



**FOR LEASE**

1701 American Blvd E,  
Bloomington, MN 55425

pybe.com | 7401 Bush Lake Road, Edina, MN 55439 | 612.444.3333



## RUSTAM MUHARAMOV

VP of Investor Relations

info@pybe.com

Direct: **952.444.3333** | Cell: **612.444.3333**

MN #40413417

### PROFESSIONAL BACKGROUND

Rustam Muharamov began his real estate career in 2013 at the age of 17. In his first five years, he focused on sourcing investment opportunities, working as a licensed realtor representing investors, managing residential flips, and buying and selling rental properties.

Starting 2018, Rustam has been active in the commercial real estate space. His first commercial deal yielded a \$450,000 profit within just six months—from acquisition to sale. Today, he oversees multiple commercial real estate projects ranging in value from \$2 million to \$15 million, with a hands-on approach to acquisitions, asset management, and strategic growth.

Rustam has successfully completed around 50 commercial real estate transactions, participating from all sides of the equation—as a buyer, seller, tenant representative, investor, end-user, and more. He has executed all elements of commercial real estate operations, including managing \$2 million construction projects, leasing, property management, listings, sales, buyer representation, sourcing off-market deals, and working directly with motivated sellers.

### RECENT TRANSACTIONS



13000 Athens Ave  
Lakewood OH 44107  
Purchase Price: \$13,250,000  
Property Type: Industrial  
Building Sqft: 560,000 sqft  
Land Acre: 17.00 acres



15401 Chatfield Street  
Cleveland OH 44072  
Purchase Price: \$4,400,000  
Property Type: Industrial  
Building Sqft: 153,000 sqft  
Land Acre: 11.00 acres



14500 Martin Drive  
Eden Prairie MN 55344  
Purchase Price: \$1,600,000  
Property Type: Industrial - Flex  
Building Sqft: 18,500 sqft  
Land Acre: 2.44 acres



5288 Stage Coach Trail  
Stillwater MN 55082  
Purchase Price: \$3,500,000  
Property Type: Industrial - IOS  
Building Sqft: 19,000 sqft  
Land Acre: 9.00 acres

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## PROPERTY HIGHLIGHTS

- Convenient access to I-494 and Hwy 77
- Minutes from Mall of America and MSP Airport
- High-visibility frontage (14,500 VPD)
- 12' clear height throughout
- Drive-in access for easy loading
- 3.7 parking stalls per 1,000 SF (approx. 200 total)
- Flexible FD-2 zoning
- Various unit sizes and layouts available

## PROPERTY DESCRIPTION

Located in Bloomington's established business corridor, this office/flex building offers versatile layouts designed to accommodate a wide range of tenants. The property features drive-in loading, quality build-outs, and ample on-site parking, creating a functional and efficient work environment. With strong visibility along a busy corridor, it provides convenient access for employees, clients, and daily operations—ideal for businesses seeking a professional and well-positioned location.

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Lease Rate	<b>NEGOTIABLE</b>
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PROPERTY INFORMATION	
Property Type	Industrial
Property Subtype	Manufacturing
Zoning	Zoned FD-2
Lot Size	4.09 Acres
APN #	02-027-24-11-0020

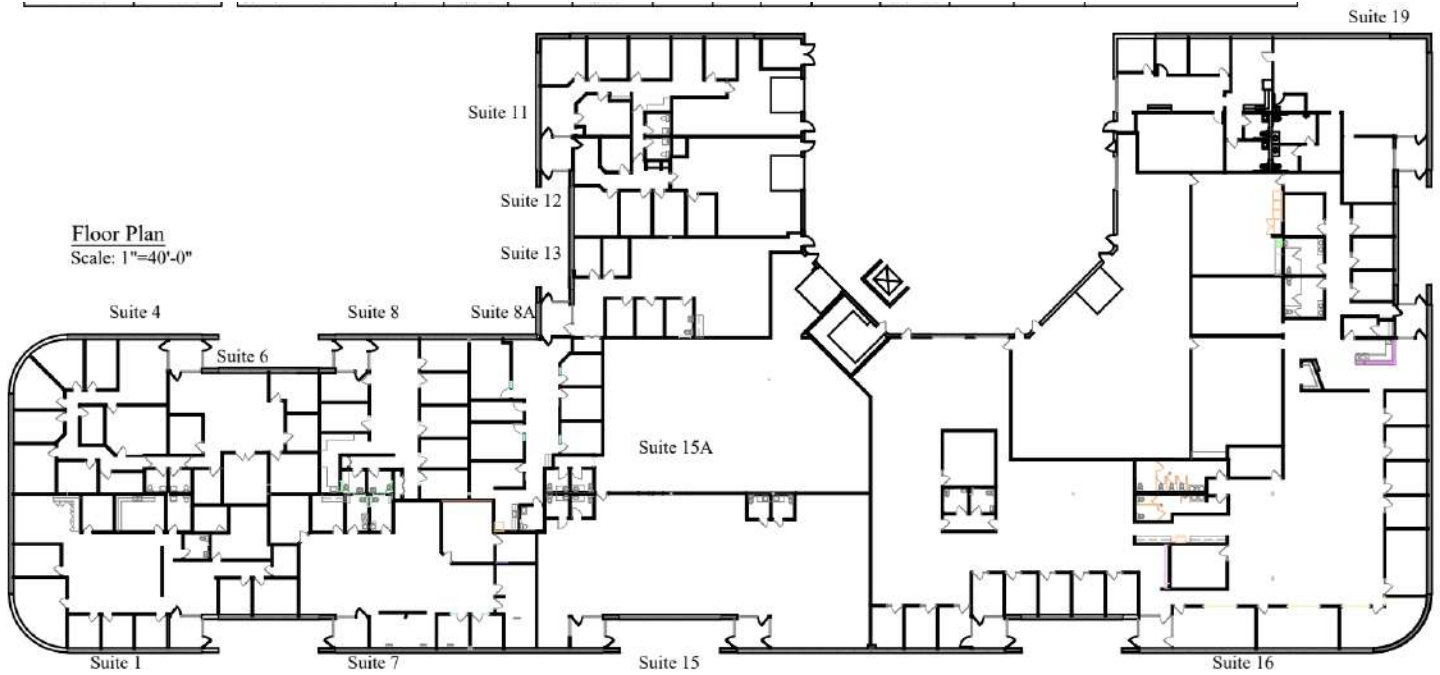
BUILDING INFORMATION	
Building Size	54,355 SF
Occupancy %	93.0%
Tenancy	Multiple
Number of Grade Level Doors	1
Ceiling Height	14 ft
Number of Floors	1
Year Built	1984



