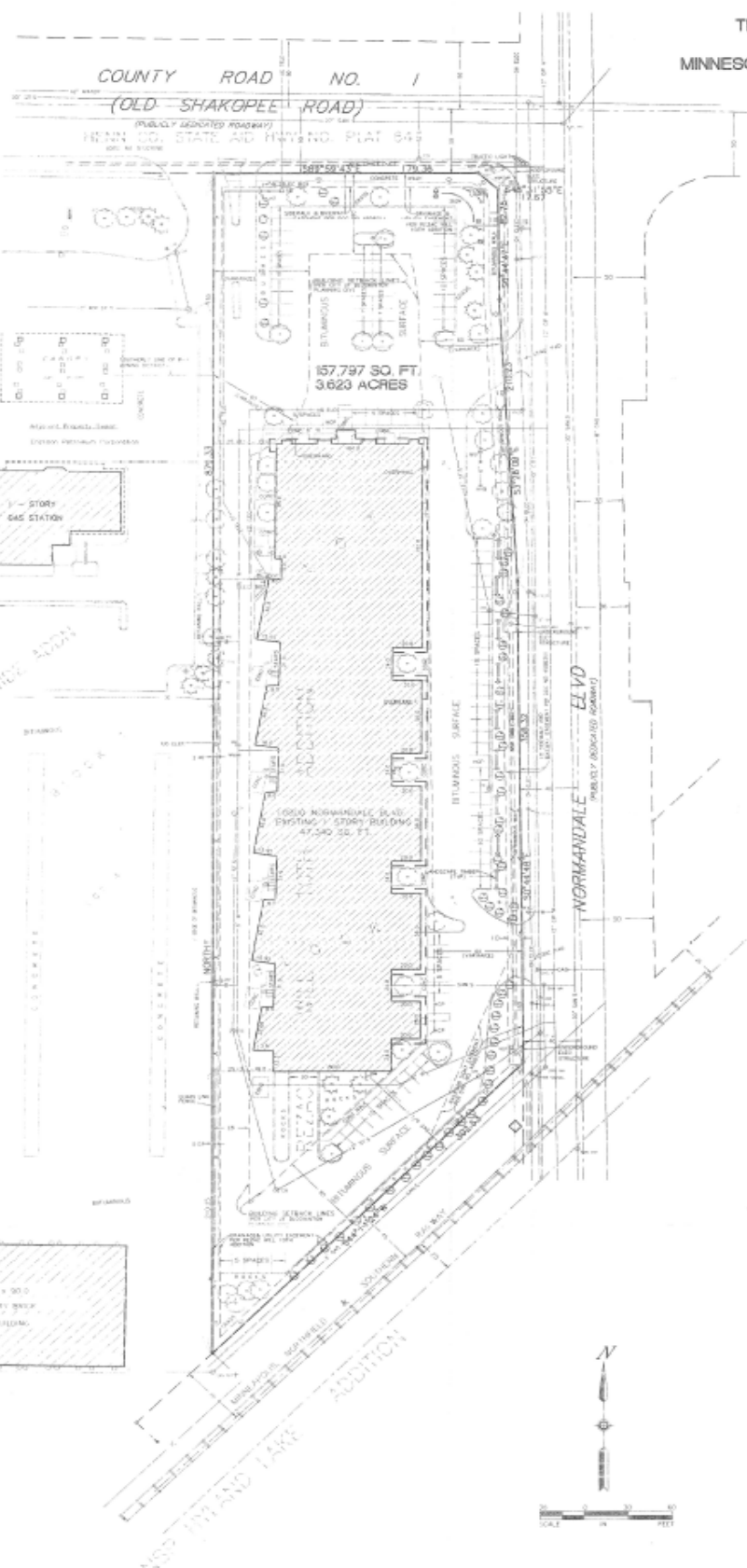
SITE PLAN >

Minnesota Valley Building | 10800 Normandale Blvd | Bloomington, MN



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ALTA/ACSM LAND TITLE SURVEY FOR:
TRANSATLANTIC CAPITAL COMPANY, L.L.C.
STEWART TITLE GUARANTY COMPANY
MINNESOTA VALLEY BUILDING INVESTORS GROUP LLC



PROPERTY DESCRIPTION:
 (Per Commission for Assessment File No. 08511430 issued by Stewart Title Guaranty, Effective date January 21, 1980)
 LOT 1, Block 1, Sector 66A (EPA Addition), according to the recorded and Corrected Plat, Minnesota.

- NOTES:**
- 1.1 Location and area of all underground utilities shown herein are approximate only and are shown based on field location of utility markers in combination with available data provided by existing utilities. Utility of private utility is shown in design.
 - 2.1 Correct FORMER STATE GNE CALL AT 454-0800 for prices on the location of utility prior to any excavation.
 - 2.2 The location of all water, gas, sewer, electric, and other utilities of record is not of record checking the same location precisely other than as shown.
 - 3.1 The property location has within Flood Zone C (Flood of Minimal Frequency of the National Flood Insurance Program; Flood Insurance Rate Map contains a Flood Number 0752C (0.2) B, dated September 18, 1981).
 - 3.2 Area: 157,797 square feet 3.623 acres.
 - 6.3 Estimated for storm water and drainage easements in favor of township county per SDL No. 4370311 and within the right-of-way for Old Shakopee Rd. and Normandale Blvd.
 - 7.1 This survey is a portion of the total price Office and Warehouse Space facility.
 - 8.1 Parking Spaces Proposed:
 - 1 parking stall per 200 sq. ft. of gross Lease Office Floor Area
 - 1 parking stall per 800 sq. ft. of gross Lease Warehouse Floor Area
 - 8.2 Existing parking spaces:
 - 33 Reg. Spaces
 - 33 Reg. Spaces

The undersigned hereby certifies, as of March 11, 1988, to Transatlantic Capital Company, L.L.C., and its successors and assigns, American Valley Building Investors Group, L.L.C. and Stewart Title Guaranty Company that when a duly registered land surveyor of the State of Minnesota, that this plan of survey is made in accordance with the minimum standards established for such plans by surveyors as required by the American Land Title Association and Minnesota Statutes, and that the surveying work was personally supervised by the undersigned and that the surveying work was done in accordance with the standards of the State of Minnesota. No improvements or other structures or other improvements shown on the subject of this survey were shown in the original field of work of which this underground has been located, and that no improvements or other structures or other improvements were shown on the subject of this survey. No improvements or other structures or other improvements were shown on the subject of this survey. No improvements or other structures or other improvements were shown on the subject of this survey.

Dated this 11th day of March, 1988

By: *[Signature]*
 Charles E. Jensen, S.L.C., State of Minn. Reg. No. 5612
 Surveyor License 5612 (M. S. 1957)
 MINNESOTA SURVEYING CO., 1988 (1988 Commission & Update of Survey)
 MINNEAPOLIS, MN 55401 (1988 LICENSE)

LEGEND

AKP	Concrete access outside utility pipe
AS	Concrete access riser
AM	Concrete manhole
MS	Concrete manhole
STL	Concrete storm sewer
SW	Concrete sanitary sewer
W	Concrete water main
ELE	Concrete electric
TELE	Concrete telephone
TR	Concrete telephone box
TR	Concrete handoff partition space
GP	Concrete guard post
AV	Concrete air valve
AV	Concrete water valve
CP	Concrete curb
CONC	Concrete concrete
NGP	Concrete manhole (gas pipe)
GP	Concrete gas pipe
UP	Concrete underground electric
UP	Concrete underground structure

Hatched Area: Area
 Circle with dot: Concrete curb
 Circle with cross: Concrete base

