



NORTHLAND CENTER

AMENITY RICH CLASS A OFFICE CAMPUS

3500 + 3600 AMERICAN BOULEVARD WEST, BLOOMINGTON, MN

FOR LEASE

Class A office park

Two-buildings, 500,000 SF

13 Acre Site

Year Built/Renovated - 1983/2019

Number of Floors - 8

Net Rental Rate - \$21.00 per SF

2025 Operating Expenses & Taxes:

Operating Expenses \$10.30

Real Estate Taxes \$ 3.35

Total \$13.65

Minimum Divisible - 1,500 SF

Maximum Contiguous - 13,000 SF

FRANCE AVENUE

HWY I-494

AMERICAN BOULEVARD



BOCCE BALL COURT
LOADING DOCK
PATIO & GRILL
COVERED PARKING ENTRANCE

PARKING RAMP

DECK PARKING

PICKLEBALL COURTS
COURTYARD WITH TABLES & CHAIRS

COVERED PARKING ENTRANCE

COVERED PARKING ENTRANCE

DECK PARKING

COVERED PARKING ENTRANCE

BUILDING ENTRANCE

3500 + 3600 AMERICAN BOULEVARD WEST BLOOMINGTON, MN

EAT

- | | |
|----------------------------|---------------------------|
| 1 ChopHouse @ Hilton Hotel | 20 Crumbl |
| 2 Denny's | 21 Original Pancake House |
| 3 Olive Garden | 22 Big Bowl |
| 4 Lifetime Fitness | CRAVE |
| 5 Panchero's | CōV |
| 6 CW's Bar & Grill | 23 Starbucks |
| 7 Kincaid's | Sweetgreen |
| 8 LARS Restaurant & Bar | Pittsburgh Blue |
| 9 TGI Fridays | Good Earth |
| 10 Jersey Mike's | 24 McCormick & Schmick's |
| 11 Red's Savoy | 25 Cheesecake Factory |
| 12 Lela | Dave & Buster's |
| 13 Ike's | 26 Peoples Organic |
| 14 Perkins | Rustica |
| 15 Smack Shack | Yumi Sushi |
| 16 Ciao Bella | 27 Shake Shack |
| 17 Tavern 23 | 28 Tavern on France |
| El Camino Taco | 29 Giordano's |
| Jamba Juice | 30 Caribou |
| 18 Starbucks | 31 Chipotle |
| Subway | 32 Cowboy Jack's |
| Q Cumbers | 33 Samurai Sushi |
| 19 Caribou | 34 Chick-fil-A |

STAY

- 1 AmericInn
- 2 La Quinta
- 3 Staybridge Suites
- 4 Hilton Hotel
- 5 Holiday Inn
- 6 Hampton Inn
- 7 Renaissance Hotel
- 8 Sheraton
- 9 Double Tree
- 10 Courtyard by Marriott
- 11 Holiday Inn Express
- 12 Westin Hotel
- 13 Homewood Suites
- 14 Embassy Suites

SHOP

- | | |
|----------------------------------|----------------------------|
| 1 Centennial Lakes Retail | 5 Trader Joe's |
| HomeGoods | 6 Bobby & Steve's Auto |
| Office Depot | 7 Target |
| UPS Store | 8 Life Time Work |
| 2 The Galleria | 9 Lunds & Byerlys |
| Barnes & Noble | 10 Southdale Center |
| Coach | Apple Store |
| Cole Haan | AMC Theatres |
| Kate Spade | Banana Republic |
| Louis Vuitton | Eddie Bauer |
| lululemon | Macy's |
| Tiffany & Co | Sephora |
| Tory Burch | 11 Slumberland Furniture |
| 3 Cub Foods | 12 Target |
| 4 Total Wine | |



