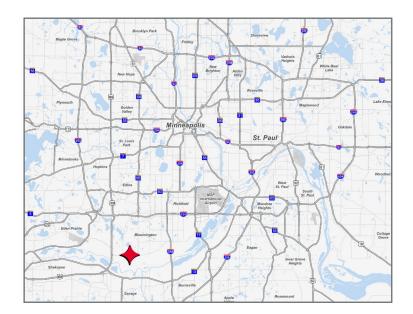
FOR LEASE

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



KRIS SMELTZER Executive Director +1 952 837 8575 kris.smeltzer@cushwake.com HUDSON BROTHEN Managing Director +1 952 893 8261 hudson.brothen@cushwake.com



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6300 W Old Shakopee Rd, Bloomington, MN

4,853 - 42,959 SF AVAILABLE

CUSHMAN & WAKEFIELD

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PROPERTY HIGHLIGHTS

| Clear Height | 18' | Tax & CAM | \$3.53 PSF Tax | |
|-----------------|-------------|-------------|--|--|
| Fire Protection | Sprinklered | | <u>\$2.79 PSF CAM</u> \$6.32 PSF Total | |
| HVAC | 100% A/C | Lease Rates | \$12.00 PSF Office \$6.00 PSF Warehouse | |
| Parking | 5/1,000 SF | | | |



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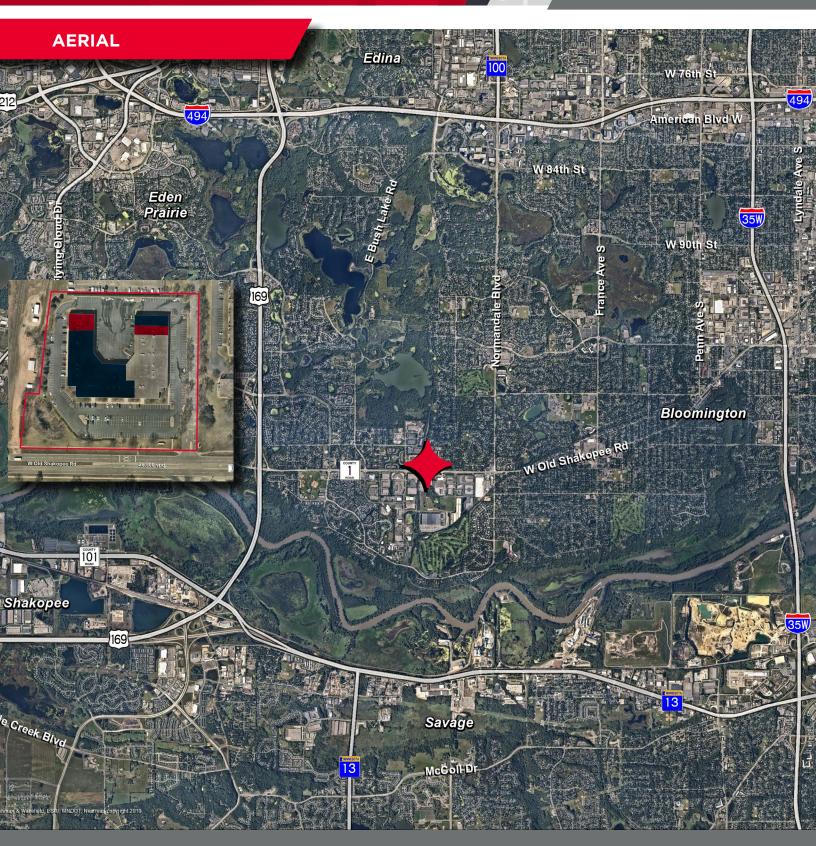
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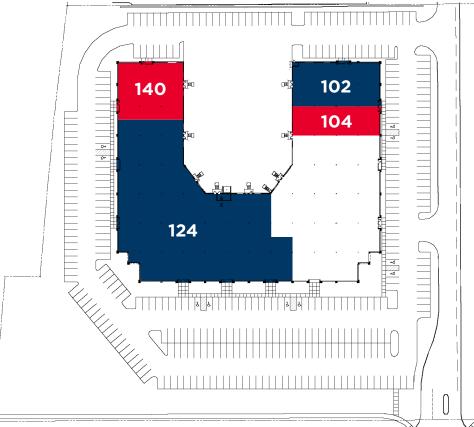
4,853 - 42,959 SF AVAILABLE



FOR LEASE

AVAILABLE SUITES

| SUITE | TOTAL | OFFICE | WAREHOUSE/ PRODUCTION | LOADING | |
|-----------|-------------------------------|---|---------------------------------------|-----------------------|--|
| 102 | 7,226 SF | 7,226 SF (office can be peeled back to 50%) | (office can be peeled back to 50%) | 2 Docks 1 Drive-In | |
| 104 | 4,853 SF | 4,853 SF (office can be peeled back to 50%) | (office can be peeled back to 50%) | 1 Dock | |
| 124 | 35,659 SF (Can be demised) | 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 | |
| | | | | | |



