

FOR LEASE

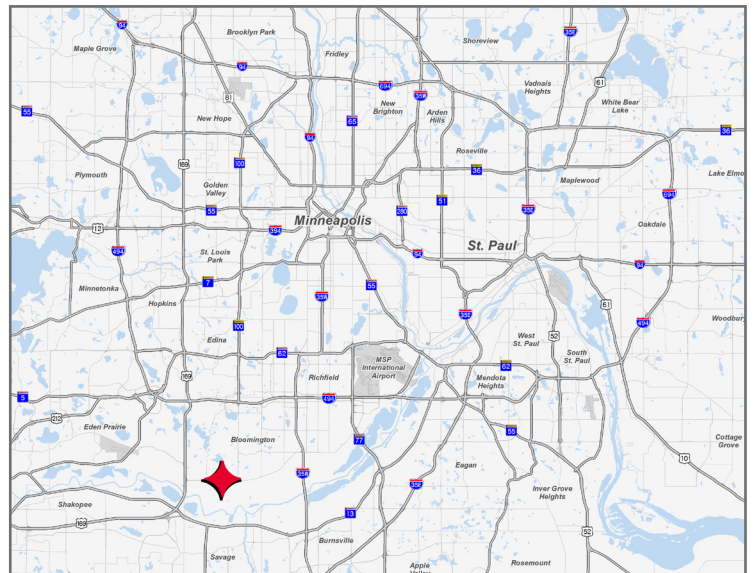
WEST BLOOMINGTON BUSINESS CENTER

6300 W Old Shakopee Rd, Bloomington, MN

4,853 - 22,278 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Up to 22,278 SF Available
- Extensive glass line
- 5/1,000 SF parking ratio
- Landlord will consider both flex and all office deals
- Local ownership
- Excellent access to Hwy 169



