



**FOR LEASE**

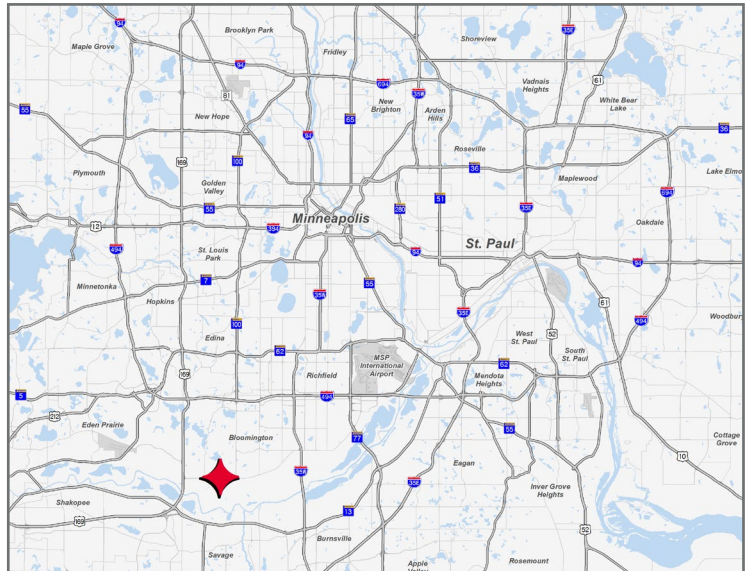
## **WEST BLOOMINGTON BUSINESS CENTER**

6300 W Old Shakopee Rd, Bloomington, MN

**4,853 - 42,959 SF AVAILABLE**

### **PROPERTY HIGHLIGHTS**

- Up to 42,959 SF Available
- Extensive glass line
- 5/1,000 SF parking ratio
- Landlord will consider both flex and all office deals
- Local ownership
- Excellent access to Hwy 169



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**CUSHMAN &  
WAKEFIELD**

cushmanwakefield.com

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## PROPERTY HIGHLIGHTS

Clear Height	18'
Fire Protection	Sprinklered
HVAC	100% A/C
Parking	5/1,000 SF

**2023 Estimated  
Tax & CAM**

\$3.53 PSF Tax  
\$2.79 PSF CAM  
\$6.32 PSF Total

**Lease Rates**

\$12.00 PSF Office  
\$6.00 PSF Warehouse



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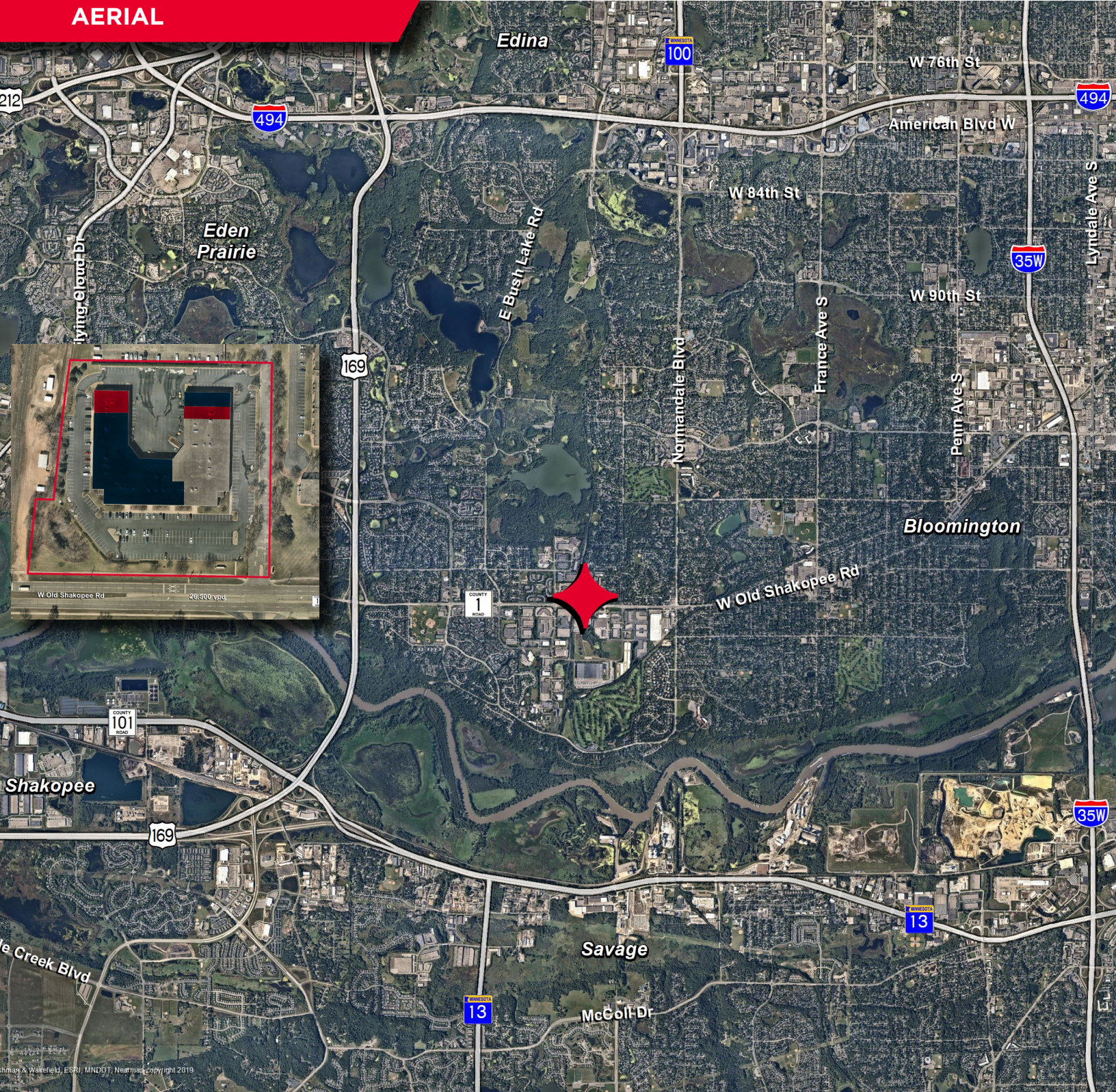