SUPERIOR AMENITIES PACKAGE



THREE BRAND NEW PICKLEBALL COURTS



NEWLY-RENOVATED SKY-LIT CONCOURSE WITH FREE WIFI AND COLLABORATIVE SEATING



OUTDOOR PLAZA & PATIOS WITH GRILL, TABLES, UMBRELLAS, AND FIRE-SIDE SEATING



5,000 SF FITNESS CENTER W/GROUP STUDIO, FITNESS ON DEMAND, PELOTON BIKES, LOCKERS & SHOWERS



NEW BIKE STORAGE ROOM



FREE MULTIMEDIA TRAINING CENTER FOR UP TO 100 PEOPLE



4 FREE MULTIMEDIA CONFERENCE ROOMS



FULL-SERVICE CAFE OFFERING BREAKFAST, LUNCH, CATERING AND GRAB-N-GO ITEMS



3 SECURE, HIGH SPEED FIBER PROVIDERS AND REDUNDANT INFRASTRUCTURE



CLIMATE-CONTROLLED GARAGE PARKING, AND FREE COVERED PARKING



FULL-SERVICE HAIR SALON



BOCCE BALL COURT, BAG TOSS, AND SHUFFLEBOARD



SECURITY GUARD/BUILDING AMBASSADOR



ON-SITE PROPERTY MANAGERS AND BUILDING ENGINEERS



LEED SILVER CERTIFIED, ENERGY STAR RATED & BOMA 360 AWARD



ON-SITE CAR WASH AND AUTO SPA



UPS AND FEDEX DROP BOXES



DRY CLEANING AND SHOE REPAIR



AVAILABILITIES

3500 NORTHLAND CENTER

SUITE	SF	NOTES
100	7,917	SPEC SUITE
130	4,626	
155	5,274	SPEC SUITE
440	2,731	SPEC SUITE
640	9,767	
650	6,232	

3600 NORTHLAND CENTER

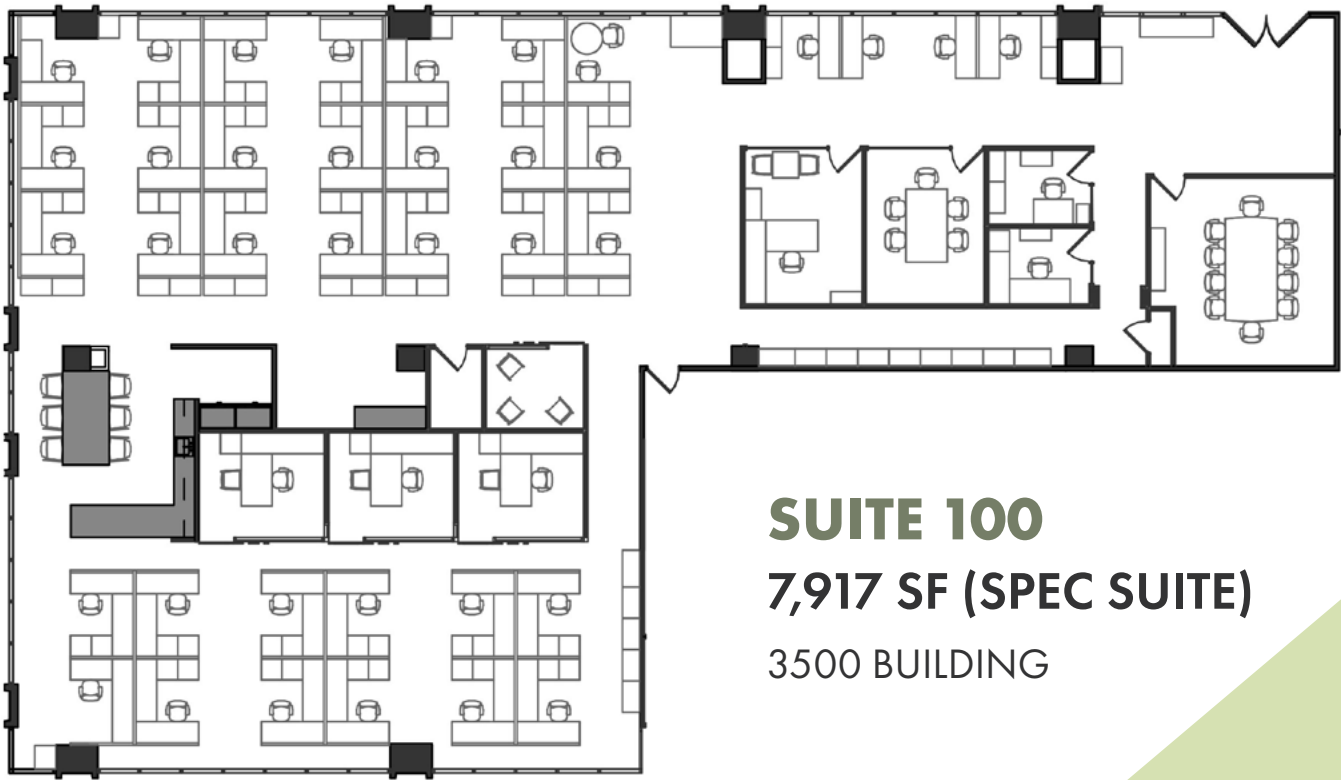
SUITE	SF	NOTES
250	14,539	SPEC SUITE
335	2,002	
600	13,132	SPEC SUITE