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**CUSHMAN &
WAKEFIELD**

cushmanwakefield.com

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PROPERTY HIGHLIGHTS

Clear Height	18'
Fire Protection	Sprinklered
HVAC	100% A/C
Parking	5/1,000 SF

**2025 Estimated
Tax & CAM**

\$3.36 PSF Tax
\$3.16 PSF CAM
\$6.52 PSF Total

Lease Rates

\$13.00 PSF Office
\$7.00 PSF Warehouse



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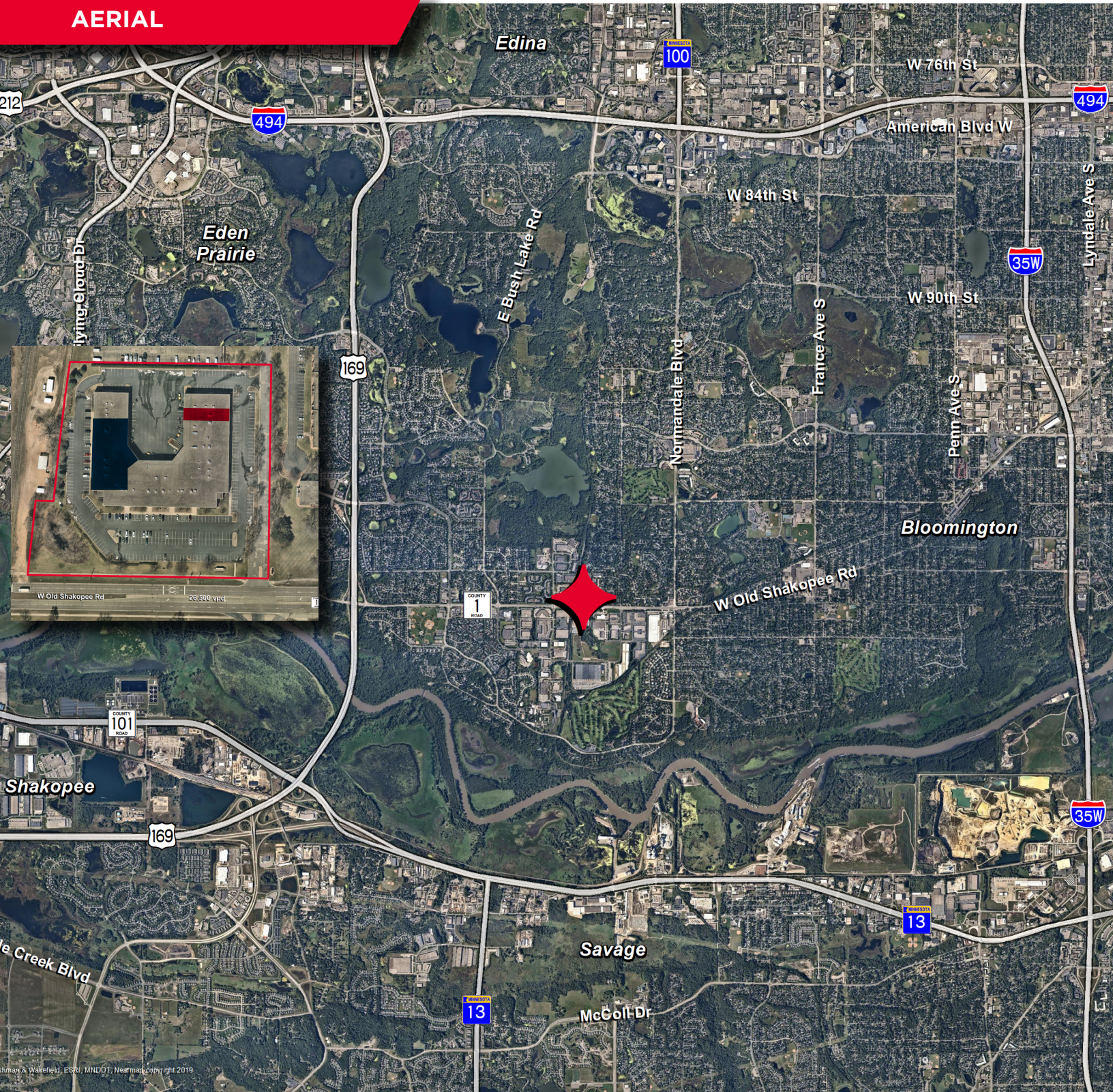


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AERIAL



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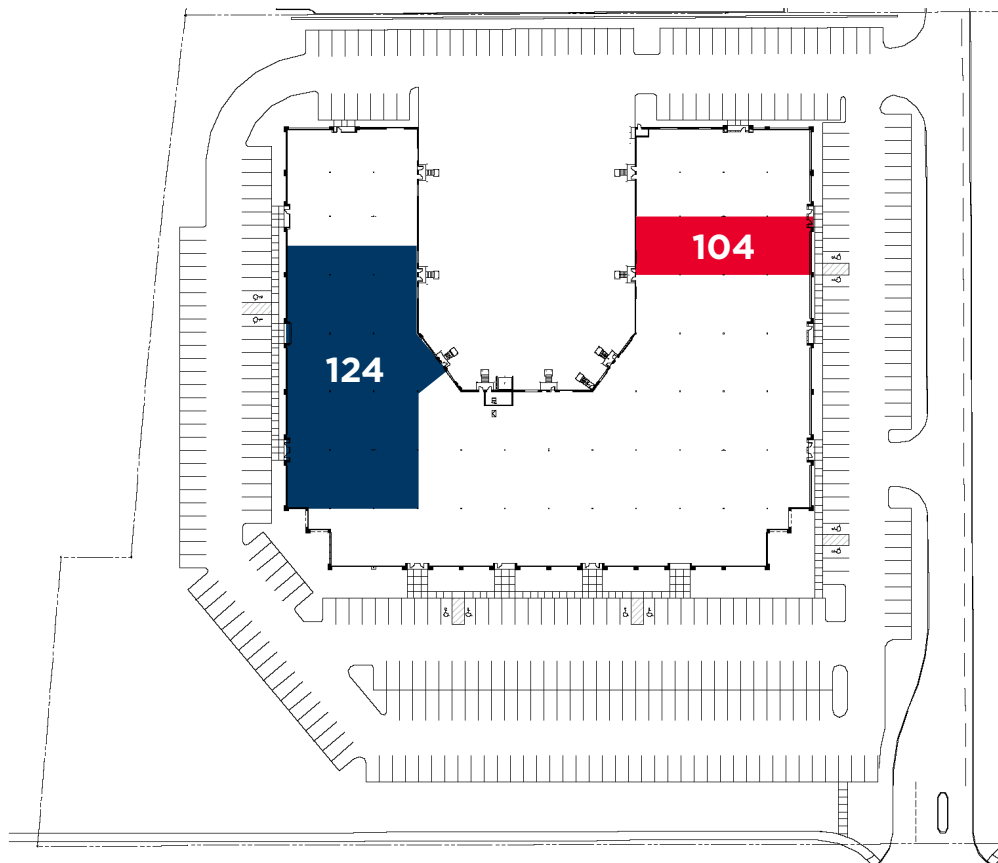
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AVAILABLE SUITES