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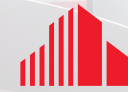
## AERIAL



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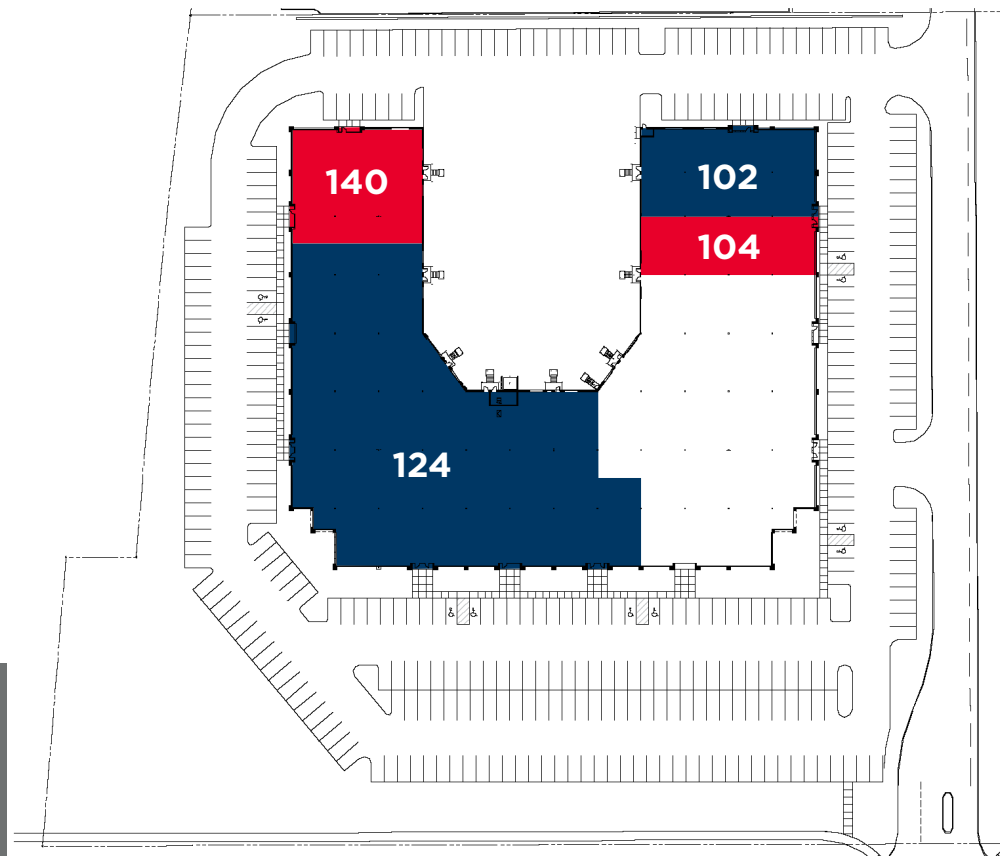
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## AVAILABLE SUITES