NEXT

CLICK A SUITE #
TO SEE ITS PLAN

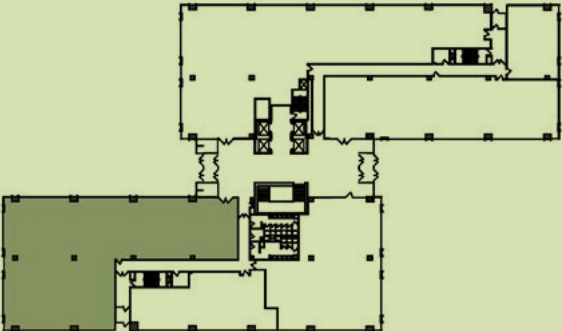
AVAILABILITIES



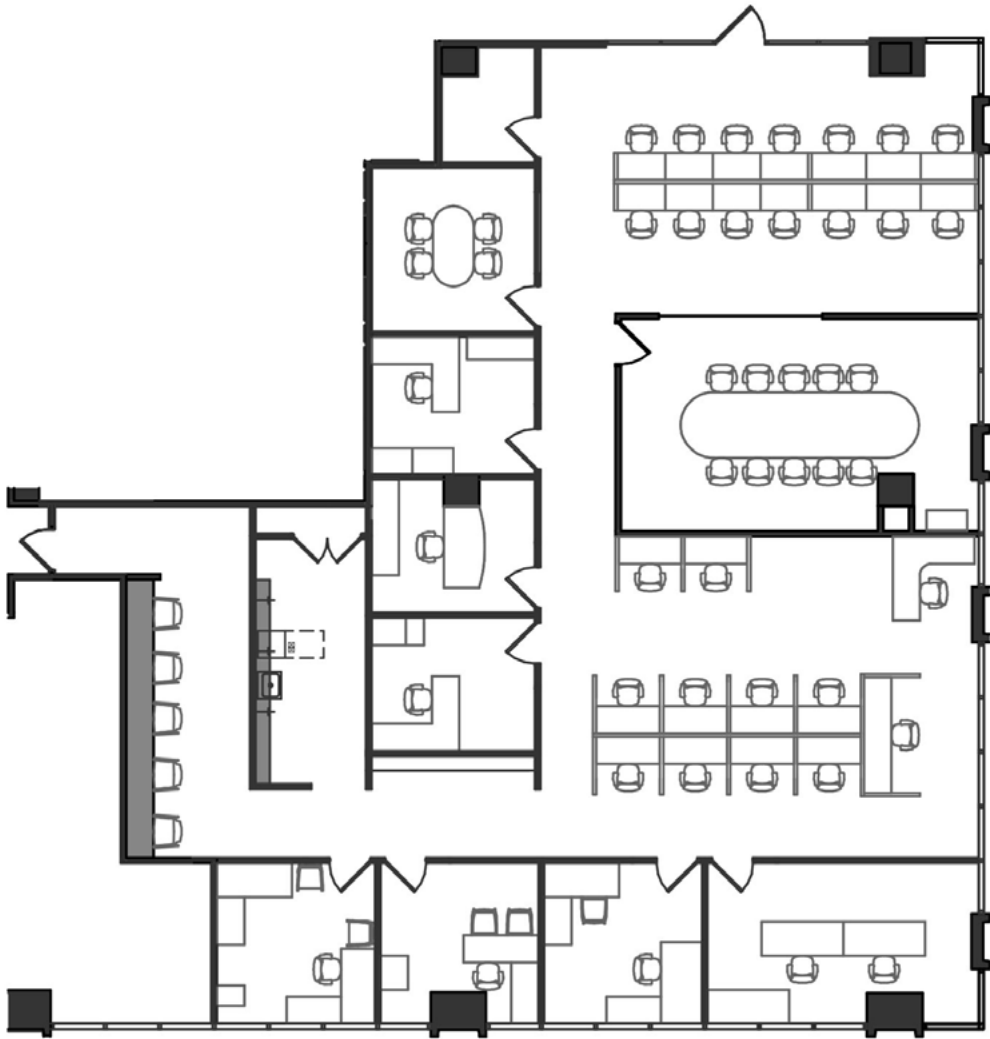
SUITE 100
7,917 SF (SPEC SUITE)
3500 BUILDING



