



Minnesota Valley Building

10800 Normandale Blvd
Bloomington, MN

***205 - 1,439 SF Office Space
Available for Lease***

Kyle Rafshol
Vice President
+1 612 217 6780
kyle.rafshol@jll.com

Will McArdle
Associate
+1 203 945 9696
william.mcardle@jll.com



Property highlights

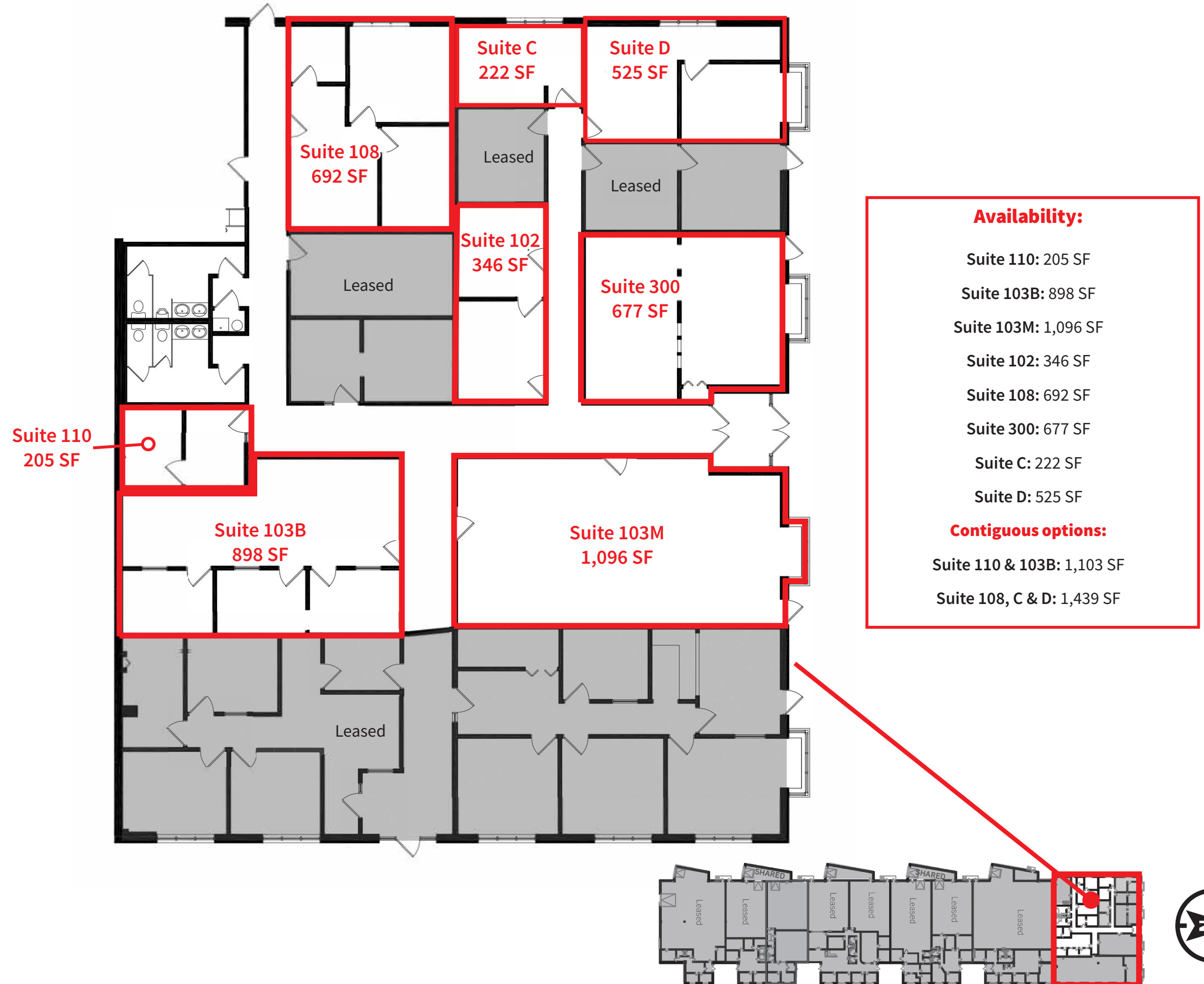
Featuring immediate access to W Old Shakopee Road and Normandale Blvd, Hwy 169, I-494 and I-35W