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## LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,000 SF	Lease Rate:	Negotiable

## AVAILABLE SPACES

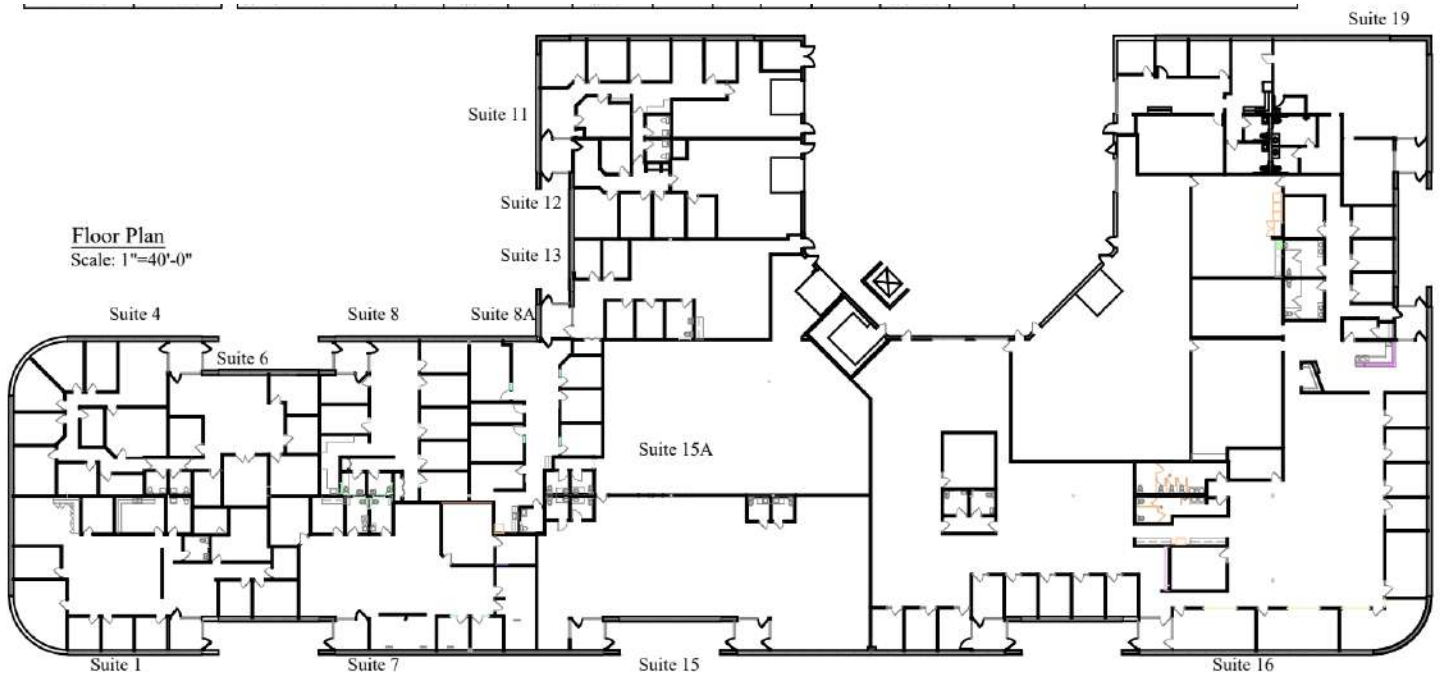
SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Flex Space	Available	3,000 SF	NNN	Negotiable	Unit 15 offers 3,000 square feet of flexible commercial space in Bloomington's established business corridor, with easy access to the Minneapolis–Saint Paul metro area. The unit features two front glass door entrances with great street visibility, multiple rooms with wood-style flooring, a large open activity area with high ceilings and industrial LED lighting, and two private ADA-compliant bathrooms. Previously used as a fitness center, the space suits a wide range of businesses including wellness studios, retail, or professional offices.