KEY PLAN | FLOOR 1



AVAILABILITIES



SUITE 130

4,626 SF

3500 BUILDING

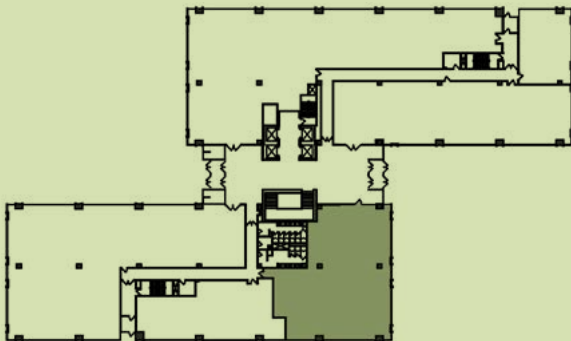


BACK



NEXT

KEY PLAN | FLOOR 1



AVAILABILITIES



SUITE 155
5,274 SF (SPEC SUITE)
3500 BUILDING

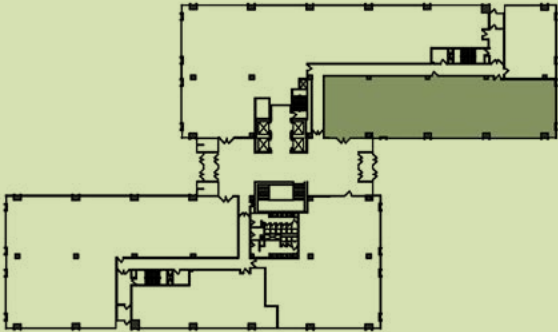


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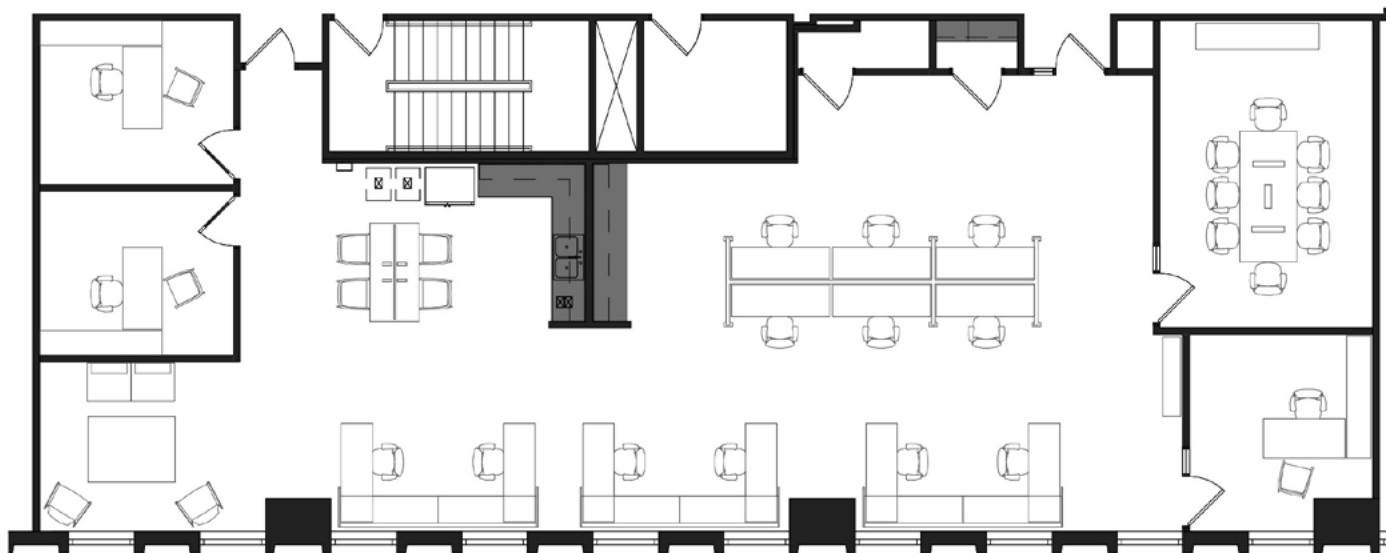


