

FOR LEASE

Office/Tech/Warehouse Space
Bloomington, Minnesota



CONTACT:

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ADDRESS:

3601 Minnesota Drive
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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



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

PARAMOUNT
REAL ESTATE CORPORATION

3601 Minnesota Drive
Suite 925
Bloomington, MN 55435
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TCN
WORLDWIDE
REAL ESTATE SERVICES

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TRUSTED. DEDICATED. EXPERIENCED.



FOR LEASE

West Bloomington Business Center 6300 West Old Shakopee Road, Bays 1-2 Bloomington, Minnesota

AVAILABLE SQUARE FEET:	7,226 square feet office <i>* Can convert some office to warehouse</i>
RENTAL RATES:	\$10.50 per square foot office
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:	October 1, 2019
COMMENTS:	<ul style="list-style-type: none">▶ Extensive glass line▶ Endcap space▶ 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

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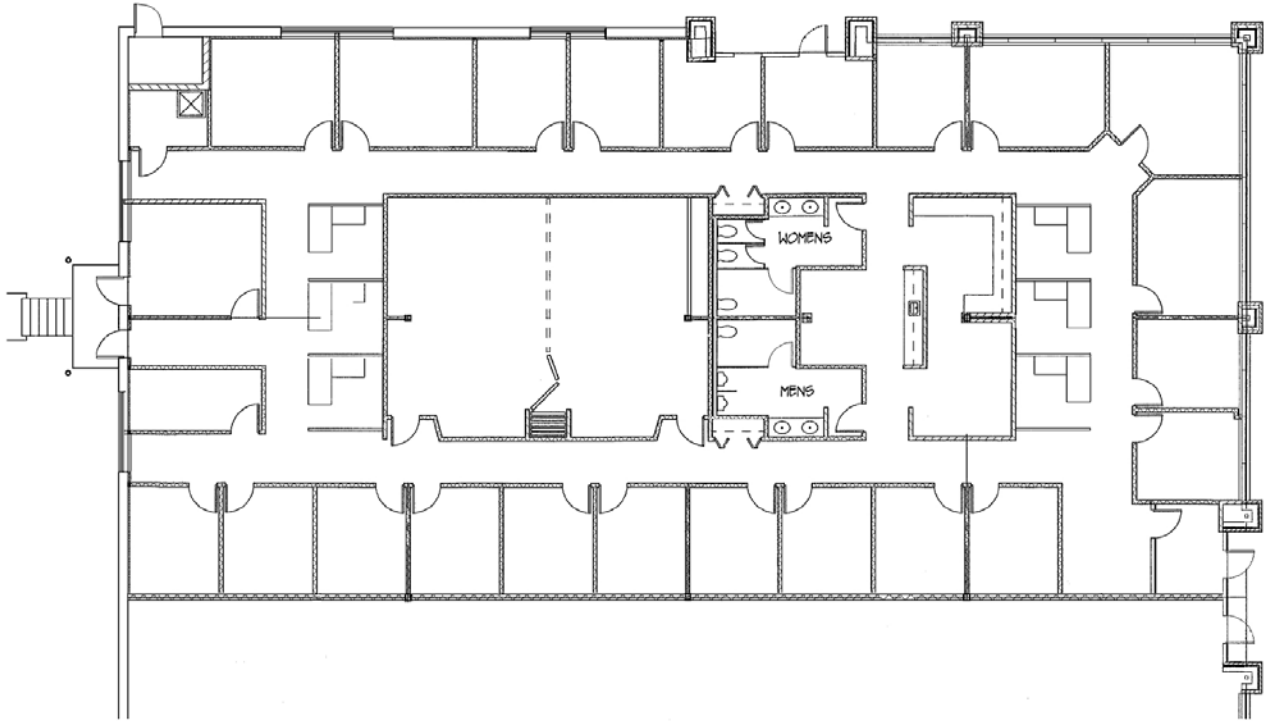
jswanson@paramountre.com

◆ 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.

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Available Sq. Ft.: 7,226



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