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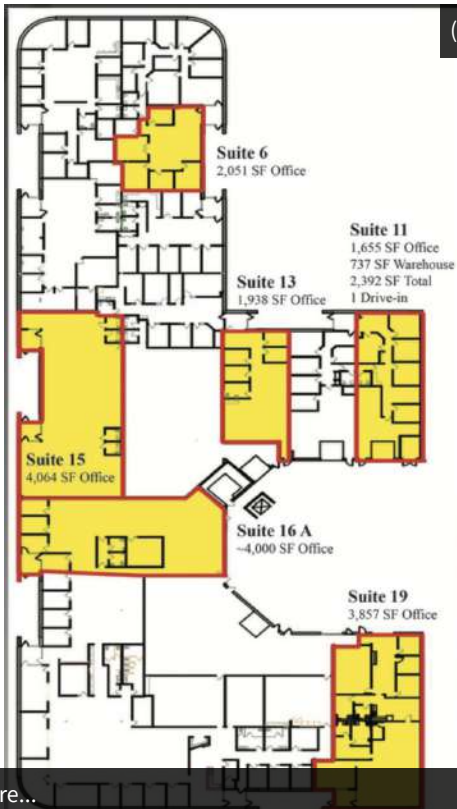
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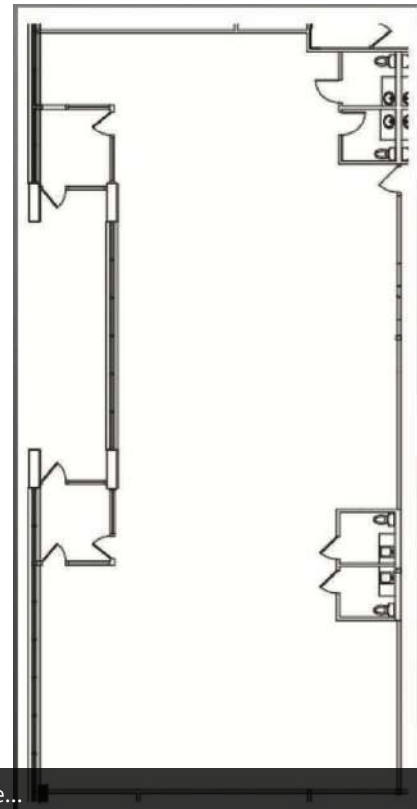
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## UNIT #15 – 3,000 SF COMMERCIAL SPACE

- Street Level Unit
- Two Front Door Entrances
- Floor-to-Ceiling Glass Windows
- Multiple Room Layout
- Open Activity Area
- Rubber Mat Flooring (Large Hall)
- Wood-Style Flooring (Office Rooms)
- High Exposed Ceilings
- Industrial LED Lighting
- Two Private Restrooms
- Sprinkler System
- HVAC
- Ample Parking
- Lease Type: NNN

AVAILABLE NOW



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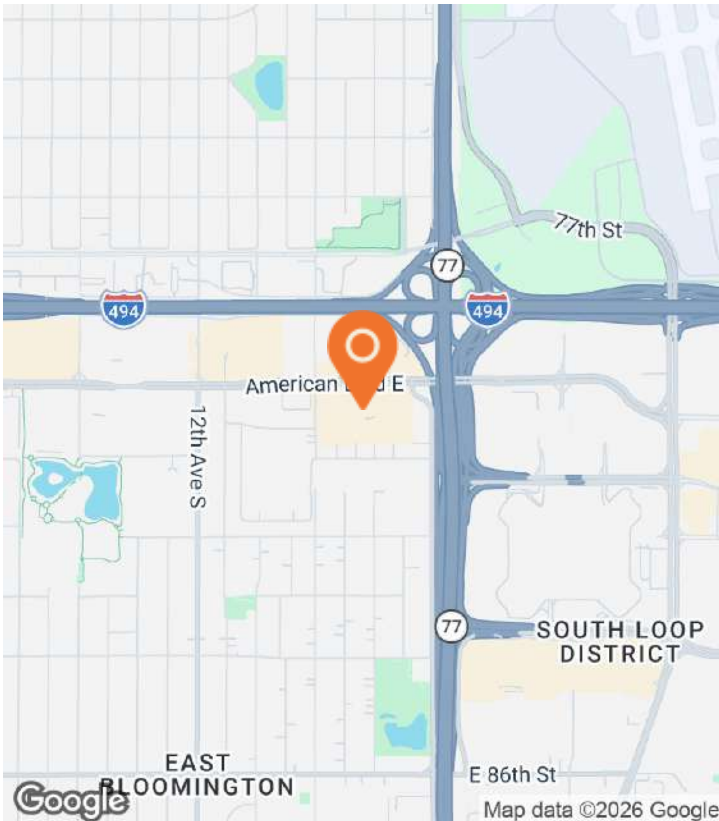
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**LOCATION DESCRIPTION**

Bloomington, Minnesota – Located just south of Minneapolis, Bloomington offers a dynamic mix of business, retail, and residential amenities. The city is home to major attractions like the Mall of America, vibrant dining and shopping districts, and a variety of parks and recreational areas. With excellent highway access via I-494 and Hwy 77, Bloomington provides easy connections to Minneapolis–St. Paul and the Twin Cities region. Known for its strong local economy, community-focused neighborhoods, and convenient transit options, Bloomington is an ideal location for businesses, professionals, and families seeking both suburban comfort and urban opportunity.

**LOCATION DETAILS**

Market	Minneapolis/St. Paul
Sub Market	South Central submarket
County	Hennepin
Cross Streets	American Blvd E & Cedar Ave, near I-494, Bloomington, MN.

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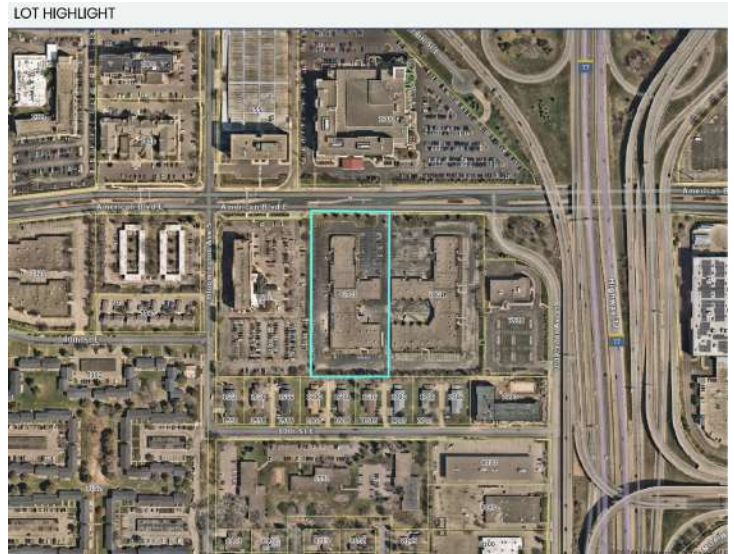
**LOT HIGHLIGHT**

