

UP TO

50,000 SF AVAILABLE

FOR LEASE

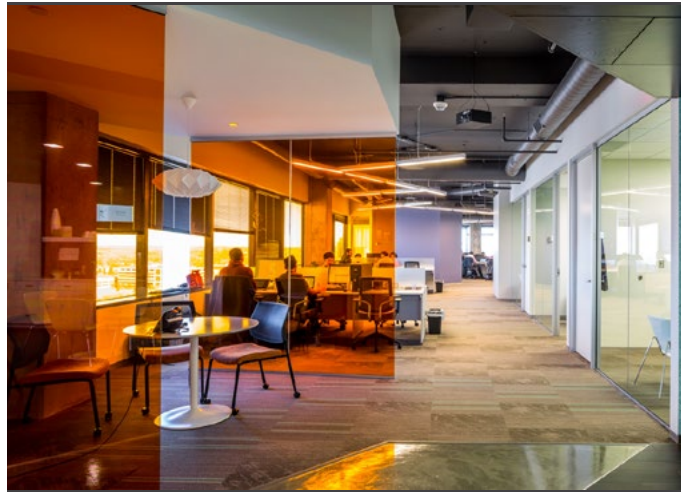
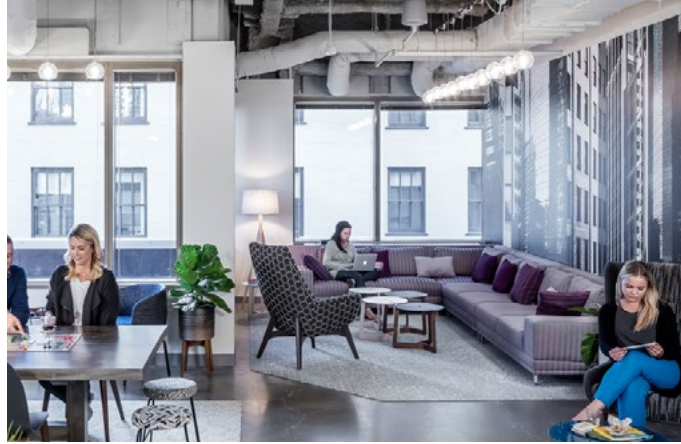
BLOOMINGTON

BLOOMINGTON OFFICE CENTER

1550 AMERICAN BLVD E
BLOOMINGTON, MN 55431

INVEST IN YOUR PEOPLE

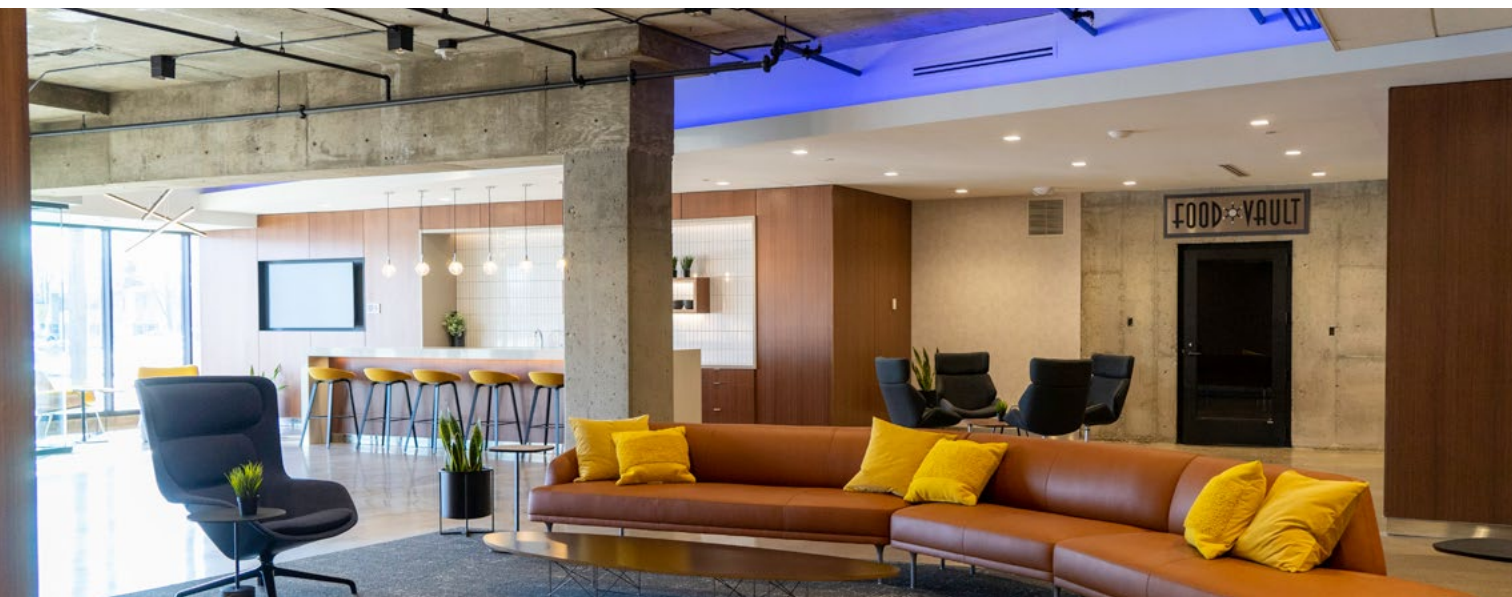
Ideal **corporate headquarters** opportunity
All new **Class A amenity** package
Complete overhaul to common areas
Free + convenient covered **parking**
Exterior building signage opportunities available
Excellent **access + visibility** from I-494
Nearby shuttles to **MSP International Airport**
Numerous nearby **hotels and retail** services
Quick + easy access via LRT and Metro Transit



