



**FOR SUBLEASE**

10900 NESBITT AVE S,  
BLOOMINGTON MN 55437

**CBRE**

# PROPERTY SPECIFICATIONS

**RATES**  
Negotiable

**BUILDING SF**  
40,000 SF Office  
7,000 SF Warehouse (1st Floor)  
35,000 SF 2nd Floor Office  
82,000 SF Total

**LOADING**  
2 dock doors  
1 drive-in

**LAND**  
6.28 Acres

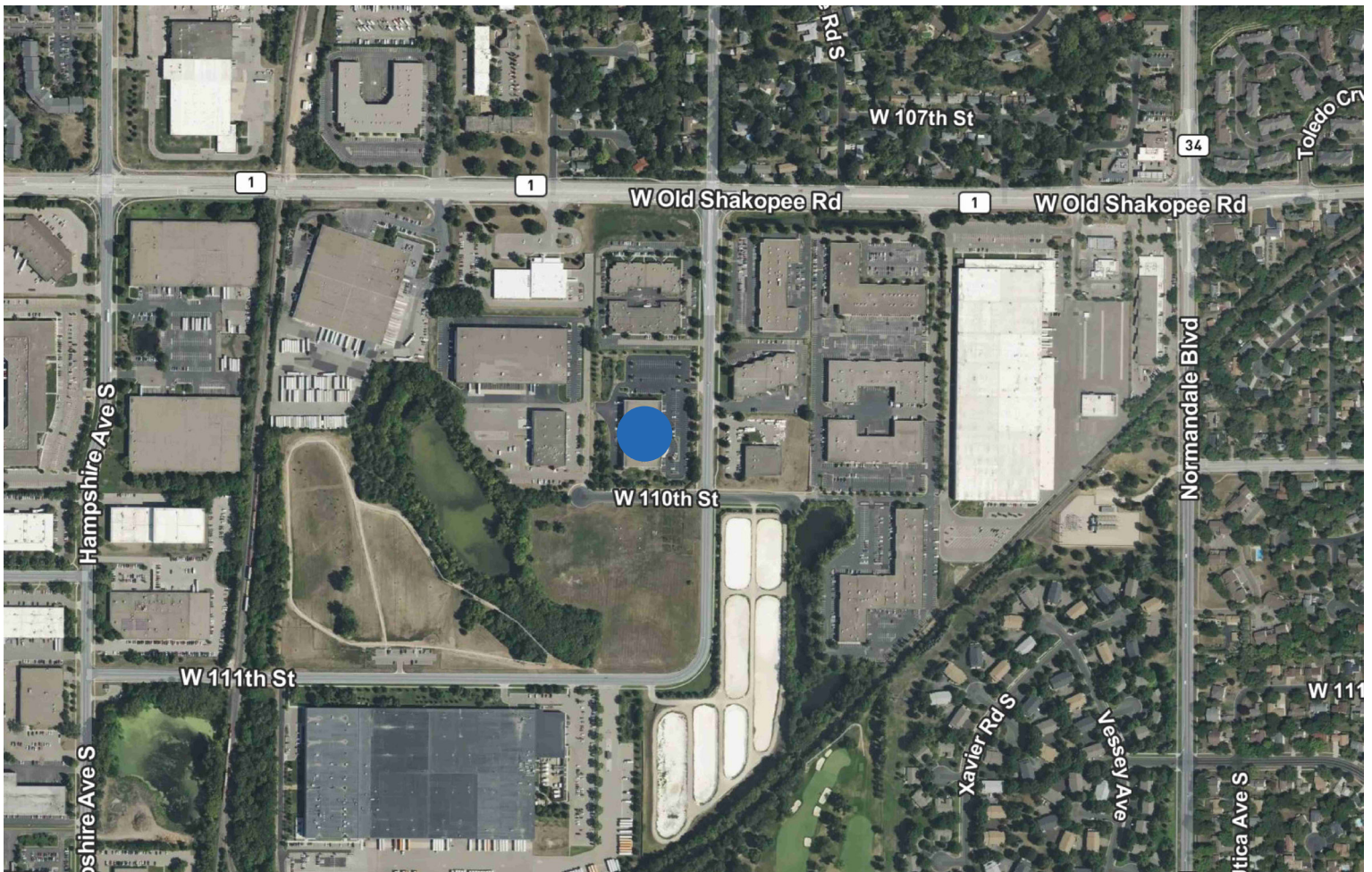
**CLEAR HEIGHT**  
24' in Warehouse

**PARKING**  
188 stalls

**YEAR BUILT**  
1993

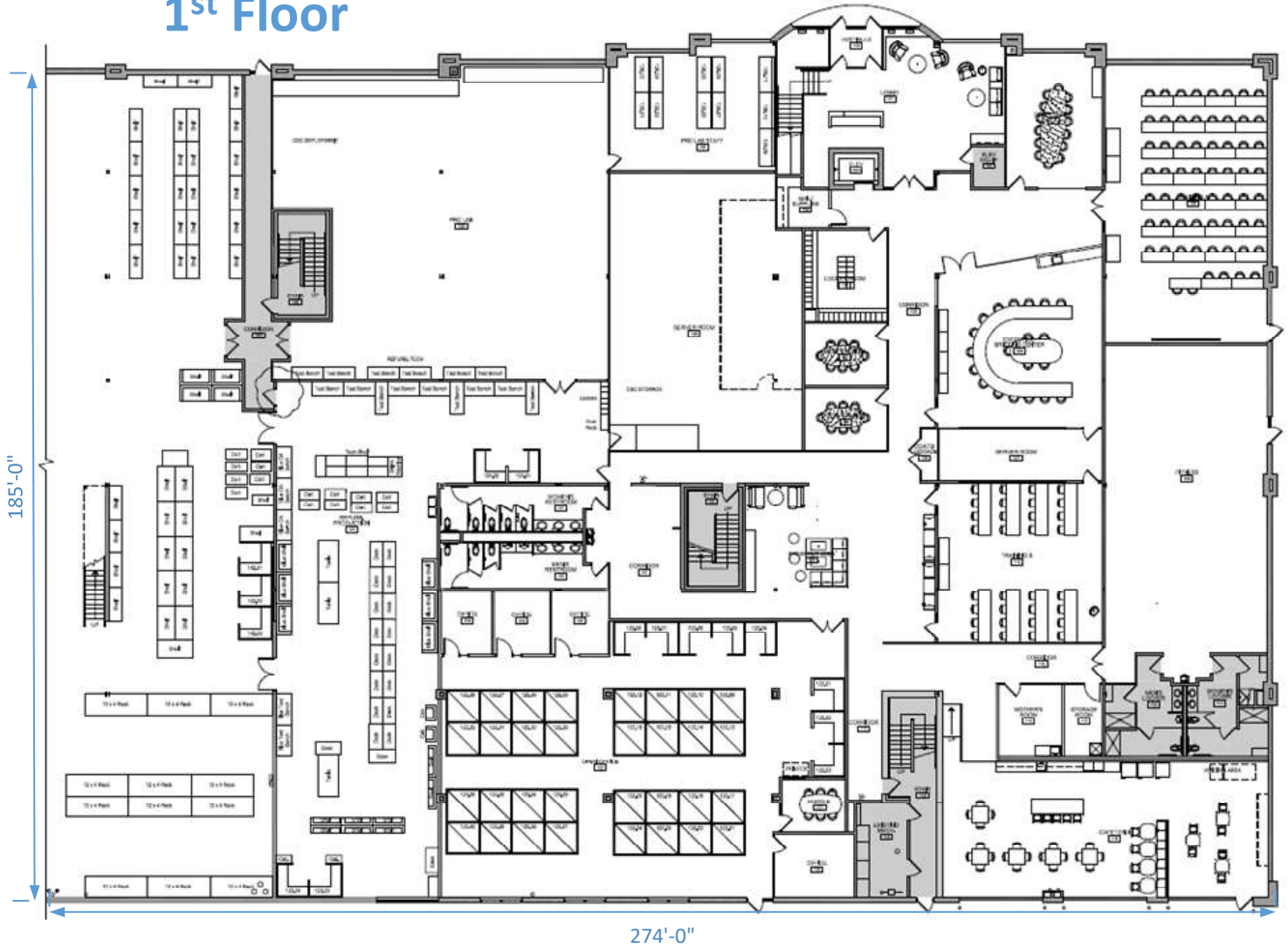
**VACANCY OVERVIEW**  
Free standing headquarters in prominent  
Bloomington location.