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KEY PLAN | FLOOR 1



AVAILABILITIES



SUITE 440
2,731 SF (SPEC SUITE)
3500 BUILDING

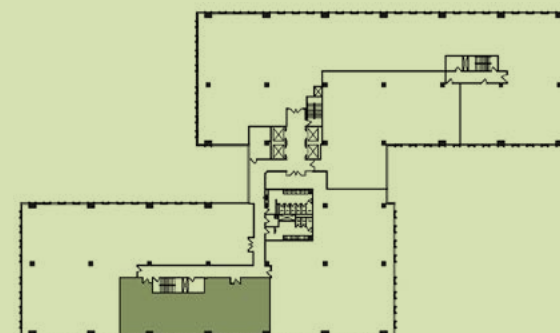


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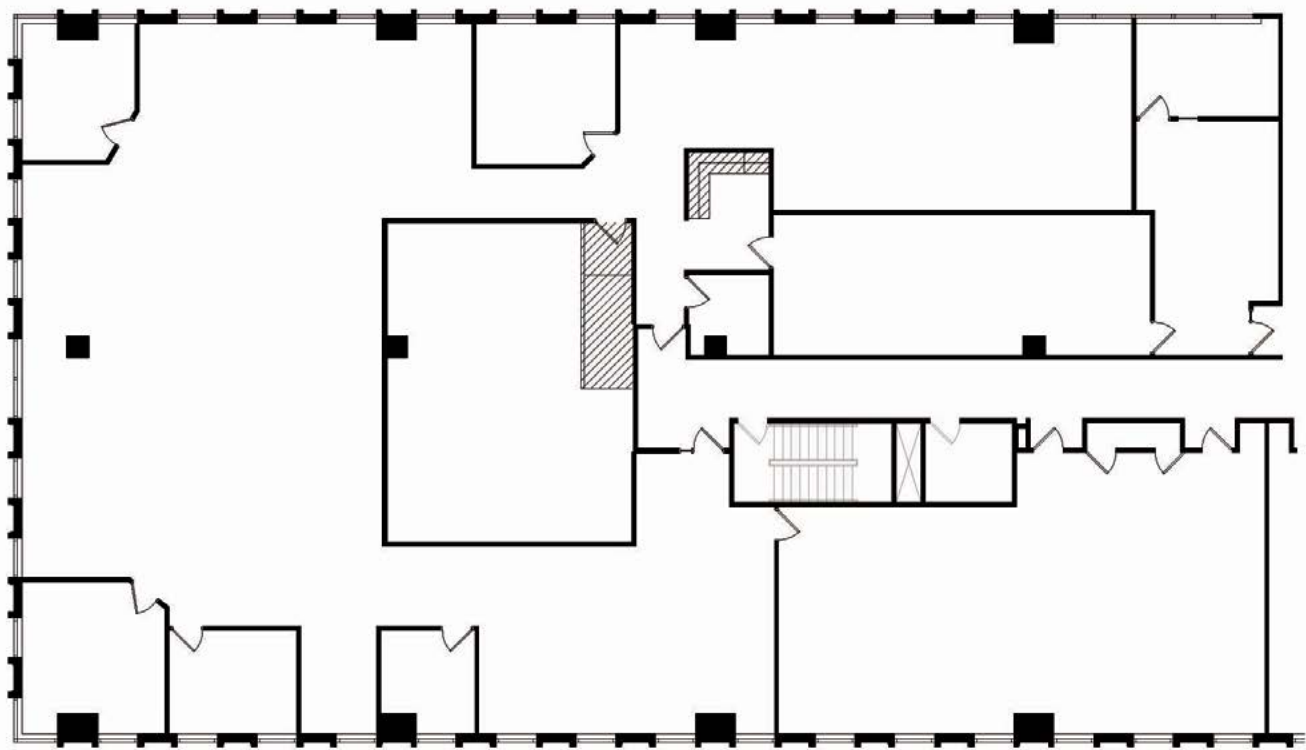


NEXT

KEY PLAN | FLOOR 4



AVAILABILITIES



SUITE 640

9,767 SF

3500 BUILDING

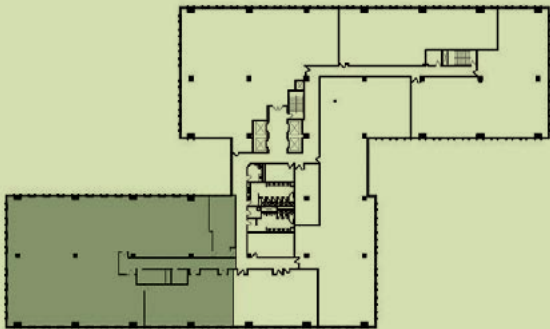


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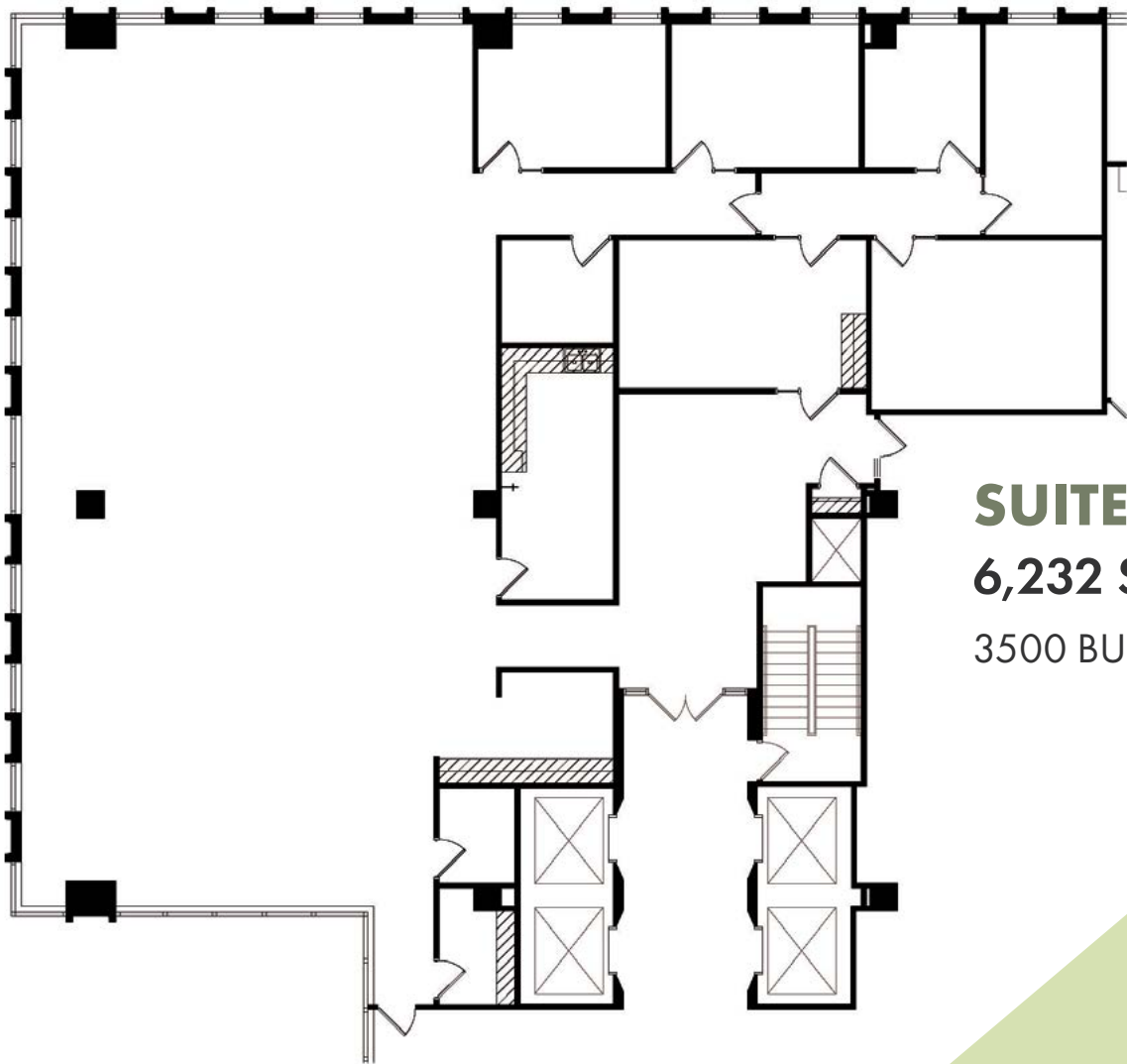


