



# Southtech Plaza II

9555 James Avenue South  
Bloomington, MN 55431



9,904 SF  
Available for lease

**Eric Batiza, SIOR**  
+1 612 217 5123  
eric.batiza@jll.com

**Dan Larew, CCIM**  
+1 612 217 6726  
dan.larew@jll.com



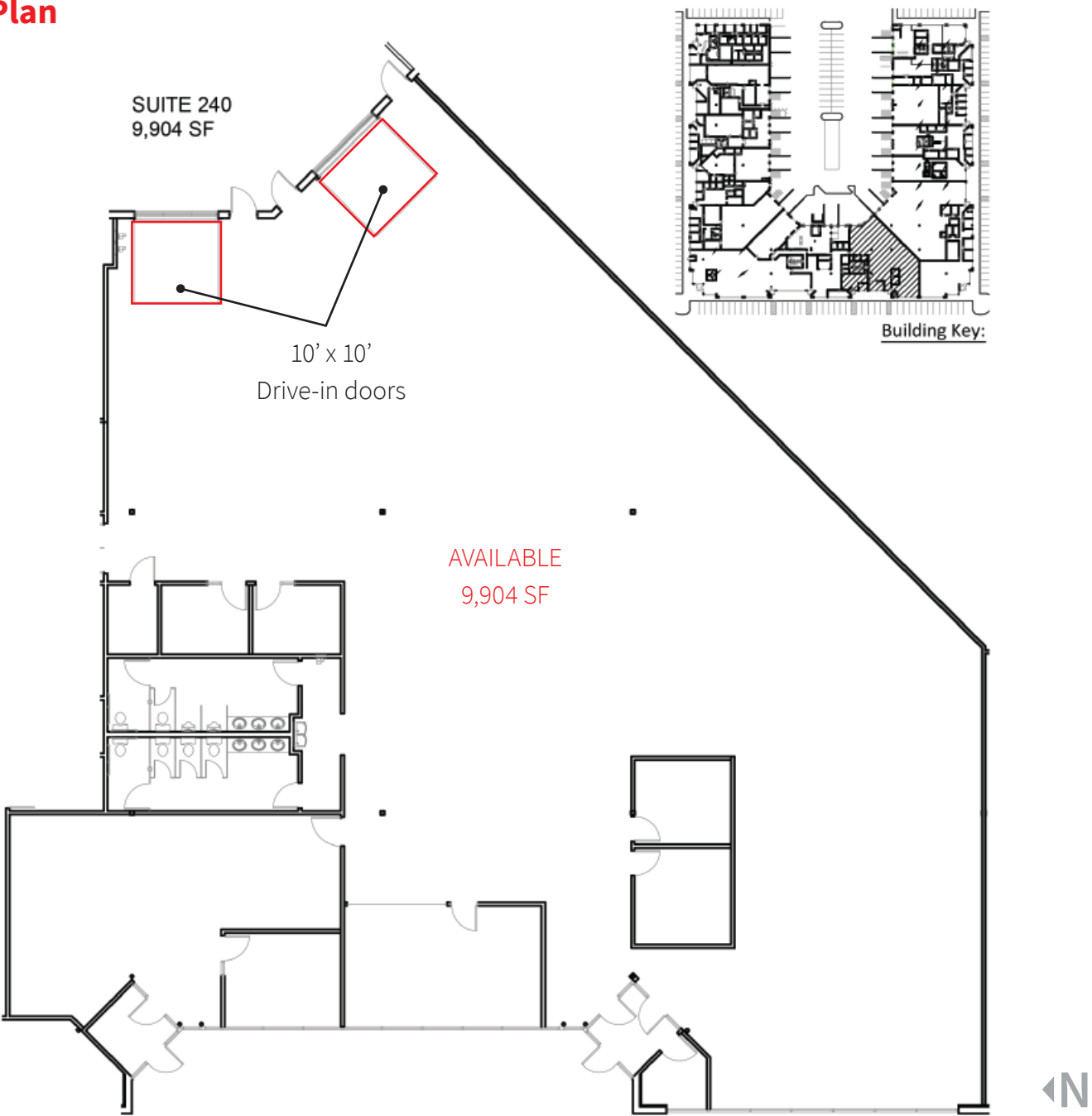
Southtech Plaza II is a 114,631 SF  
office/flex/light distribution building  
Minutes from Mpls/St. Paul International Airport  
Easy access to Interstates 35W and 494