Search by Address or PID search help

1701 American Boulevard East, Bloomington

Results Property Links

<b>PID</b>	0202724110020
<b>Address</b>	1701 American Blvd E, Bloomington, MN 55425
<b>Owner/Taxpayer</b>	
<b>Owner</b>	1701 American Blvd Llc
<b>Taxpayer</b>	CASPIAN GROUP 7401 BUSH LAKE RD STE 7 EDINA MN 55439
<b>Tax Parcel</b>	
<b>Parcel Area</b>	4.09 acres 178,318 sq ft
<b>Torrens/Abstract</b>	Torrens
<b>Addition</b>	Cedar Park Addn
<b>Lot</b>	002
<b>Block</b>	001
<b>Metes &amp; Bounds</b>	Subject To Street
<b>Tax Data (Assessed 2023, Payable 2024)</b>	
<b>Market Value</b>	\$6,293,900
<b>Total Tax</b>	\$183,517.50
<b>Property Type</b>	Industrial-Preferred
<b>Homestead</b>	Non-Homestead
<b>Year Built</b>	1980
<b>Tax Data (Assessed 2024, Payable 2025)</b>	
<b>Market Value</b>	\$6,293,900



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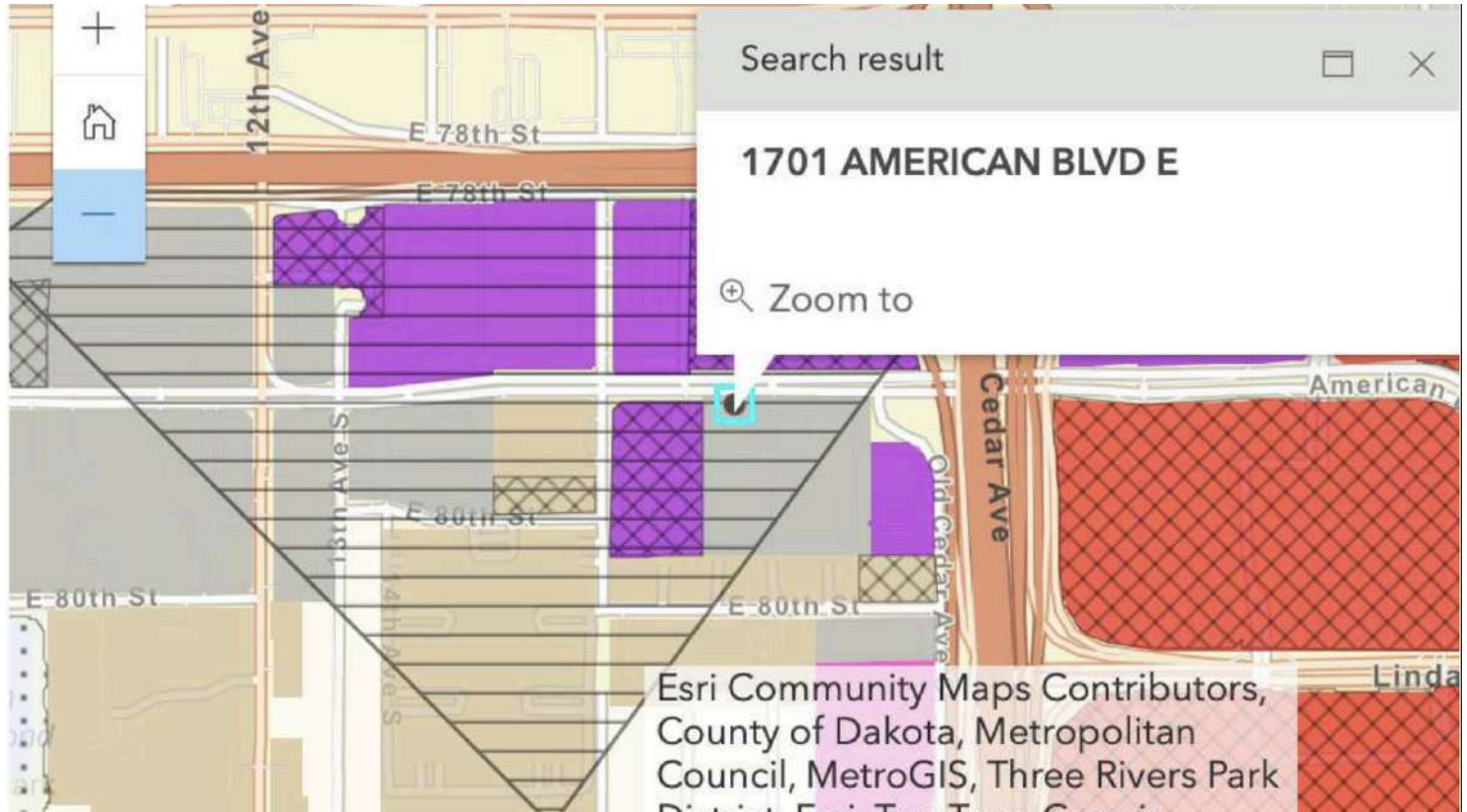
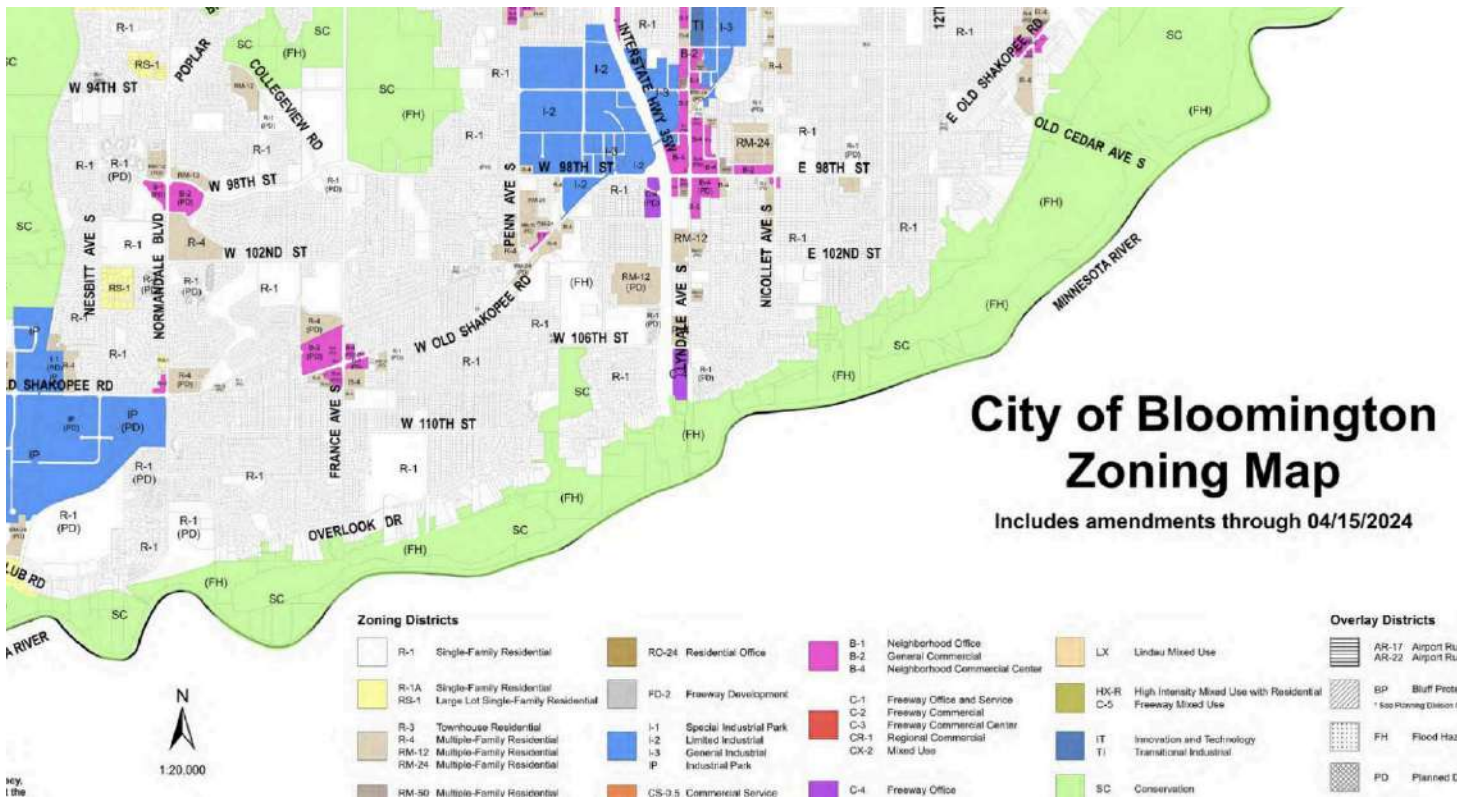
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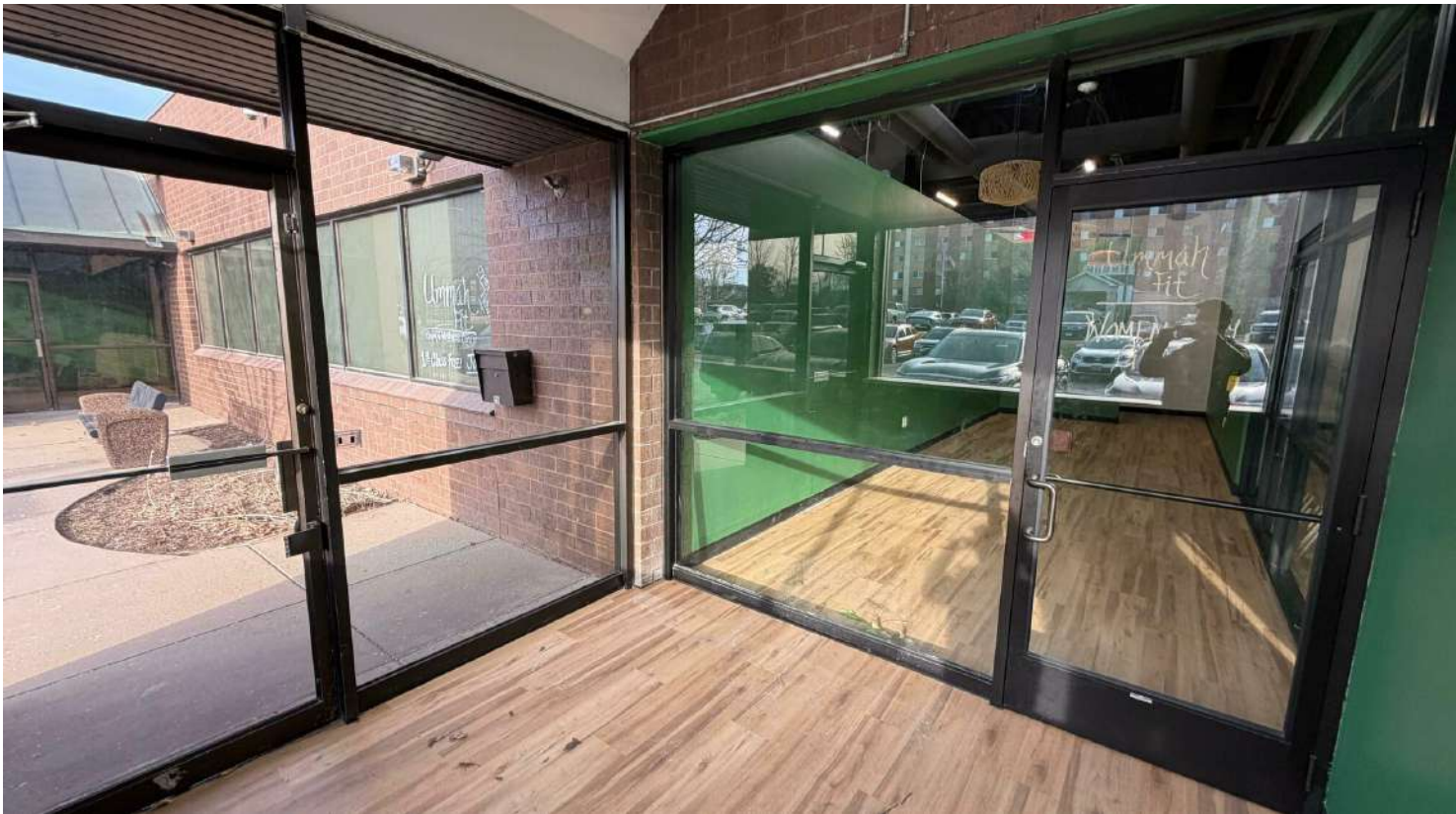