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KEY PLAN | FLOOR 6



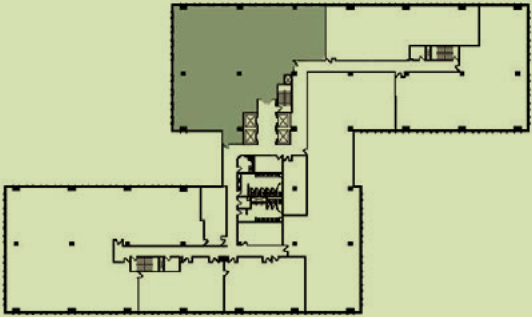
AVAILABILITIES



SUITE 650
6,232 SF
3500 BUILDING



KEY PLAN | FLOOR 6



AVAILABILITIES



SUITE 250
14,539 SF (SPEC SUITE)
3600 BUILDING

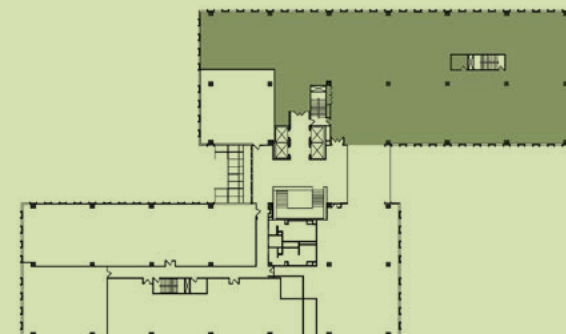


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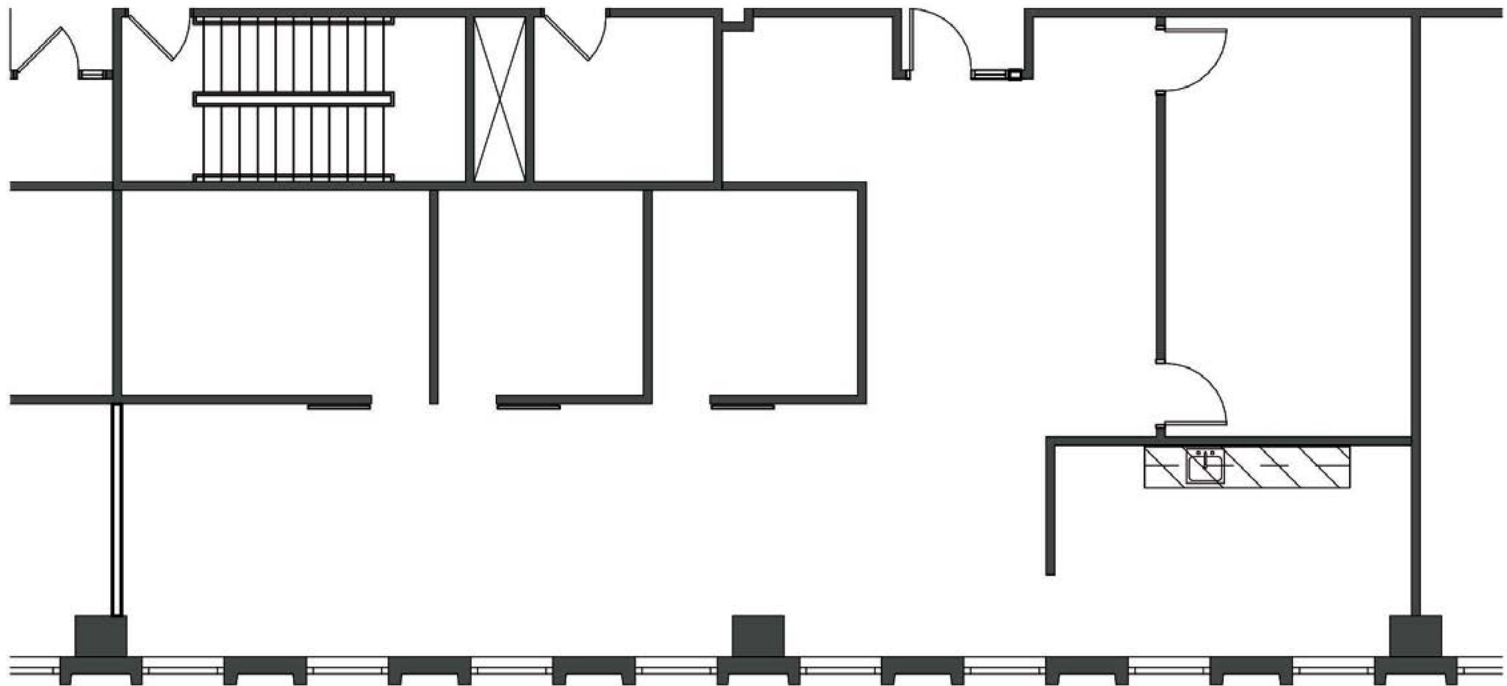


