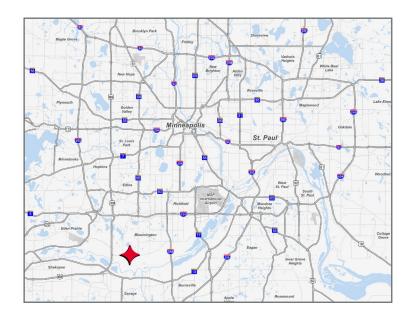
FOR LEASE

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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4,853 - 42,959 SF AVAILABLE

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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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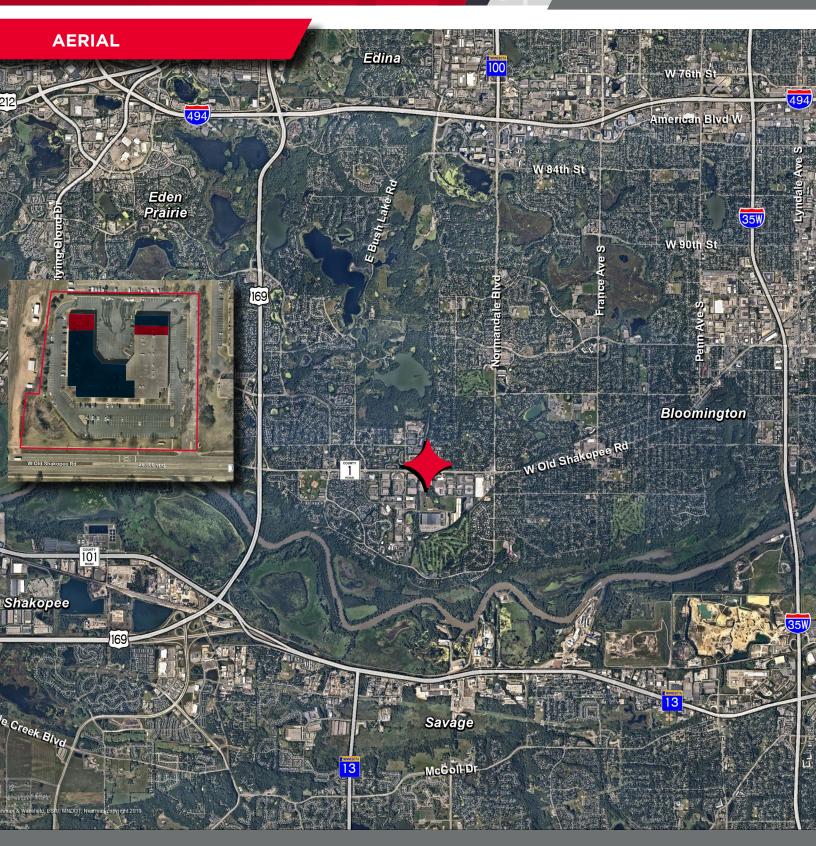
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FOR LEASE

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

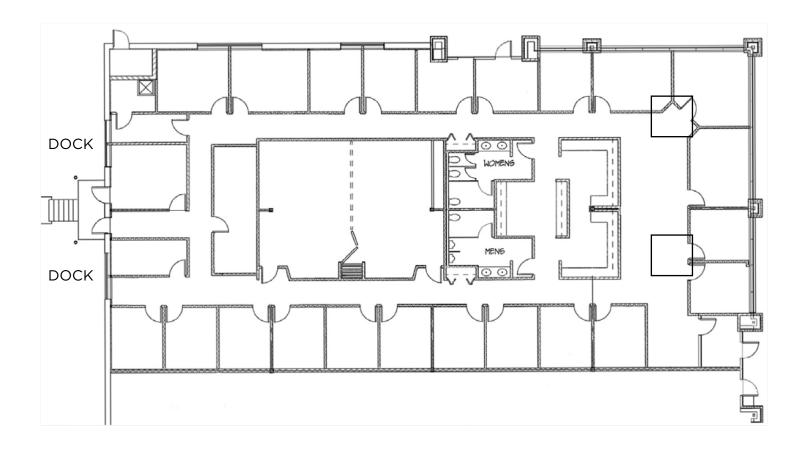


FOR LEASE

SUITE 102

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

2 Docks 1 Drive-In



4,853 - 42,959 SF AVAILABLE



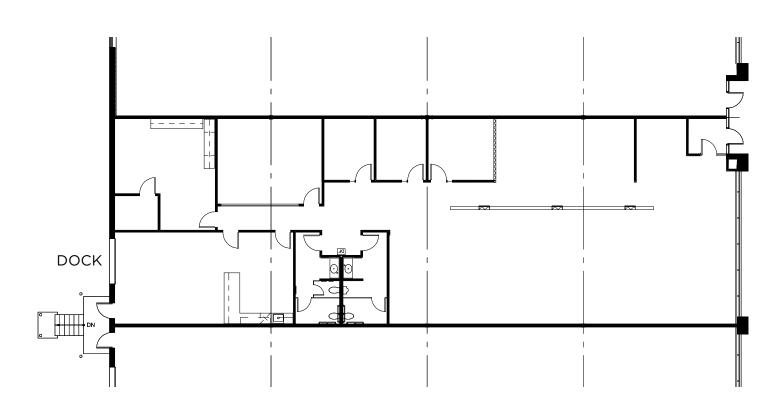
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SUITE 104 EXISTING

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

1 Dock



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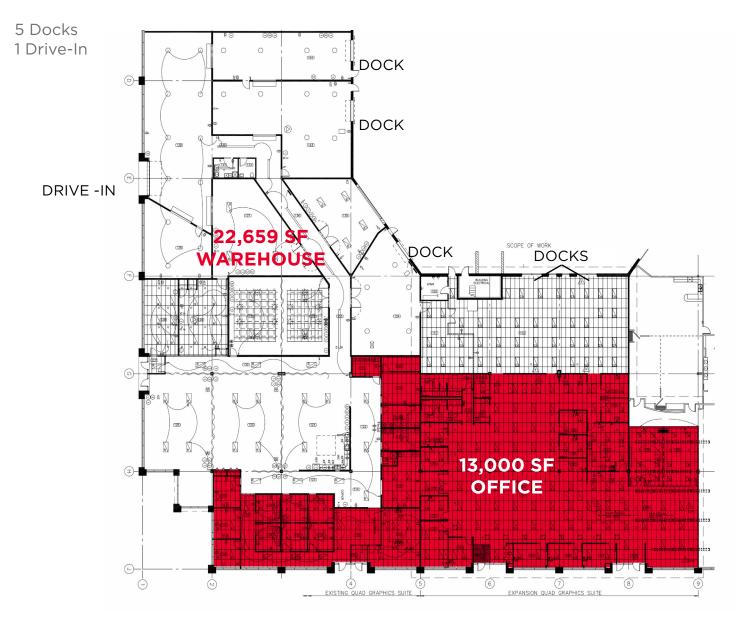
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SUITE 124

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



*Can be demised

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4,853 - 42,959 SF AVAILABLE

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SUITE 140

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

2 Docks

