



TRANSWESTERN

REAL ESTATE
SERVICES



OFFICE/WAREHOUSE SPACE AVAILABLE

396 + 400 AMERICAN BLVD E | BLOOMINGTON, MN

PROPERTY SUMMARY

LOCATION: 396 + 400 American Blvd | Bloomington, MN 55420

AVAILABILITY

SUITE 396: 6,548 sf total
1,864 sf Office | 839 sf Mezz | 3,845 sf Warehouse
- One (1) 12' x 14' Drive-in Door
- One (1) 10' x 12' Drive-in Door

SUITE 400: 2,579 sf total
1,740 sf Office/Tech | 839 sf Mezz

RENTAL RATES: Negotiable

CAM + TAXES: \$4.50 psf (2025 est.)

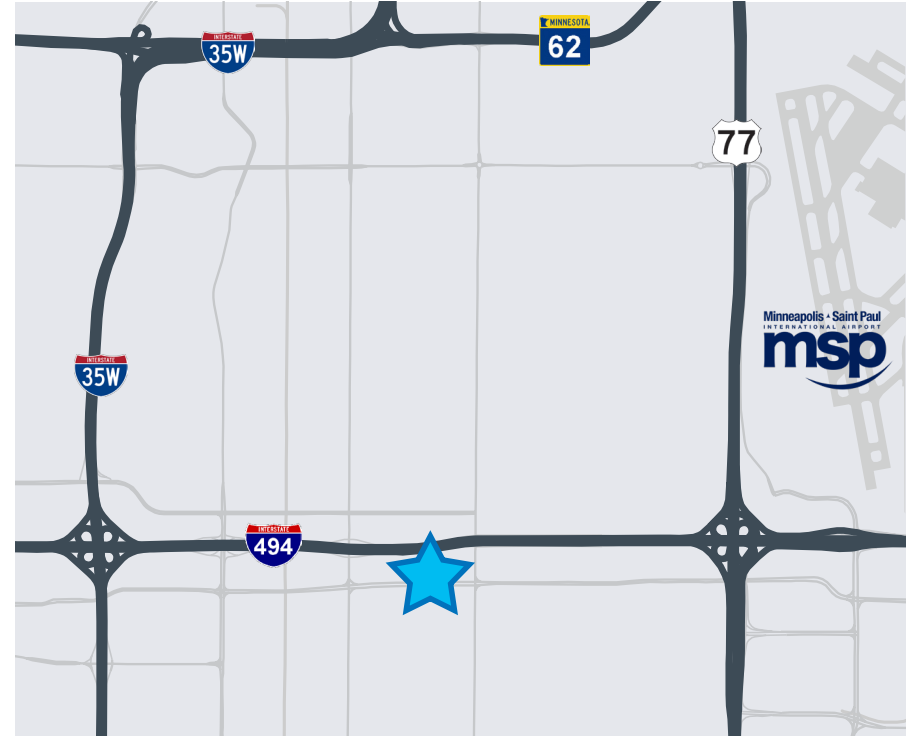
HIGHLIGHTS

SUITE 396:

- Carbon Monoxide/CO gas detection system with exhaust and fan
- Security system
- Full kitchen
- New fire sprinkler system
- Total LED lighting
- 16' clear height in warehouse
- Convenient access to 494, 35W, and HWY 77

SUITE 400:

- Unique Amenity – Office space with access to an indoor regulation pickleball court
- Customizable Build-Out – Tailor the space to fit your business needs and vision
- Work & Play Environment – Boost employee engagement with a fun and active workplace