NEXT

KEY PLAN | FLOOR 2



AVAILABILITIES



SUITE 335

2,002 SF

3600 BUILDING

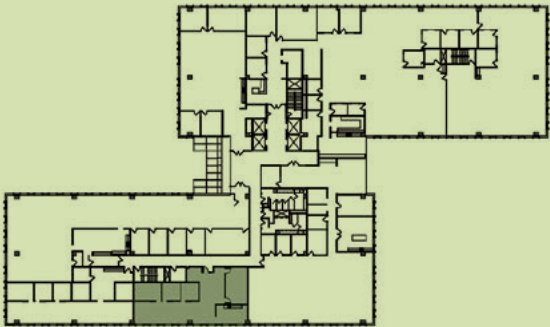


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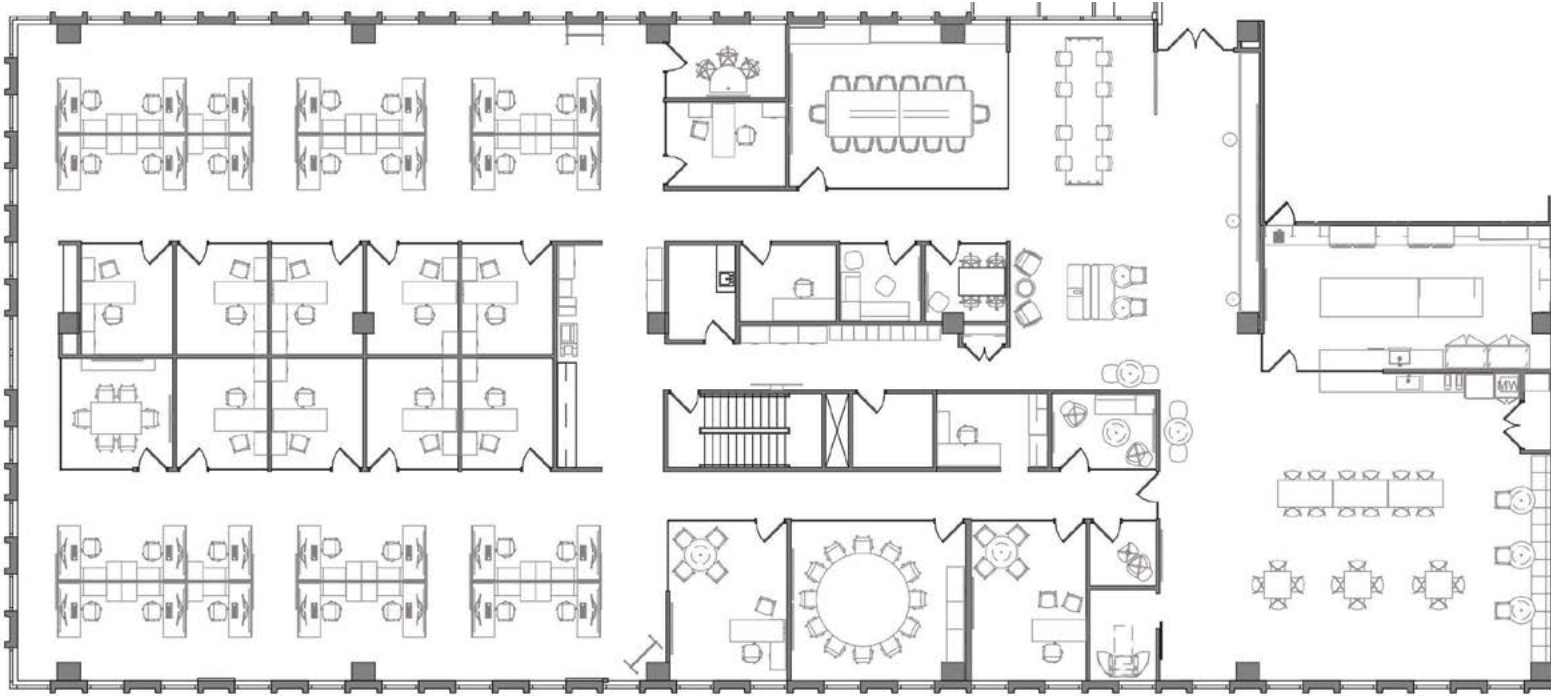


