



CONTACT

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3 STORY OFFICE BUILDING

8900 S Penn Ave
Bloomington, MN 55431

FOR SALE
\$2,500,000

FOR LEASE
\$12 NNN

Property Features



- Great freeway access
- Central location for Bloomington residents
- Ample surface parking
- Located on MTC bus line
- Located on Penn Avenue near 90th Street. One turn off of I-494 and Highway 35W.

7401 Bush Lake Rd Edina, MN 55439



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www.caspianrealty.com



651 353 1266

Call for appointment

FLOOR PLAN

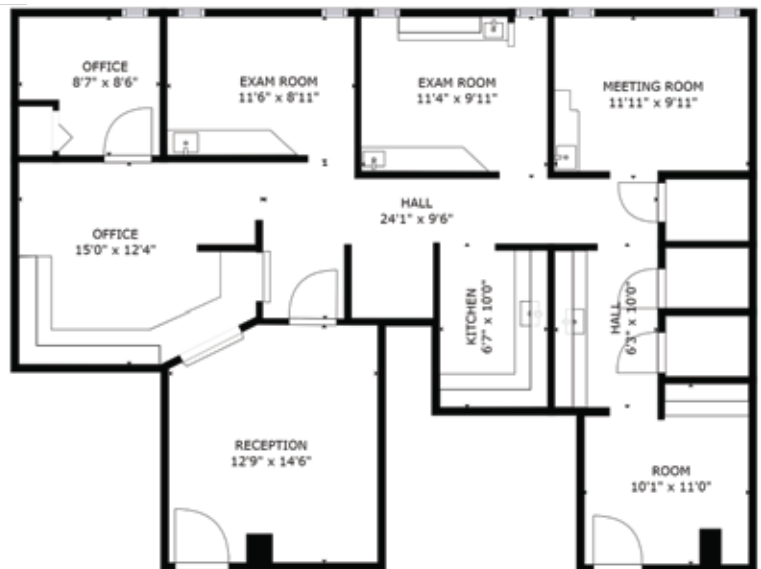
8900 S Penn Ave
Bloomington, MN 55431



FLOOR 1



FLOOR 2



FLOOR 3

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LEASE INFORMATION

8900 S Penn Ave
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LEASE DETAILS

Lease Type	Office
Asking Rent	\$12 NNN
CAM/Tax	\$8/sqf
Suite #	307, 201, 107
Available SF	Suite 107 - 760 SF Suite 201 - 1,254 SF Suite 307 - 1,500 SF
Availability Date	Immediately



Suite 107

Virtual walkthrough, click suite image.



Suite 201



Suite 307



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PROPERTY PHOTOS

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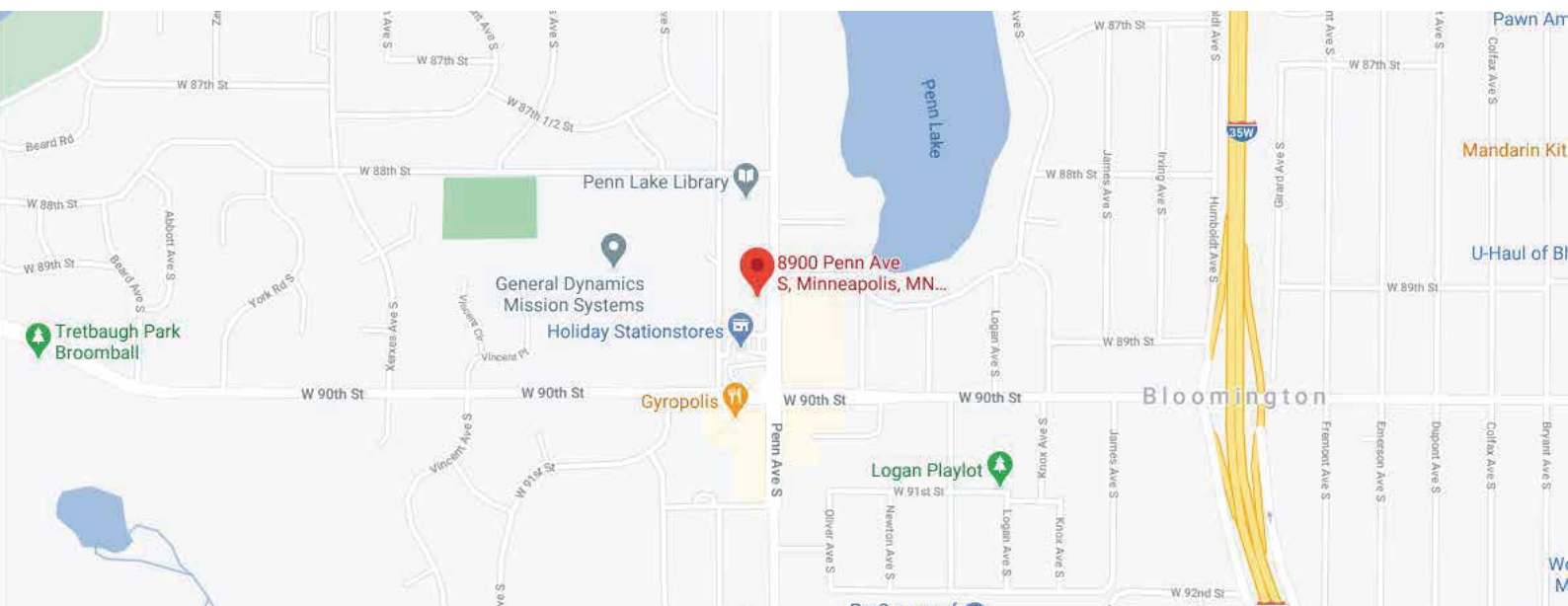
INVESTMENT INFORMATION

8900 S Penn Ave
Bloomington, MN 55431

PROPERTY OVERVIEW

Selling Price	\$2,500,000
Property Type	Office
Property ID	08-027-24-14-0015
Property Status	Existing
Total SF	25,000
Total Floors	3
Year Built	1970
Year Renovated	1970
Tenancy Type	Multi
Class	C
Sprinklers	Yes
Parking Spaces	77
Land Area	1.17 acres (50,767 sq ft)
Zoning	Office
Elevators	1
Cross Street	Penn Ave S
HWY VPD (Vehicles Per Day)	106,000
Cross Street VPD	12,500

LOCATION



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Whether you're looking to buy, sell, lease, or rent; our agents will work hard to find what you need. Our team becomes your team when you choose to do business with us, because our business wouldn't work without you.

At Caspian we strive to provide the best service possible and our group of talented brokers is enthusiastic about getting the best deal for our clients. Our brokers are specialized in retail, industrial, and office spaces and know the local market conditions needed to negotiate the best terms for our clients.

Our client relationships are the most important part of our business and through consistent communication and updates we ensure that our clients are always aware of what is going on and are in front of the transaction.

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 8900 Penn Ave S, Bloomington, MN. It has been prepared by Caspian Group. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective tenant may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective tenant of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of the Owner and Caspian Group. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto.

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