

Cedar Building

8030 Cedar Avenue S | Bloomington, MN



As exclusive agents, we are pleased to offer the following property for lease:

Office For Lease

Space Available:

Up to 14,049 rsf

Building Size:

37,552 rsf

Net Lease Rate:

\$9.00 to \$11.00 psf

RE Tax & Op Exp (2018 est):

\$6.01 psf Op Exp

\$1.87 psf RE Tax

\$7.88 psf Total

Property Highlights

- ♦ Building conference room and lunch room on-site
- ♦ Covered parking
- ♦ Building signage available
- ♦ Completely renovated
- ♦ Great visibility from Cedar Avenue (Hwy 77)
- ♦ Close to Mall of America and many area restaurants, retail, banks, and Light Rail Transit

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**Newmark
Knight Frank**

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Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal.

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♦ Aerial Map



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