Building amenities

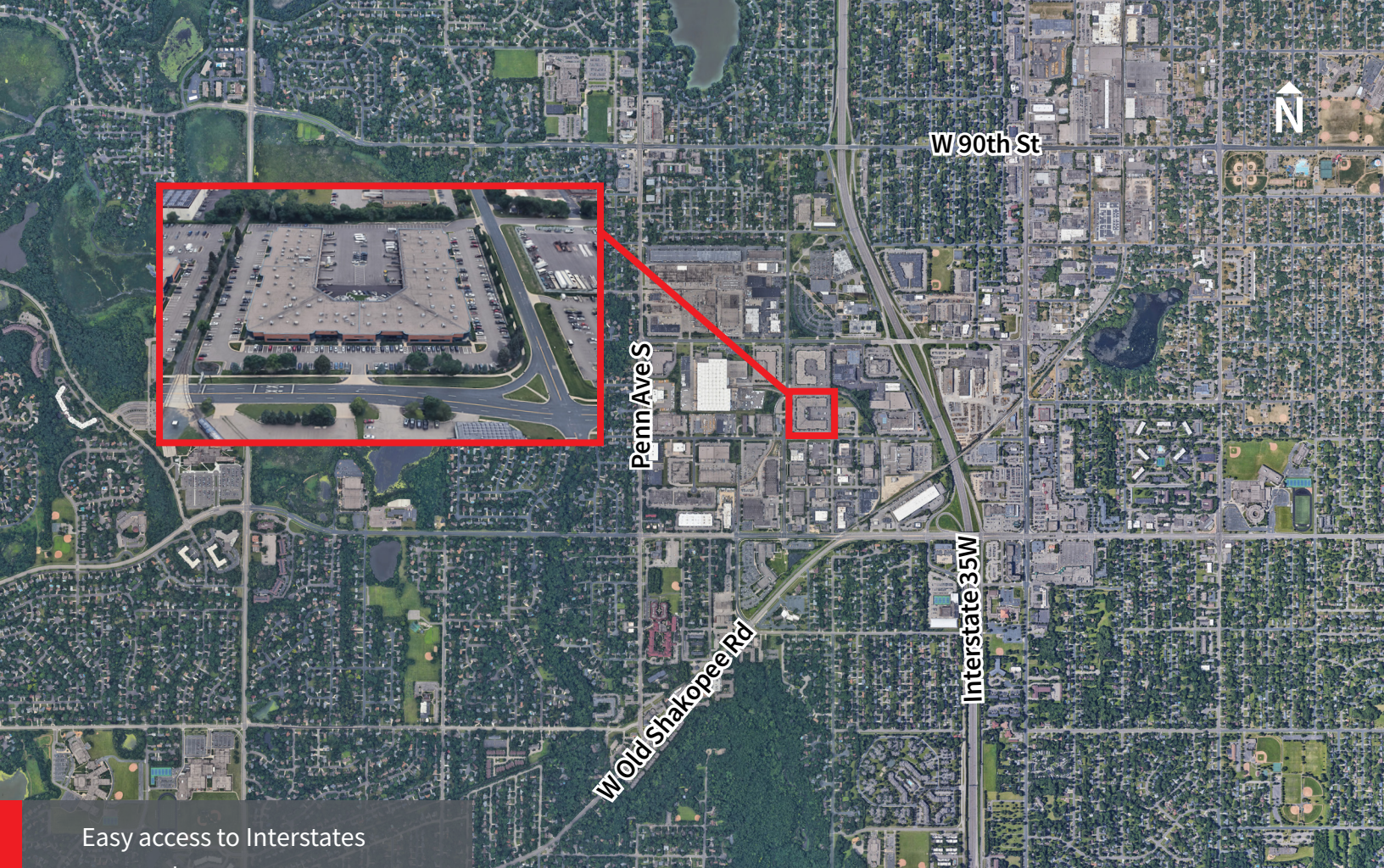
- > 114,631 SF office/flex/light distribution building
- > Brick exterior and generous glass lines
- > Private/direct entrances
- > Building signage available
- > Dock and drive-in loading to the building
- > Parking located directly in front of space
- > Excellent freeway access to I-35W and I-494
- > Fully air-conditioned space
- > Amenity: On-site brewery/taproom within the building