SUITE	TOTAL	OFFICE	WAREHOUSE/ PRODUCTION	LOADING
104	4,853 SF	4,853 SF <i>(office can be peeled back to 50%)</i>	<i>(office can be peeled back to 50%)</i>	1 Dock
124	17,425 SF	0 SF	17,425 SF	3 Docks 1 Drive-In



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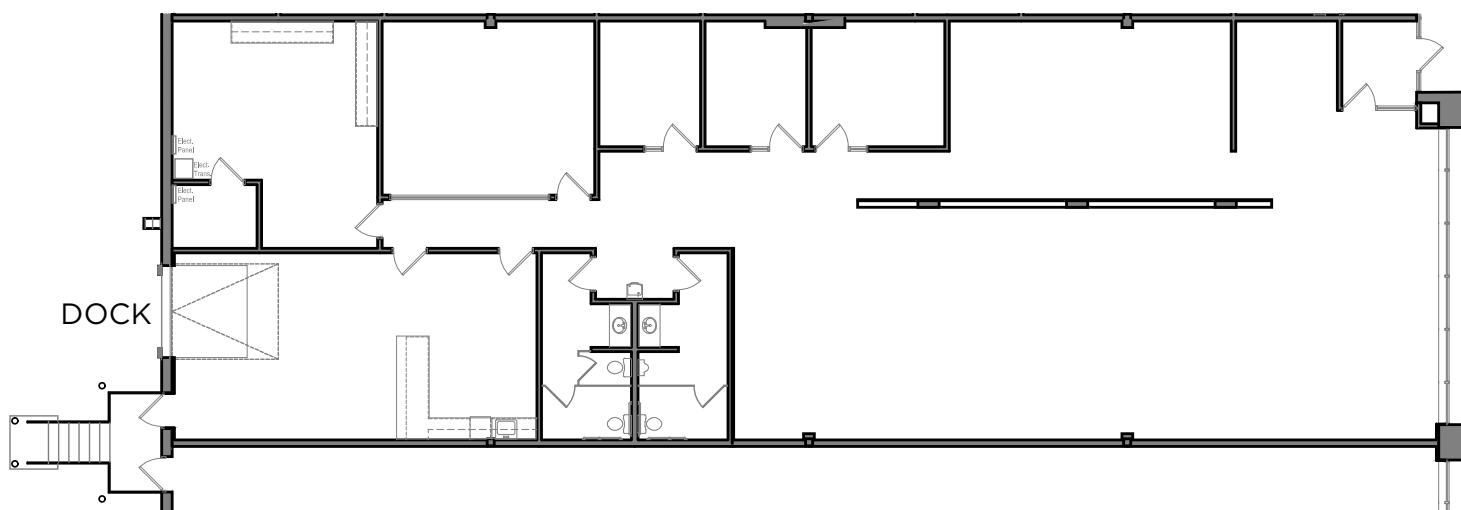
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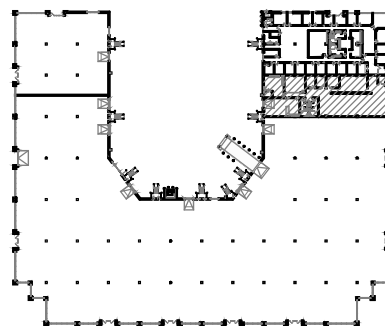
SUITE 104 EXISTING

4,853 SF Office (*office can be peeled back to 50%*)