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KEY PLAN | FLOOR 3



AVAILABILITIES

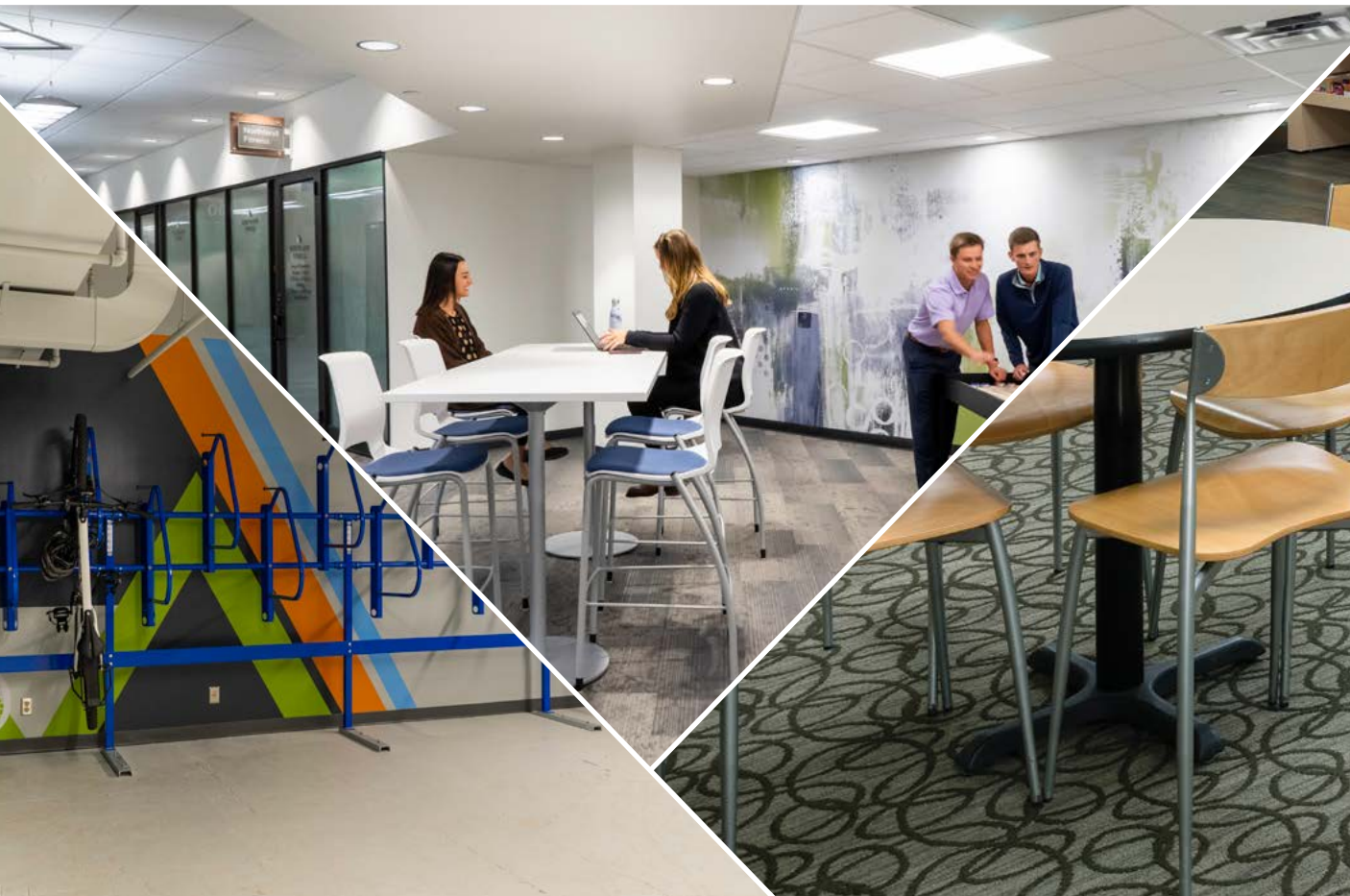


BACK

SUITE 600
13,132 SF (SPEC SUITE)
3600 BUILDING

KEY PLAN | FLOOR 6









NORTHLANDCENTERMN.COM

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PROPERTY VIDEO