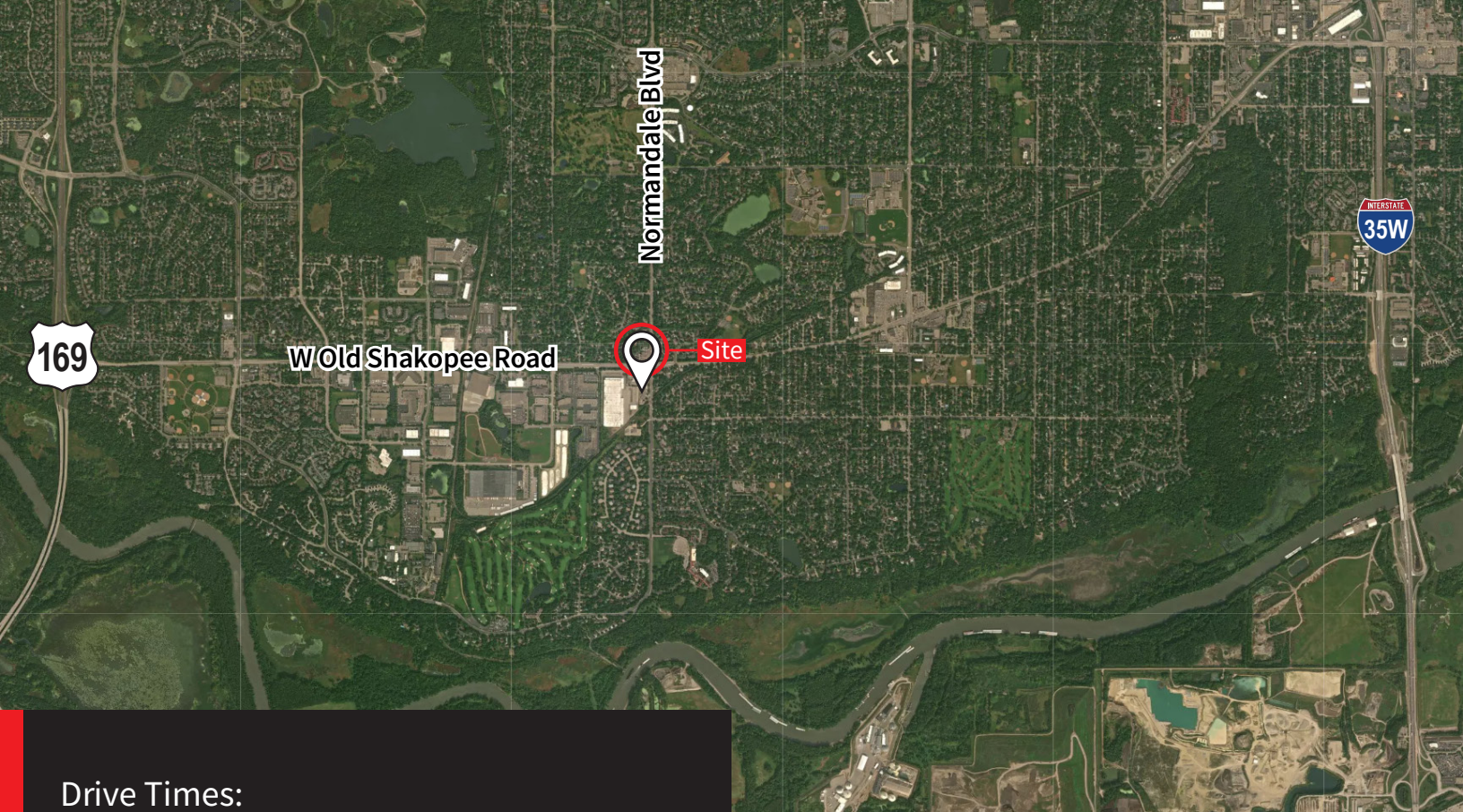
- Ample parking
- Single offices available for lease
- 47,440 SF Office/Warehouse building
- 18' clear height
- Short-term deals available!

Property specifications

Available SF	205 - 1,439 SF Available
Clear Height	18'
Loading	Dock/Drive-in
Asking Rate	Negotiable
Parking	2.24/1,000 SF
Year Built	1980
2023 Tax & Cam	CAM: \$1.99 / SF OPE: \$4.09 / SF - Office Only <u>RET: \$1.93 / SF</u> Total: \$8.01 / SF
Zoning	Industrial Park (IP & I-1)

Floor plan





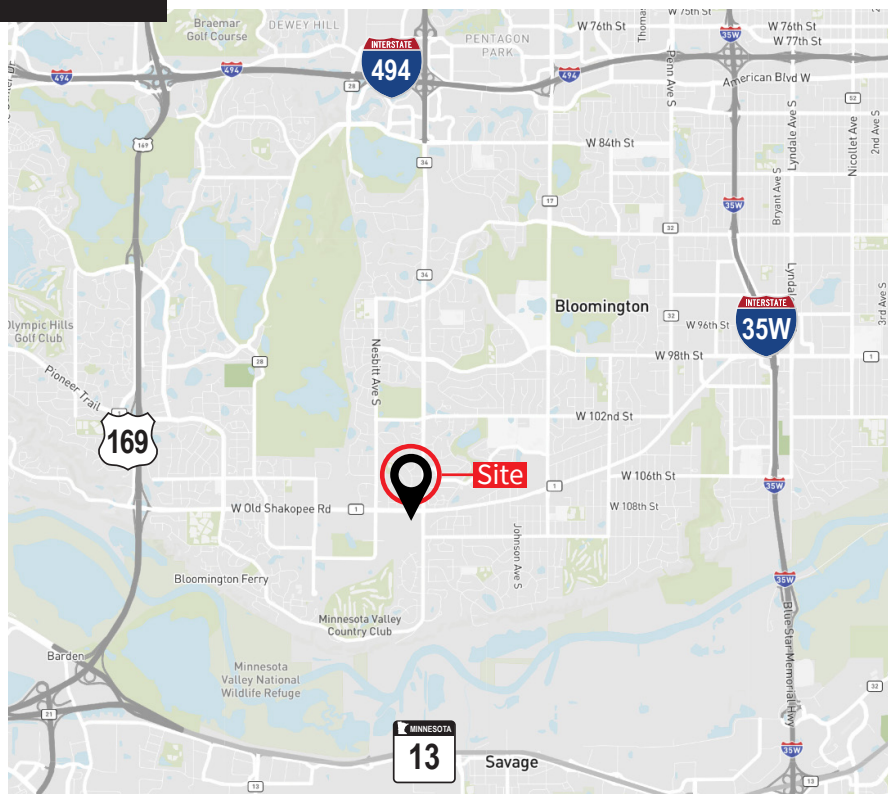
Drive Times:

- > Hwy 169: 5 Minutes
- > I-35W: 7 Minutes
- > I-494: 6 Minutes

Contact

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