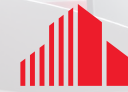
SUITE	TOTAL	OFFICE	WAREHOUSE/ PRODUCTION	LOADING
102	7,226 SF	7,226 SF <i>(office can be peeled back to 50%)</i>	<i>(office can be peeled back to 50%)</i>	2 Docks 1 Drive-In
104	4,853 SF	4,853 SF <i>(office can be peeled back to 50%)</i>	<i>(office can be peeled back to 50%)</i>	1 Dock
124	35,659 SF <i>(Can be demised)</i>	13,000 SF	22,659 SF	5 Docks 1 Drive-In
140	7,300 SF	2,300 SF	5,000 SF	2 Docks
124 - 140	42,959 SF	15,300 SF	27,659 SF	7 Docks 1 Drive-In



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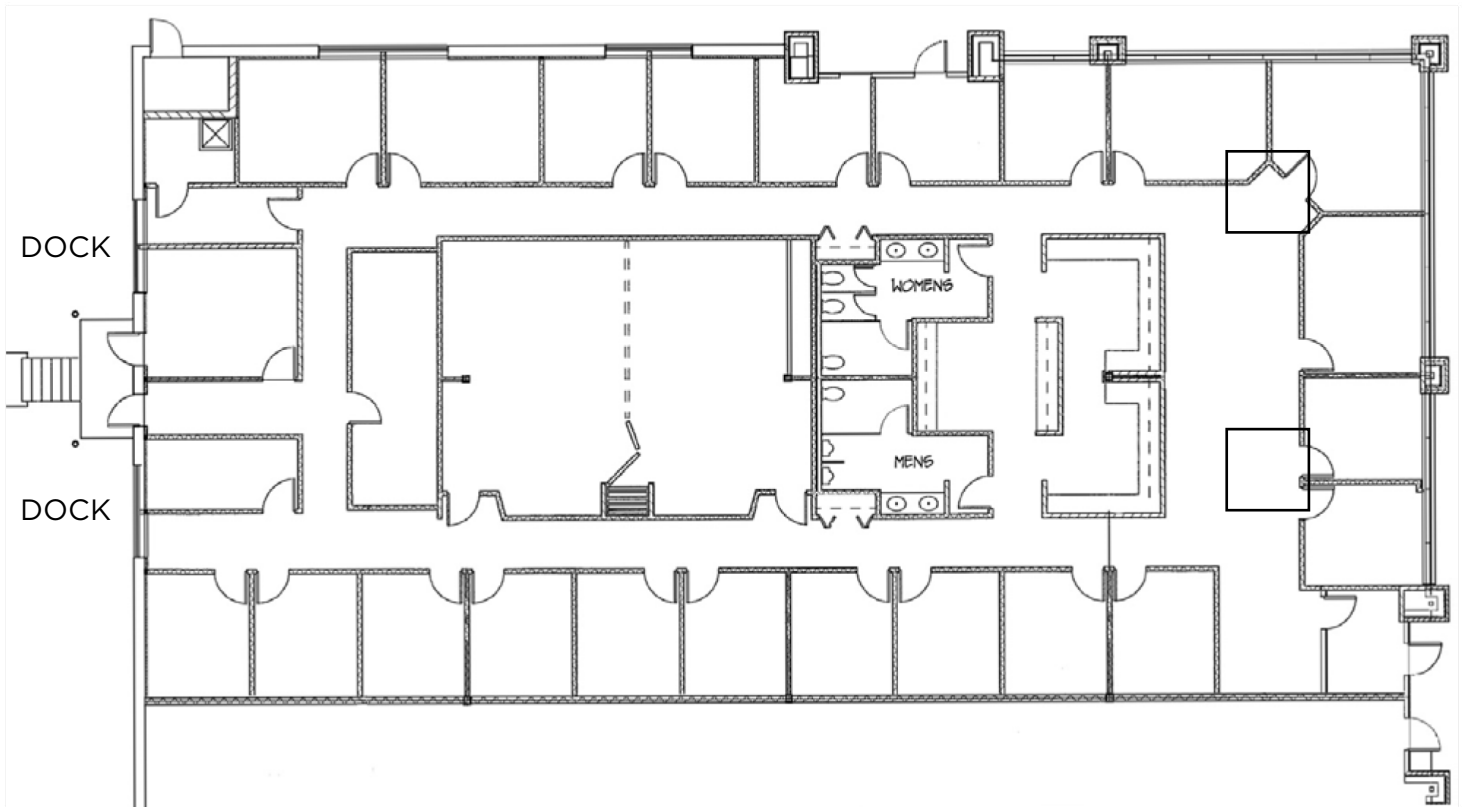
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## SUITE 102