**AMENITIES**  
Full Service Gym  
Large Breakroom  
Backup Generator



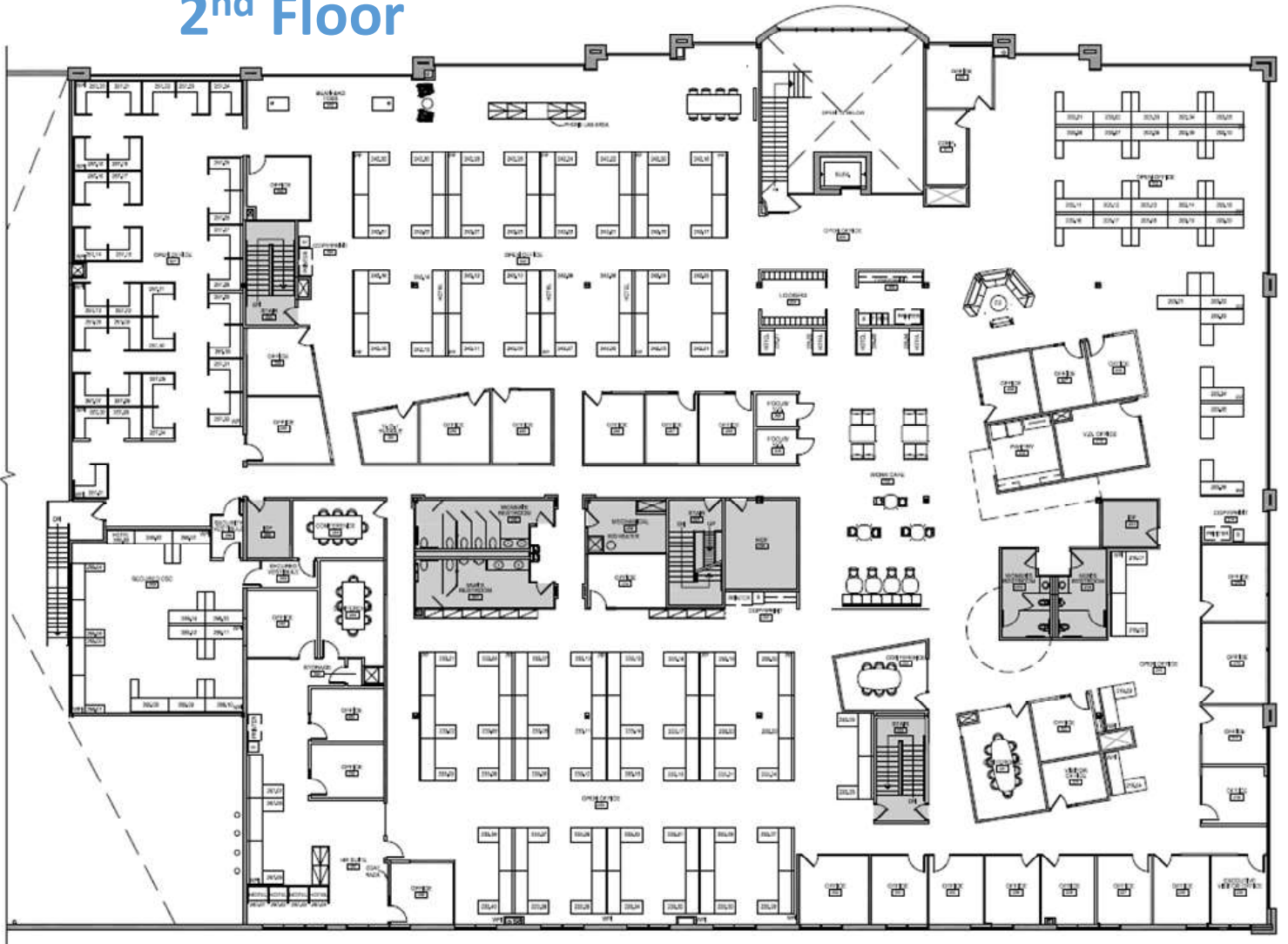
# FLOOR PLAN

## 1<sup>st</sup> Floor



# FLOOR PLAN