WEST BLOOMINGTON BUSINESS CENTER 6300 W Old Shakopee Rd, Bloomington, MN

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4,853 - 42,959 SF AVAILABLE

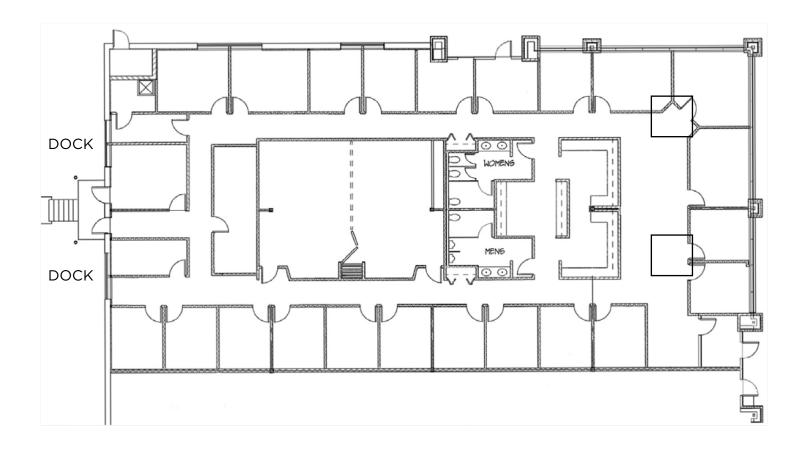


FOR LEASE

SUITE 102

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

2 Docks 1 Drive-In



4,853 - 42,959 SF AVAILABLE



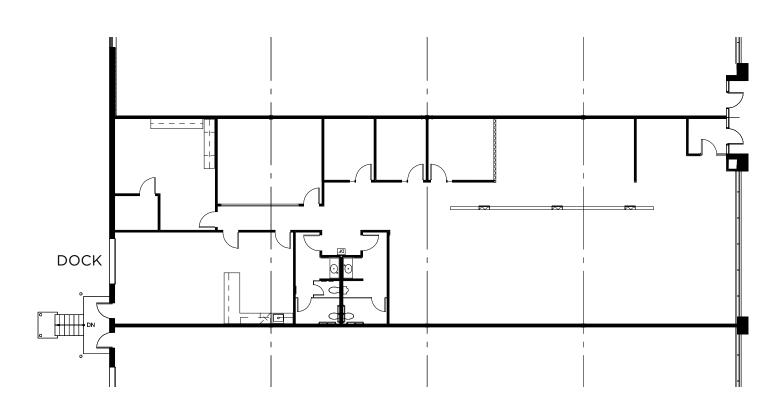
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FOR LEASE

SUITE 104 EXISTING

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

1 Dock



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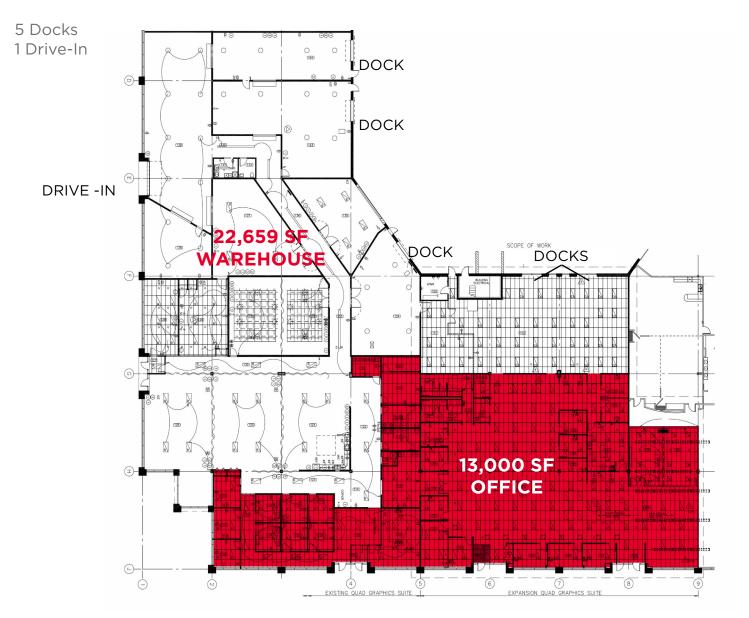
4,853 - 42,959 SF AVAILABLE

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FOR LEASE

SUITE 124

13,000 SF Office 22,659 SF Warehouse/Production 35,659 SF Total*



*Can be demised

6300 W Old Shakopee Rd, Bloomington, MN

4,853 - 42,959 SF AVAILABLE

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FOR LEASE

SUITE 140

2,300 SF Office 5,000 SF Warehouse/Production 7,300 SF Total

2 Docks