7,226 SF Office (*office can be peeled back to 50%*)

2 Docks

1 Drive-In



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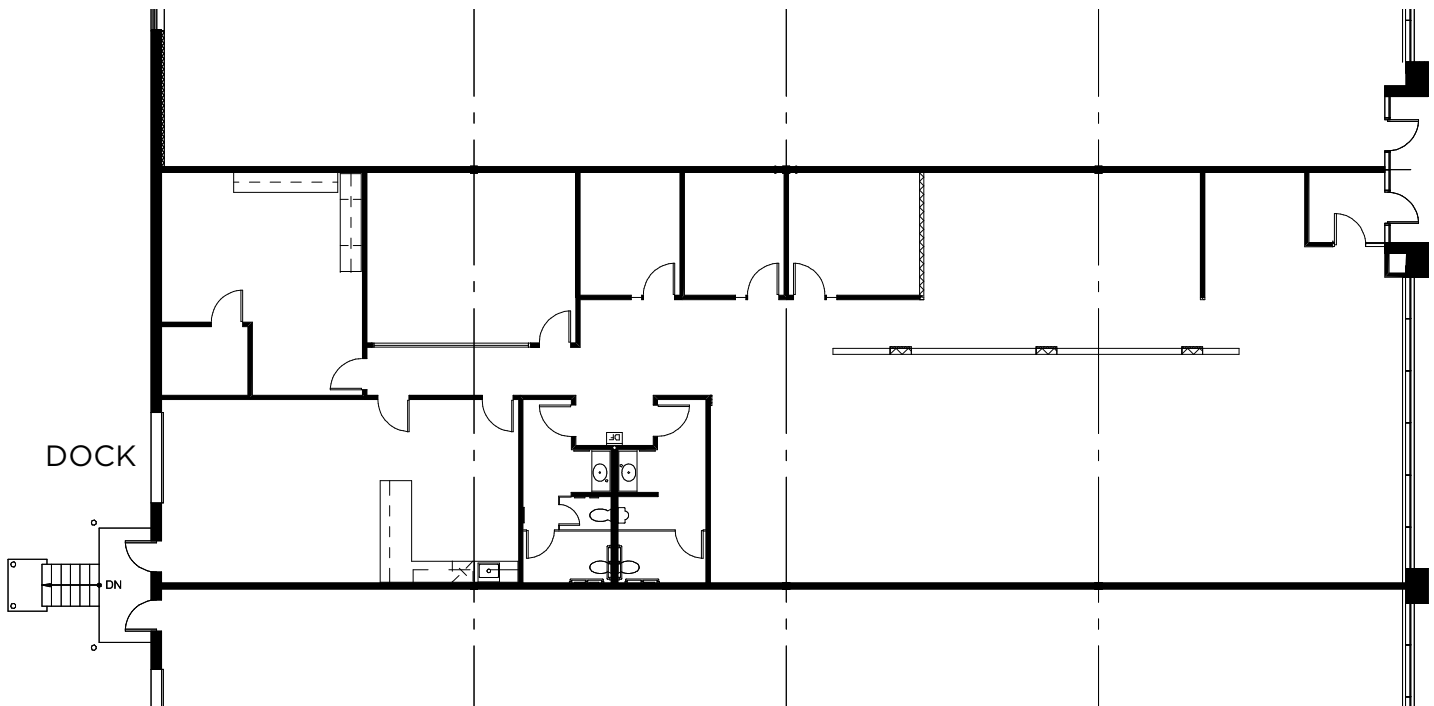
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## SUITE 104 EXISTING

