



# THE PREMIER DESTINATION

## FOR AN EVOLVING WORKPLACE

[www.normandalelakeofficepark.com](http://www.normandalelakeofficepark.com)



LEASED BY







# 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. This evolving workplace is truly a premier destination. Come see what's inside.





## LIFESTYLE BENEFITS

- Four restaurants offering everything from fast casual to fine dining
- Indoor and outdoor fitness amenities to promote health and wellness
- Salon, florist, 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

Being part of the community empowers you to bring more convenience to your day. With its prime location and convenient retail, dining and service amenities, the park is strategically designed to cater the workday around your lifestyle, because your time is valuable, in and out of the office.







## 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

# ENHANCING INNOVATION & CONNECTIVITY

The nature of work is evolving quickly. And more than ever, employees require a place to connect, collaborate and get inspired with their peers. Along with a host of modern collaboration spaces, the park offers an inclusive and supportive business community aimed at growing your organization.







## 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

# REDISCOVER THE IMPORTANCE OF COMMUNITY

Helping you build a culture of solidarity and connection by offering countless opportunities for your employees to connect with one another and the greater community through charitable events, friendly competitions, and community gatherings. Emphasizing purpose and belonging can lead to greater loyalty and involvement from your employees and will ultimately lead to a happier and more productive workforce.







## 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 visual security staff available 24/7
- Tenant services available to assist with event planning and coordination

# TOP TIER SERVICE AND SUPPORT

Employing relationship-driven teams eager to enhance your experience. With over 300 people devoted to your safety, comfort and happiness each and every day, your employees will receive the highest level of care unparalleled by any other office complex.





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:

\$23.00 per rentable square foot

## OPERATING COSTS & TAXES:

\$15.68 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

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# 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:

\$23.00 per rentable square foot

## OPERATING COSTS & TAXES:

\$14.90 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.



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# 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:

\$23.00 per rentable square foot

## OPERATING COSTS & TAXES:

\$15.78 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

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# 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:

\$23.00 per rentable square foot

## OPERATING COSTS & TAXES:

\$15.54 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:

\$23.00 per rentable square foot

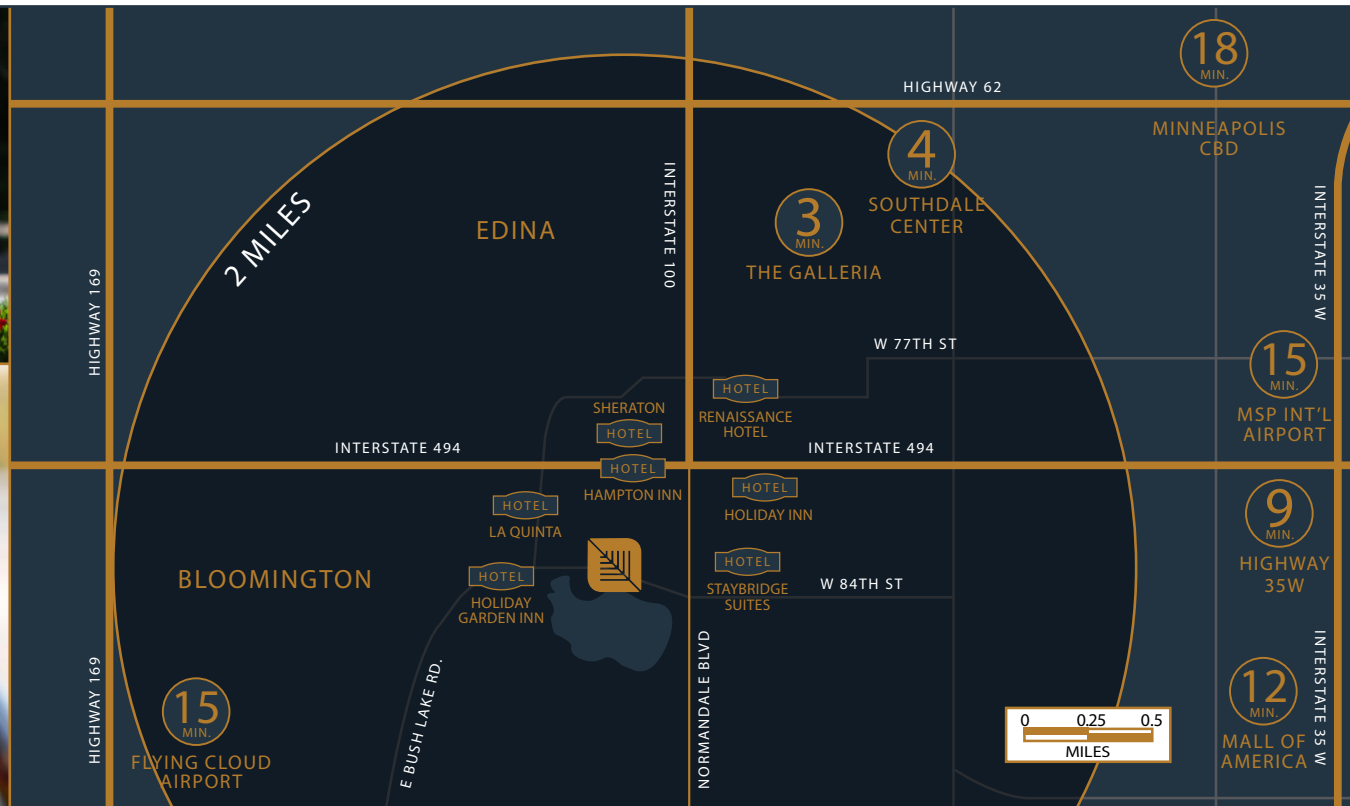
## OPERATING COSTS & TAXES:

\$15.43 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.





## THE BEST OF THE SUBURBS

# AT YOUR FINGERTIPS

Offering tremendous access to an exciting list of popular destinations, accommodations, and airports just minutes away. And with unbeatable accessibility to several major roadways, your commute will never be a problem.

### LIVE

Lunds & Byerlys  
Trader Joe's  
Whole Foods  
Total Wine  
Mister Car Wash  
Bobby & Steve's Auto  
Anytime Fitness  
CorePower Yoga  
CrossFit Edina  
LA Fitness  
Lifetime Fitness  
Pure Barre  
Title Boxing Club  
HomeGoods  
Macy's Furniture  
Room & Board

The Container Store  
West Elm  
Restoration Hardware  
Office Depot  
FedEx Print & Ship  
USPS

### EAT

Brueggers  
Caribou Coffee & Bagels  
Starbucks  
Capriotti's  
Dairy Queen  
Domino's  
Five Guys  
Grabbagreen  
Jamba Juice  
Jimmy John's

Pancheros  
Potbelly  
Cahill Bistro  
CW's Bar and Grill  
Bloomington ChopHouse  
Cheetah Pizza  
Ciao Bella  
Pinstripes  
Red's Savoy Pizza  
Taco Libre  
Tavern 23  
Wooden Hill Brewery

### STAY

Best Western  
Courtyard by Marriott  
Doubletree Hotel  
Embassy Suites

Hampton Inn  
Hilton  
Hilton Garden Inn  
Holiday Inn  
Holiday Inn Express  
La Quinta Inn & Suites  
Renaissance Hotel  
Residence Inn  
Sheraton  
Staybridge Suites

### PLAY

Normandale Lake Park  
Hyland Hills Ski Area  
Richardson Nature Center  
Bush Lake Park  
Hyland Lake Park Reserve  
Braemar Golf Course







A modern office lounge area with a white sofa, a wooden armchair, and a fireplace. A woman is walking in the foreground, and another woman is sitting in the armchair. The room has large windows overlooking a city skyline.

# YOUR CHANCE TO ATTRACT THE BEST AND BRIGHTEST

The traditional office experience is a thing of the past. Our unique, customizable office solutions offer broad appeal and empower companies to attract, retain, and stimulate the best and brightest talent.

TO VIEW AVAILABLE SUITES, PLEASE VISIT

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