1 Dock



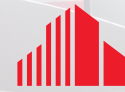
Building Key:



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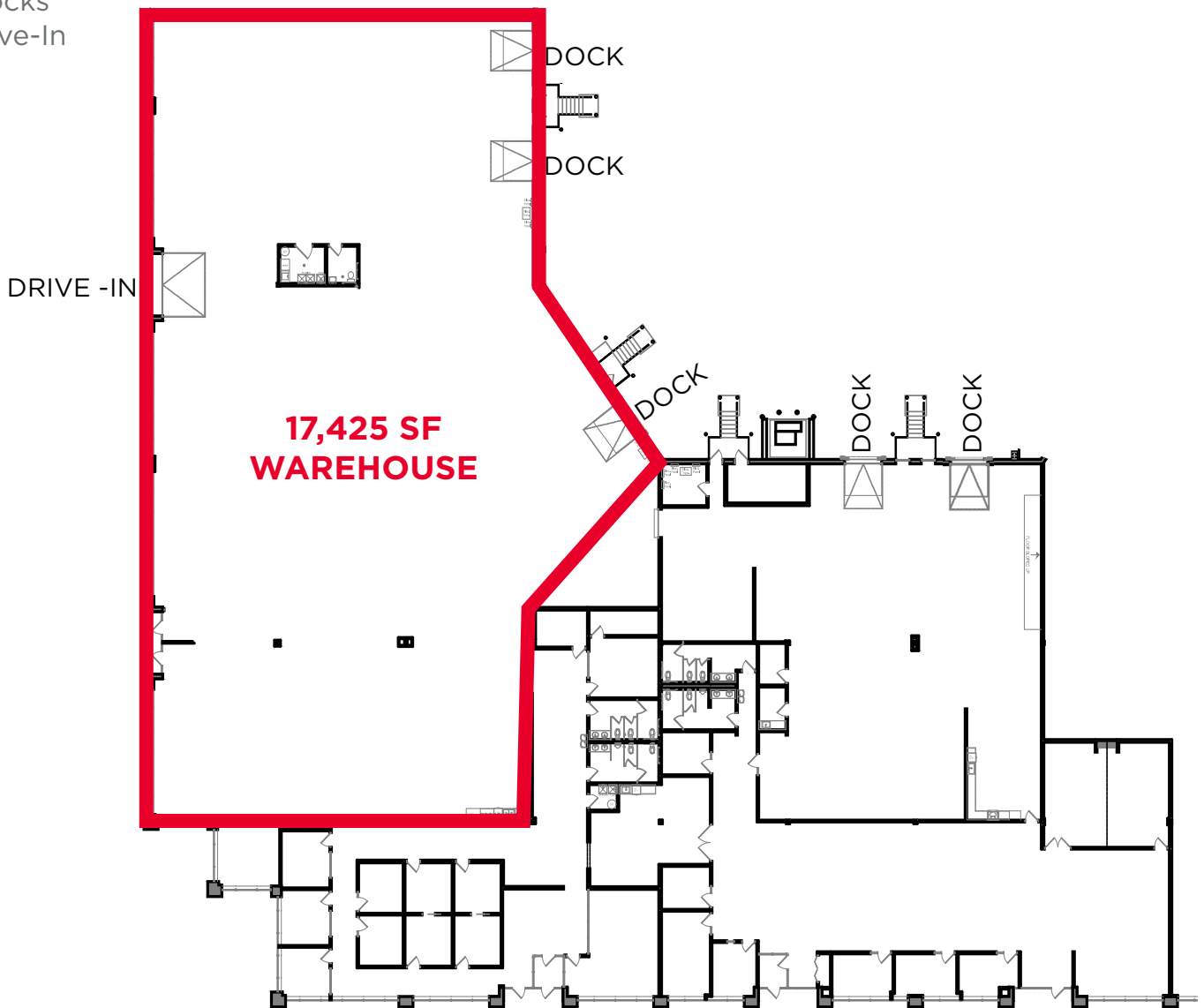
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SUITE 124

0 SF Office
17,425 SF Warehouse/Production
17,425 SF Total*

3 Docks
1 Drive-In



*Can be demised