Building size	114,631 SF total	Parking	Ample surface spaces
Year built	1987	Clear height	14'
Currently available	Suite 240 9,904 SF office/warehouse - approximately 2,500 SF existing office space, Landlord will BTS additional office space	Lease rates	Negotiable
		2023 EST CAM & real estate tax	\$2.67 PSF Tax \$2.65 PSF CAM \$5.32 PSF TOTAL
Loading	(2) 10' x 10' drive-in doors		
Electrical	3200 amps 208/120 3 phase (potential to achieve 480 volts)		
HVAC	Fully air-conditioned space		

Floor Plan



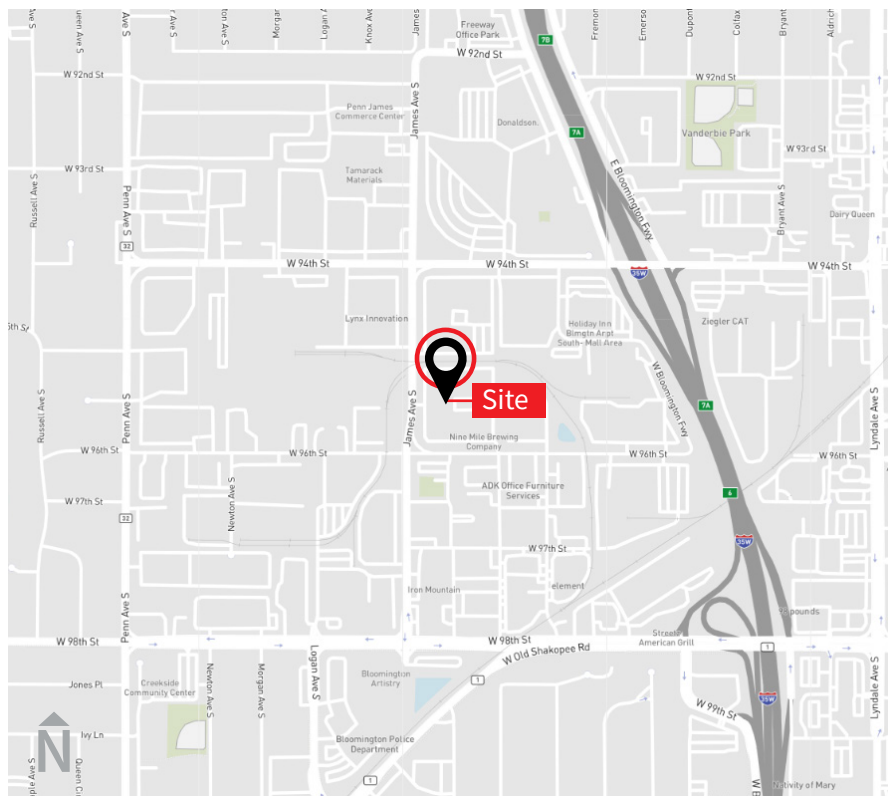




Easy access to Interstates  
35W and 494

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