SUPPORT YOUR BUSINESS

Common area overhaul will attract and retain with:

- Expanded natural light
- Fitness center with lockers and showers
- Training room that accommodates up to 48
- Public third spaces and grab-n-go market to add collaborative flexibility for all tenants and guests
- Modern styling that supports a Class A image
- Free and convenient covered parking



INTEGRATE

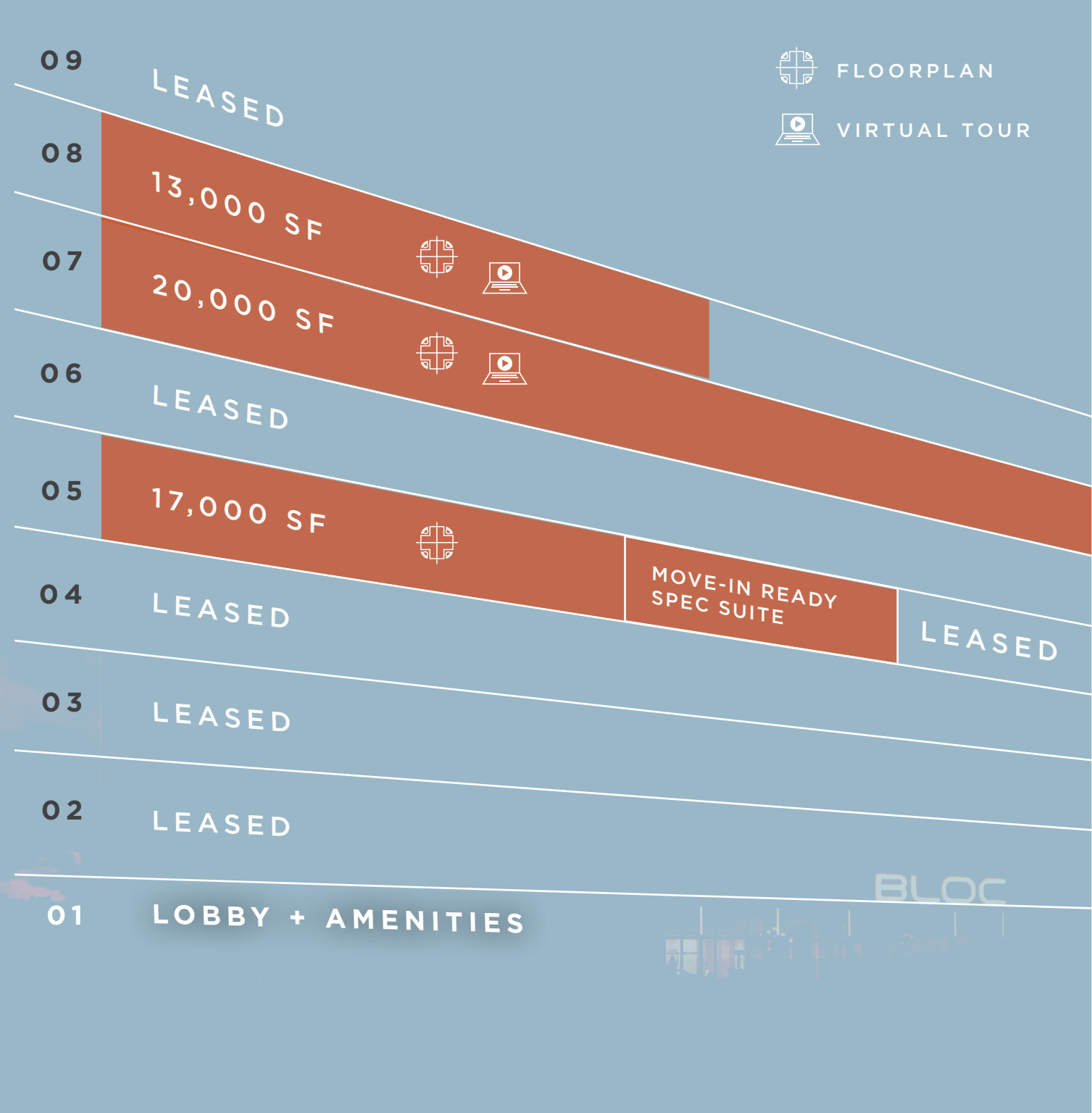
DAILY

CONVENIENCE

Boost convenience in this premium location:

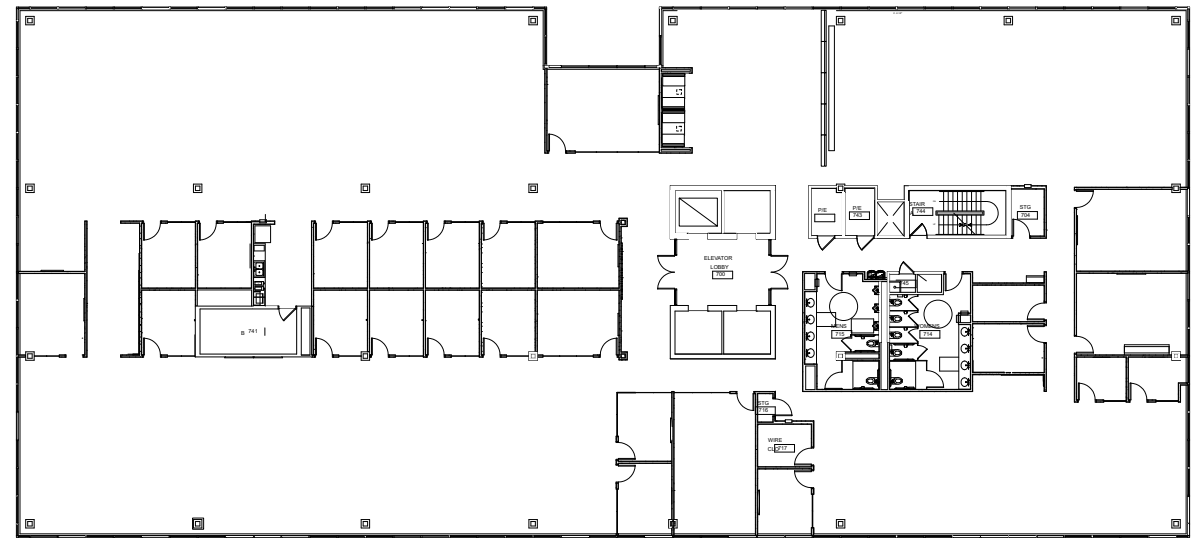
- Nearby shuttles to MSP International Airport
- Simplify travel by positioning your team within minutes of numerous hotels
- Enjoy excellent access and visibility from I-494
- Maximize travel options via LRT and Metro Transit
- Enjoy a multitude of neighboring retail and dining options






THE
BLOC

50,000 SF AVAILABLE



165,000 SF | **Building Size**
2020/1985 | **Renovated/Built**
Nine | **Floors**

Typical Floorplate | 20,000 SF
Lease Rate | \$15.50 PSF
Tax/Op | \$10.33 PSF



BLOC

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