

THE HEART OF A GREAT WORKPLACE



NORMANDALE LAKE OFFICE PARK

www.normandalelakeofficepark.com



**CUSHMAN &
WAKEFIELD**

DESIGNED FOR BUSINESS

Featuring 1.7 million square feet of Class A office space with unparalleled services and amenities where people thrive and businesses flourish



Perfectly integrating today's **LIFESTYLE** and **WORKPLACE**,
while offering a **COMMUNITY** designed to inspire and **SUPPORT**





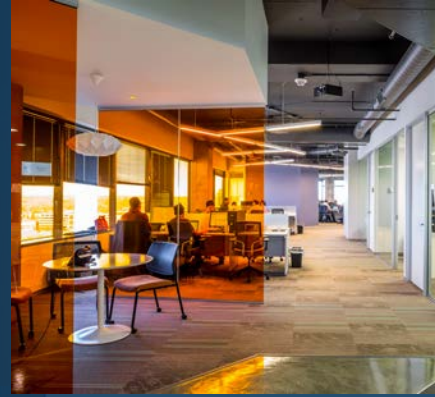
LIFESTYLE BENEFITS

- Six restaurants offering everything from fast casual to fine dining
- Indoor and outdoor fitness amenities to promote health and wellness
- Salon, florist, sundry shop, car detailing and day care options for added convenience
- Covered parking available for all employees and guests
- Exceptional location near hotels, restaurants, and retail services
- Adjacent to scenic hiking, biking, and walking trails

DESIGNED TO SUIT YOUR LIFESTYLE

Providing tremendous daily convenience that is unsurpassed





WORKPLACE BENEFITS

- Premier, Class A corporate image and culture
- Expansive views with abundant natural light to motivate and energize
- Buildings feature sustainable elements that maximize daylight, promote energy efficiency and provide superior indoor air quality
- Conference/training centers equipped with the latest technology
- Creative third spaces that enhance collaboration
- Rebrand your workplace to express your company's culture and vision

A WORKPLACE THAT EXCITES

Attract, retain, and stimulate the best and brightest talent





COMMUNITY BENEFITS

- Organized educational and charitable events for employees and guests
- Fitness and wellness activities offered throughout the year
- Restaurants and lounges available for happy hours, parties, and mingling
- An active community that facilitates networking

A THRIVING BUSINESS COMMUNITY

An inviting community rooted in activities, events, service, and people





SUPPORT BENEFITS

- Enjoy the friendly and familiar faces of over 300 staff members to support your life/work style
- Dedicated and responsive management team
- A maintenance team who prides itself on fast and efficient service
- Highly visible security staff available 24/7
- Concierge service desks available to accommodate a variety of needs

TOP TIER SERVICE AND SUPPORT

Relationship-driven teams eager to enhance your experience



[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

8000

ADDRESS:

8000 Norman Center Drive, Bloomington, MN 55437

BUILDING SIZE:

241,201 rentable square feet, twelve (12) stories

TYPICAL FLOOR:

21,000 rentable square feet

QUOTED NET RATE:

\$22.00 per rentable square foot

2018 OPERATING COSTS & TAXES:

\$14.58 per rentable square foot

PARKING:

Parking ramp offering ratio of 5 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

8200

ADDRESS:

5600 West 83rd Street, Bloomington, MN 55437

BUILDING SIZE:

274,335 rentable square feet, eleven (11) stories

TYPICAL FLOOR:

27,400 rentable square feet

QUOTED NET RATE:

\$22.00 per rentable square foot

2018 OPERATING COSTS & TAXES:

\$14.81 per rentable square foot

PARKING:

Parking ramp offering ratio of 4 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

8300

ADDRESS:

8300 Norman Center Drive, Bloomington, MN 55437

BUILDING SIZE:

285,753 rentable square feet, thirteen (13) stories

TYPICAL FLOOR:

24,000 rentable square feet

QUOTED NET RATE:

\$21.00 per rentable square foot

2018 OPERATING COSTS & TAXES:

\$14.00 per rentable square foot

PARKING:

Parking ramp offering ratio of 4 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

8400

ADDRESS:

8400 Normandale Lake Boulevard, Bloomington, MN 55437

BUILDING SIZE:

413,184 rentable square feet, eighteen (18) stories

TYPICAL FLOOR:

24,000 rentable square feet

QUOTED NET RATE:

\$22.00 per rentable square foot

2018 OPERATING COSTS & TAXES:

\$15.79 per rentable square foot

PARKING:

Parking ramp offering ratio of 5 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

8500

ADDRESS:

8500 Normandale Lake Blvd, Bloomington, MN 55437

BUILDING SIZE:

467,016 rentable square feet, twenty-four (24) stories

TYPICAL FLOOR:

21,000 rentable square feet

QUOTED NET RATE:

\$22.00 per rentable square foot

2018 OPERATING COSTS & TAXES:

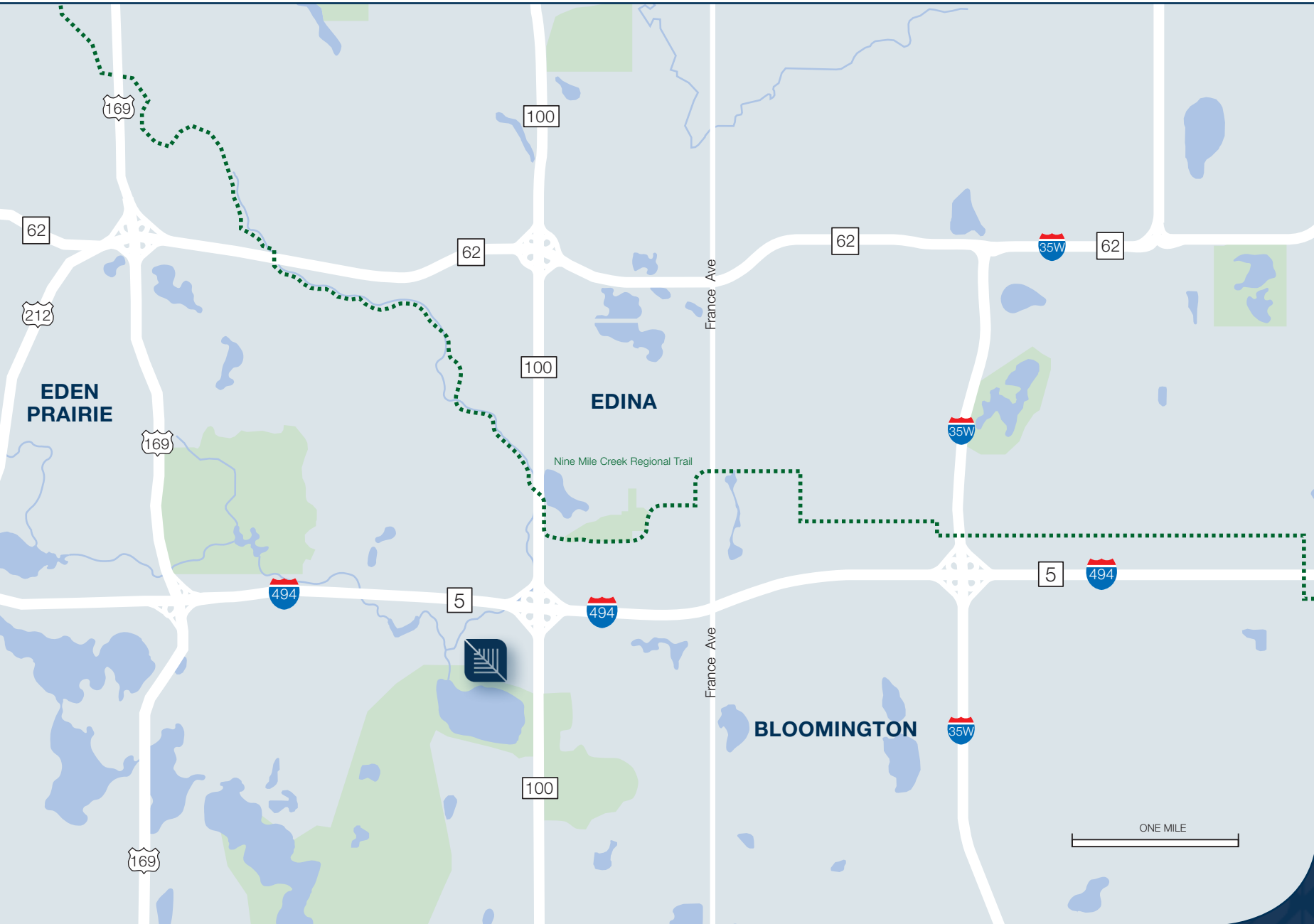
\$16.00 per rentable square foot

PARKING:

Parking ramp offering ratio of 3.5 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.



AREA AMENITIES



SITE MAP



SITE PLAN

PLEASE VISIT

www.normandalelakeofficepark.com

TO VIEW AVAILABILITIES



AVAILABILITIES



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