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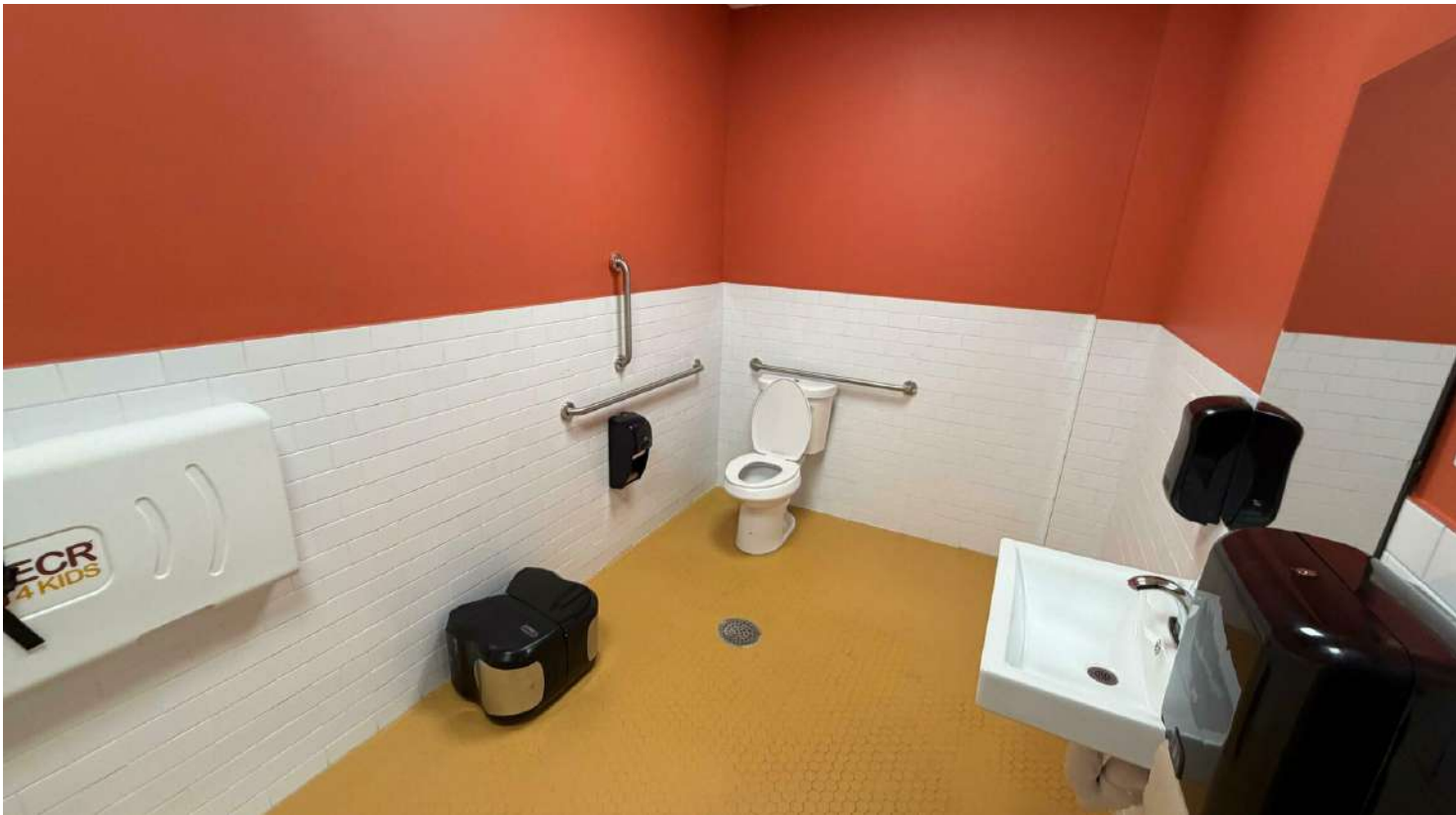




