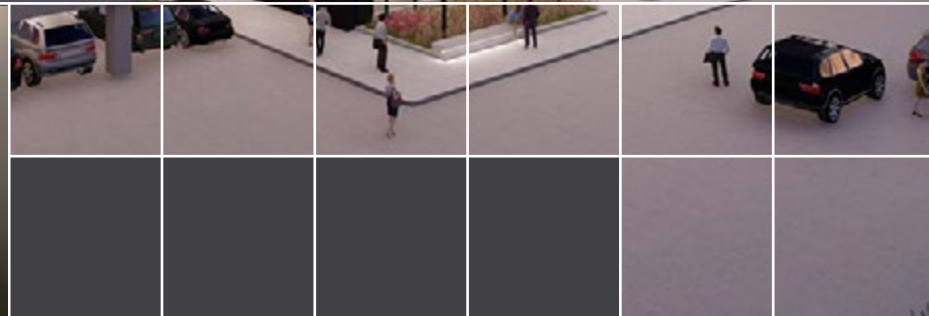


20,000 SF
SUBLEASE AT
THE
BLOC

BLOOMINGTON OFFICE CENTER





**BRAND NEW
SUBLEASE
SPACE**

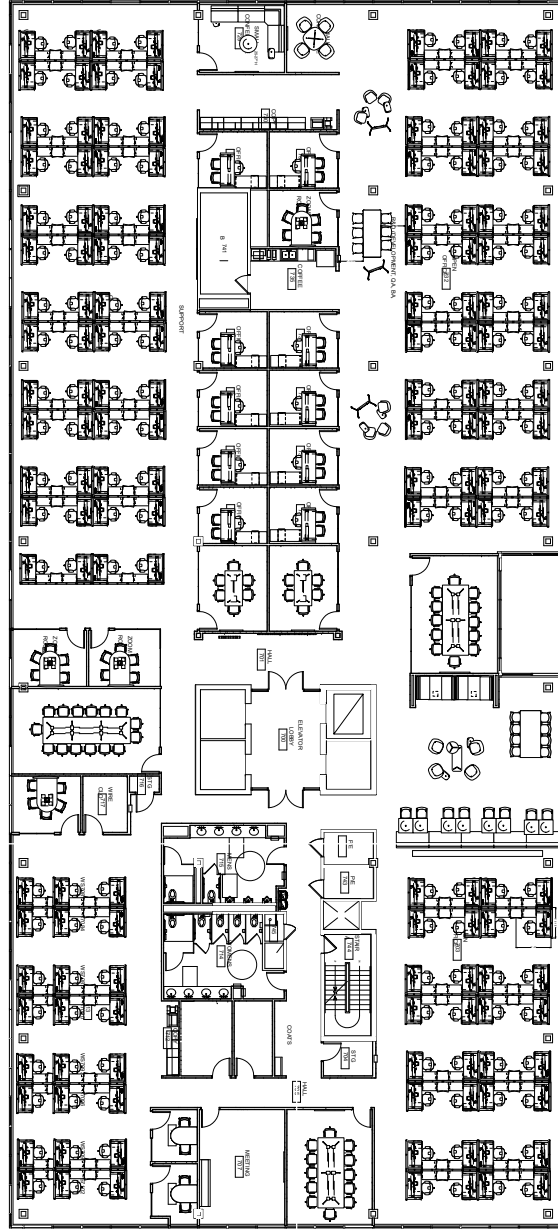


Newly constructed 20,000 SF sublease space:

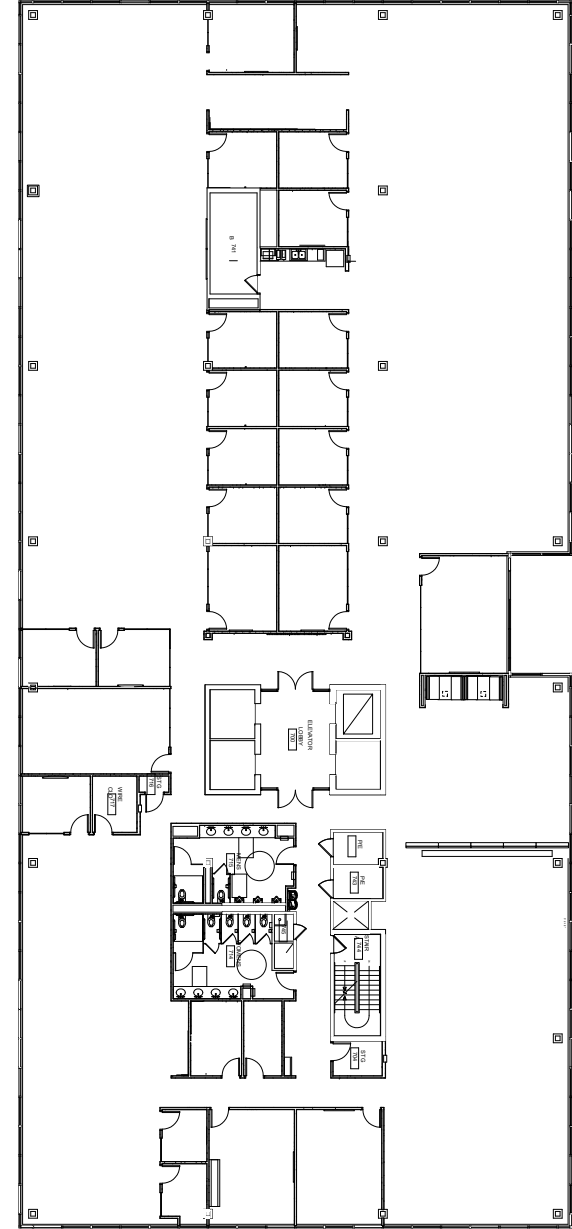
- Located on 7th floor with beautiful views
- Sublease term through June 30, 2031
- Rate: Negotiable



FL 07
WITH FURNITURE



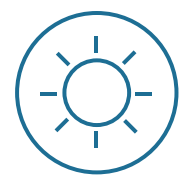
FL 07
WITHOUT FURNITURE





SPACE TO **EMPOWER**
EXTRAORDINARY RESULTS
FOR YOUR BUSINESS

- Ideal **corporate headquarters** opportunity
- All new **first-rate amenity** package
- Complete overhaul** to common areas
- New **main entry + lobby** on American Blvd
- Free + convenient ramp and surface **parking**
- Excellent **access + visibility** from I-494
- Within minutes of **MSP International Airport**
- Numerous nearby **hotels and retail** services
- Quick + easy access** via LRT and Metro Transit



Common area overhaul will attract and retain with:

- Expanded building entries for optimum natural light
- New bike storage, fitness center, training and conference rooms that raise the office amenities bar
- Public third spaces and grab-n-go market to add collaborative flexibility for all tenants and guests
- Modern styling that supports a first-rate image



**20,000 SF
SUBLEASE AT**

THE
BLOC

BLOOMINGTON OFFICE CENTER

**1550 AMERICAN BLVD E
BLOOMINGTON, MN 55431**

GRACE PERILLO

grace.perillo@cushwake.com

952 837 8693

SAM GLEASON

sam.gleason@cushwake.com

952 241 1111



**CUSHMAN &
WAKEFIELD**