4,853 SF Office (*office can be peeled back to 50%*)

1 Dock



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## SUITE 124

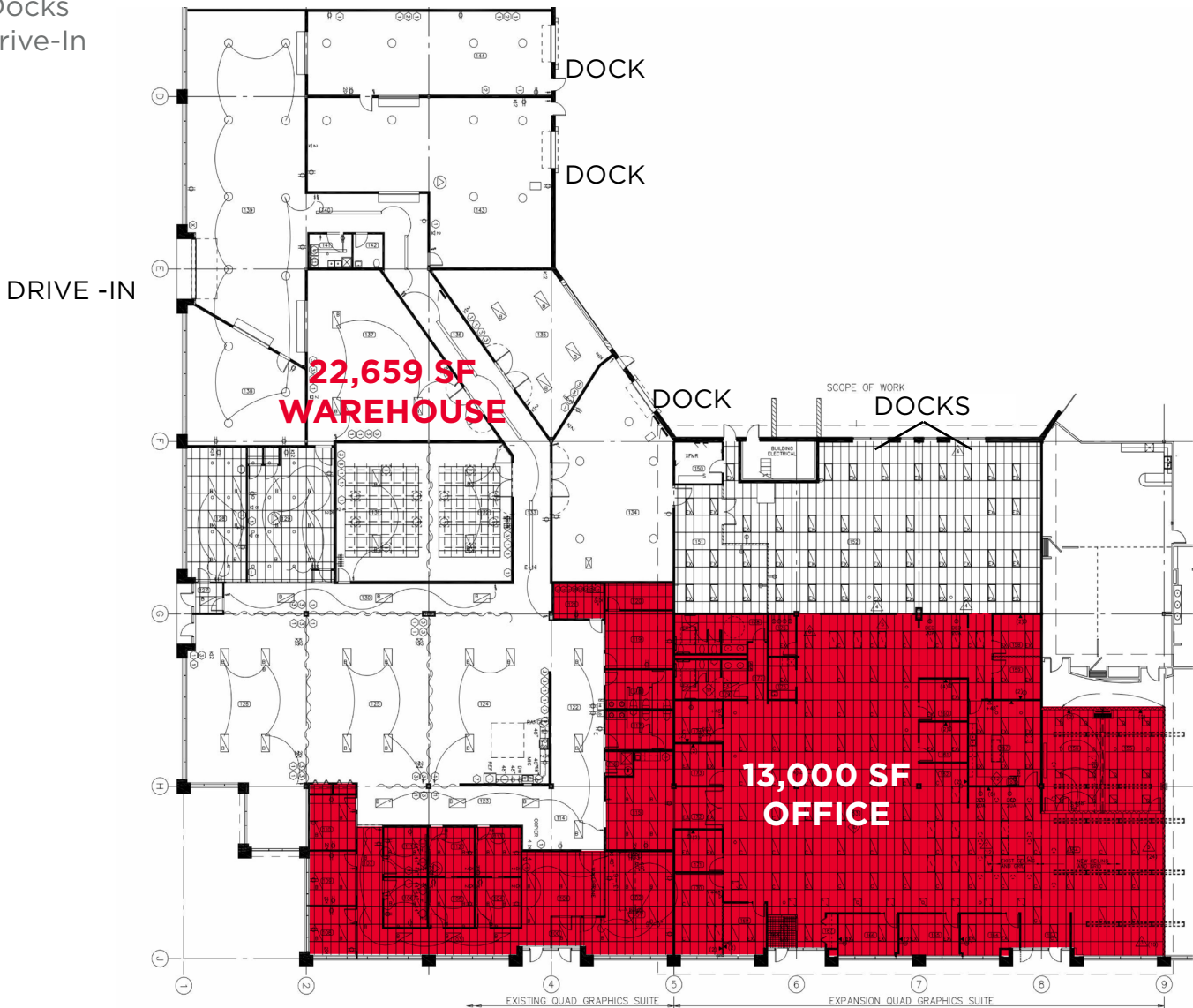
13,000 SF Office

22,659 SF Warehouse/Production

35,659 SF Total\*

5 Docks

1 Drive-In



\*Can be demised

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## SUITE 140

2,300 SF Office

5,000 SF Warehouse/Production

7,300 SF Total

2 Docks