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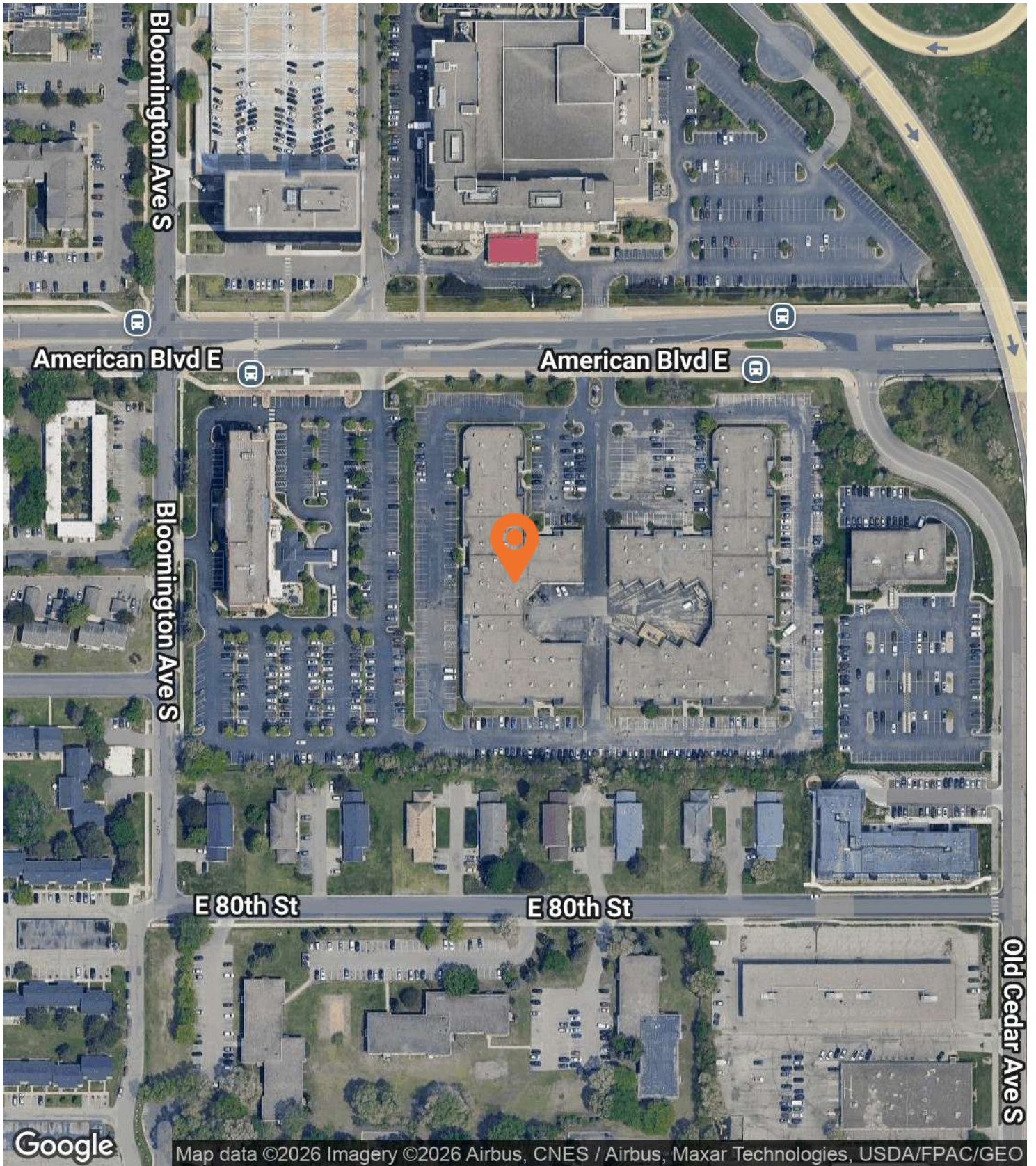
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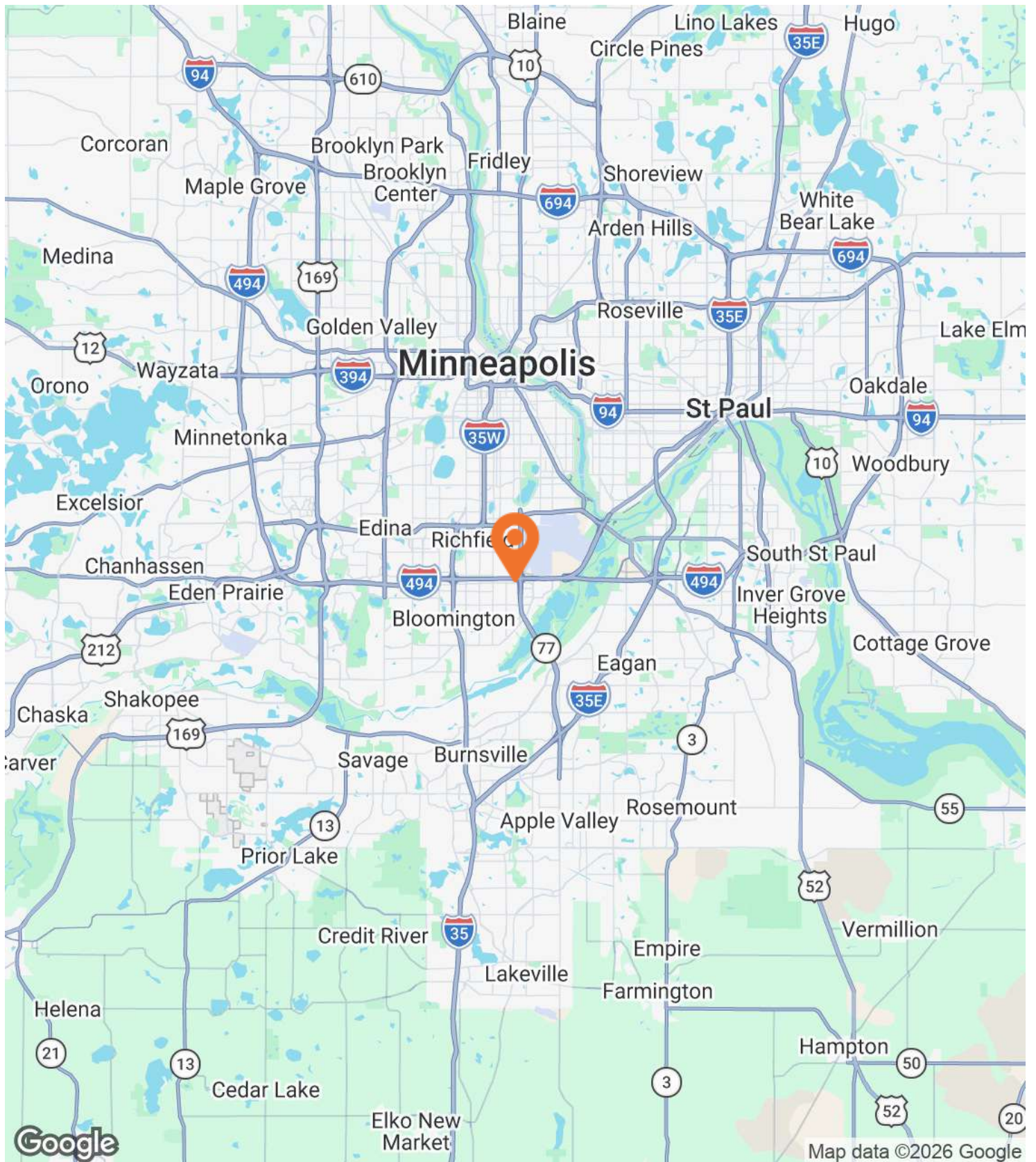
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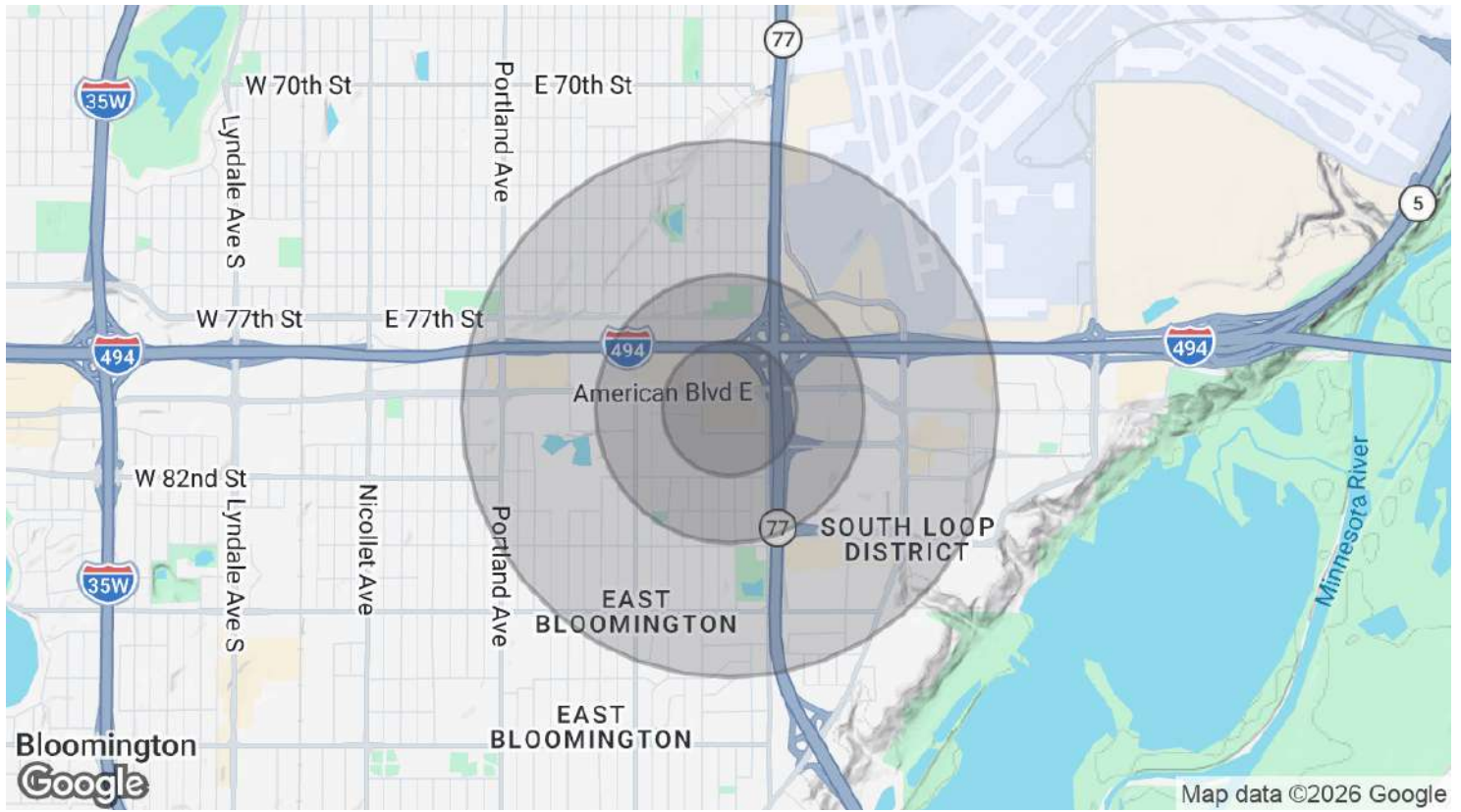




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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,449	3,676	12,628
Average Age	24.4	29.6	33.4
Average Age (Male)	30.0	32.7	34.0
Average Age (Female)	21.3	28.1	32.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	399	1,163	4,512
# of Persons per HH	3.6	3.2	2.8
Average HH Income	\$75,861	\$92,742	\$96,783
Average House Value	\$270,264	\$298,833	\$307,535

2023 American Community Survey (ACS)

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