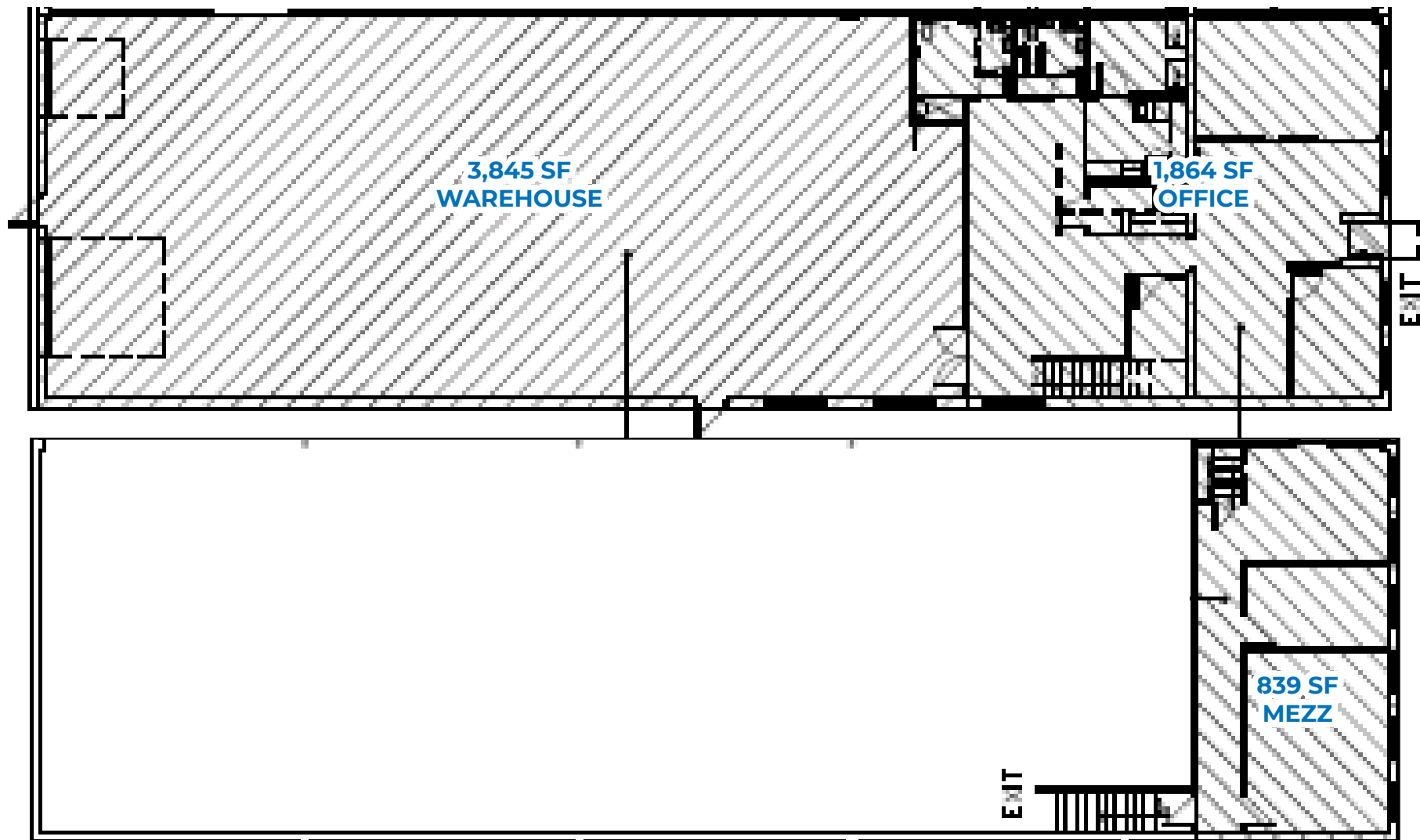


**for information
CONTACT**

Russ Crawford • 612 741 4800 • russ.crawford@transwestern.com
Patrick Crawford • 612 615 1244 • patrick.crawford@transwestern.com

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FLOOR PLAN (SIDE 396)

