

FOR LEASE

Hampshire Technology Center

10900 Hampshire Ave, Bloomington, MN

34,970 SF AVAILABLE NOW

WORKPLACE READINESS (COVID-19)

- Space is equipped with MERV-11 Air Filters for superior air quality
- Direct exterior access to each suite
- Dedicated restrooms to each suite

PROPERTY HIGHLIGHTS

Convenient access to Hwy 169 and I-35W via Old Shakopee Rd

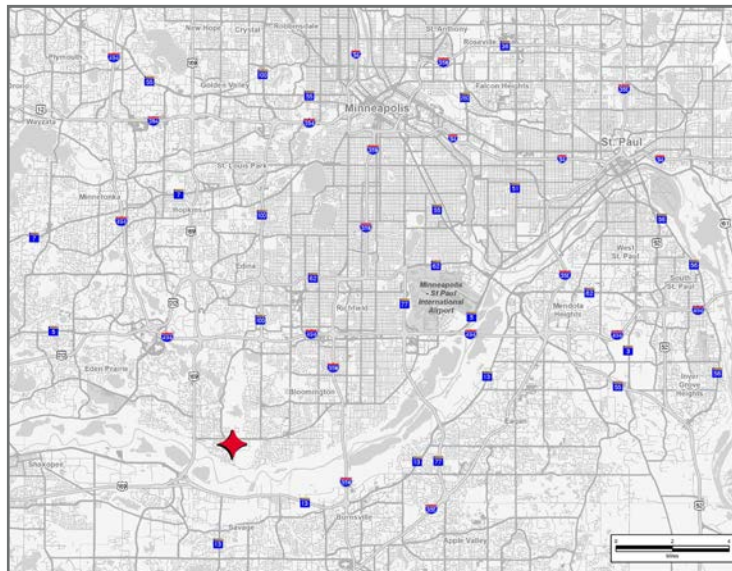
Extensive landscaping

High quality exterior image

Ribbon glass and skylights

Class A interior finishes

Ample parking



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CUSHMAN &
WAKEFIELD

cushmanwakefield.com

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Available Vacancy

SUITE	SIZE
100	34,970 SF (all office) Available Now

Terms and Expenses

2021 Est. Tax/CAM	\$2.66 PSF Tax
	\$2.47 PSF CAM
	\$5.13 PSF Total
Lease Rates	\$12.00 PSF Office
	\$5.00 PSF Warehouse

Property Highlights

Building Type	Class A single story
Year Built	1998
Total Bldg. Size	144,441 SF
Land Area	14.19 acres
Clear Height	17'
Office Ceiling Heights	10' - 12' finished
Roof	New roof in 2013
Fire Protection	100% wet-type sprinkler system
Electrical	3000 amp, 480 volt
Parking	4.72/1,000 sf (682 surface parking spots)
Lighting	Generally recessed parabolic fixtures
Exterior	Brick, stone and ribbon glass
HVAC	Roof-top HVAC units
Backup Generator	Multiple locations exist on-site
Telecommunications	3,000 SF of raised floor data center in place; redundant fiber optics



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