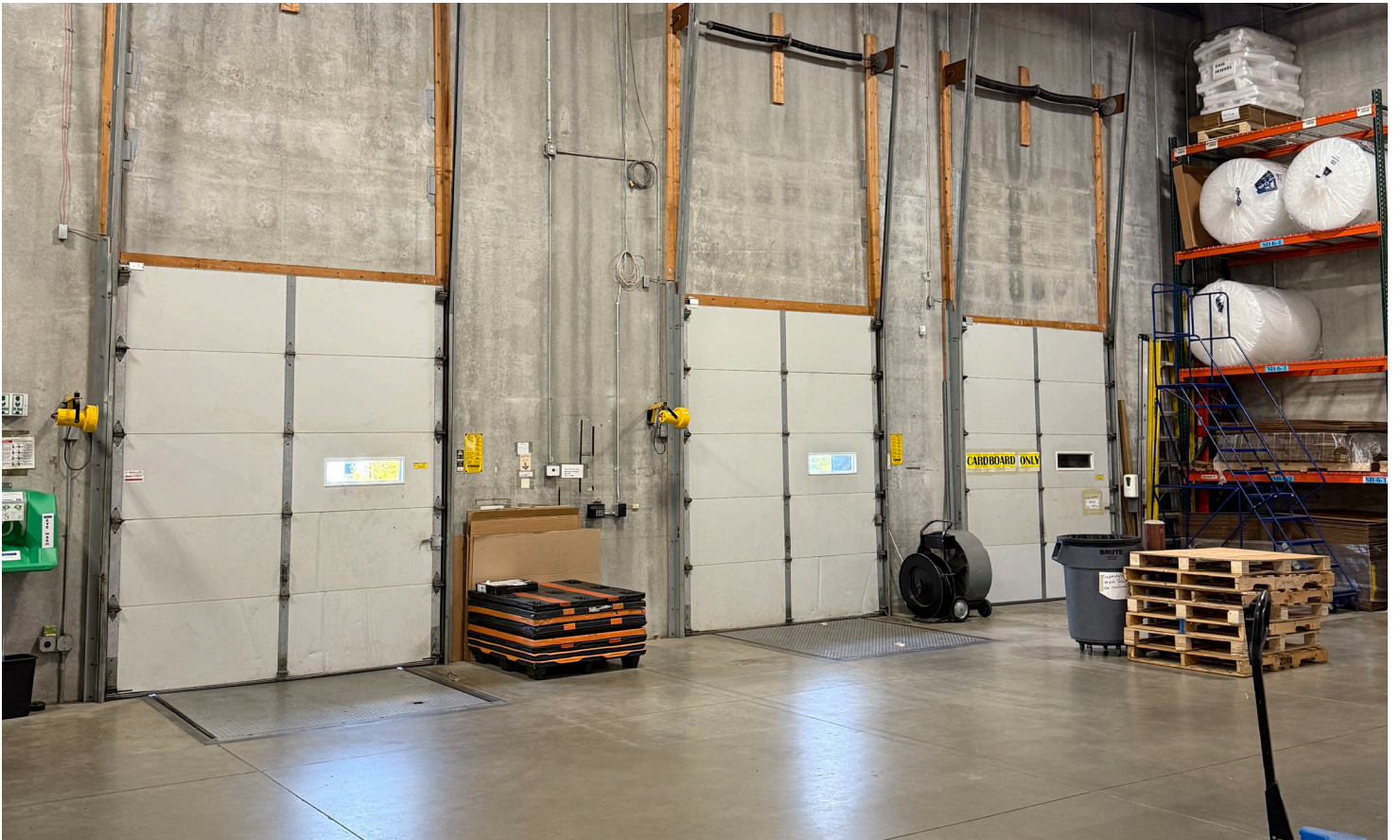
## 2<sup>nd</sup> Floor



# PHOTOS



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**CBRE**

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