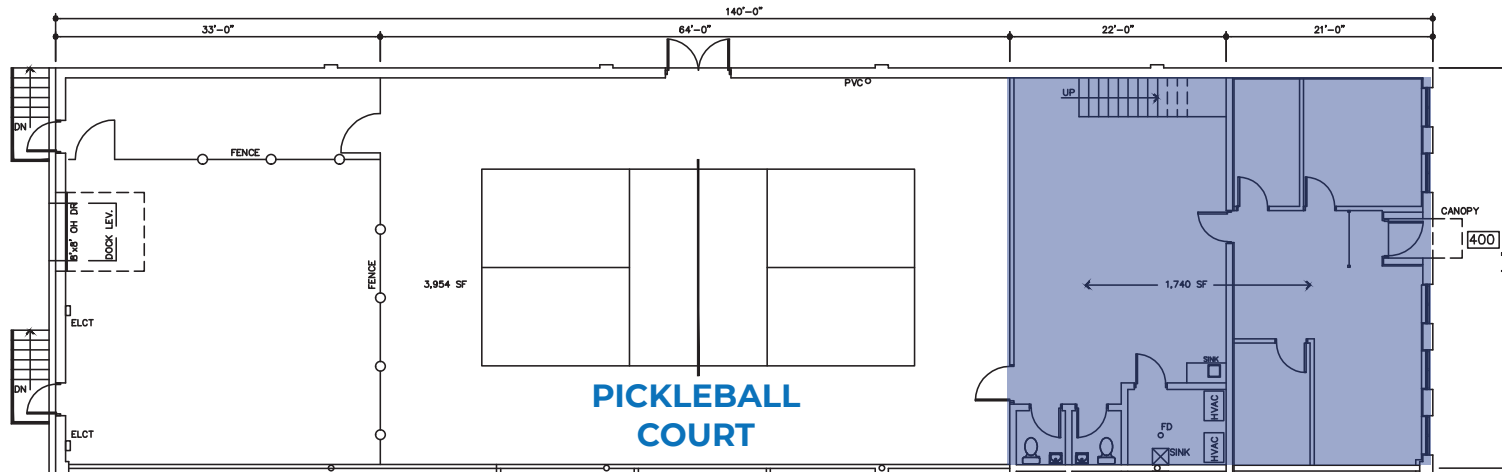


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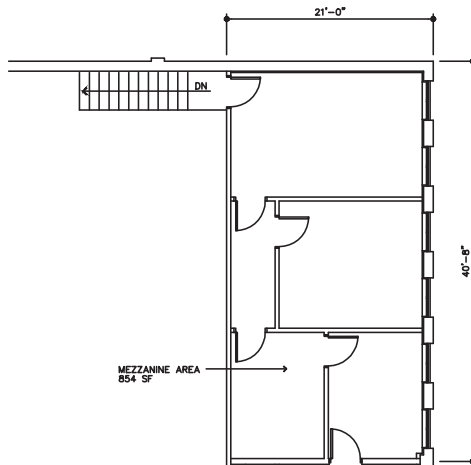
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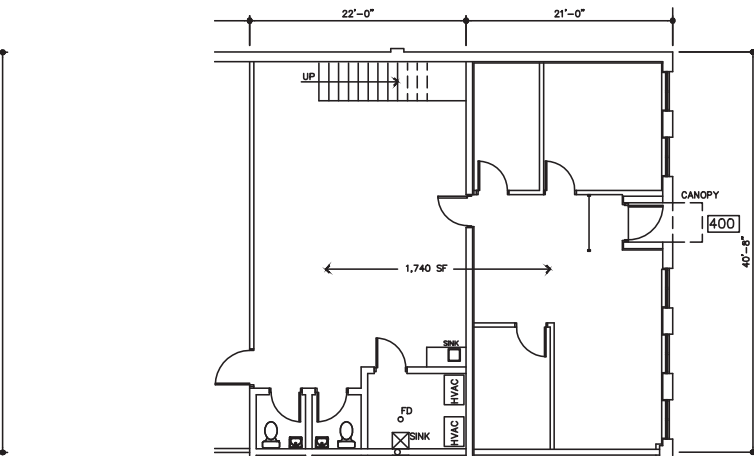
FLOOR PLAN (SIDE 400)



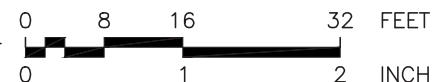
NORTH 3 FLOOR PLAN
1/16"=1'-0" (5,694 SF TOTAL)



NORTH 2 MEZZANINE PLAN
1/16"=1'-0" (854 SF)



NORTH 1 OFFICE PLAN
1/16"=1'-0" (1,740 SF)



PICKLE 0 LLC EXISTING CONDITIONS 400 AMERICAN BLVD. BLOOMINGTON, MINNESOTA	RDQ DESIGN GROUP (612) 844-3897 www.rdqdesign.com ready@rdqdesign.com
	REVISIONS:
PROJECT 25017	
DRAWN RDQ	
DATE 03-20-25	
400	

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BUILDING PHOTOS (SIDE 396)

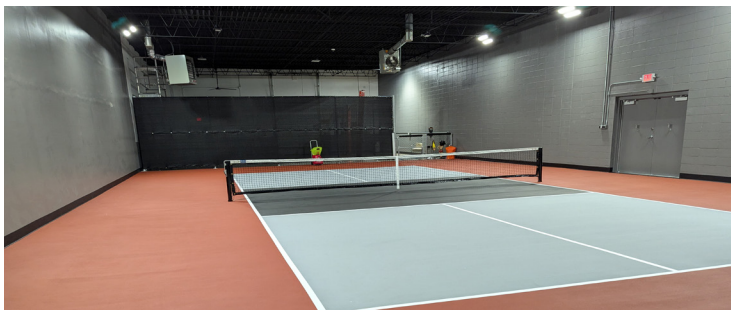


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