



BRAND NEW  
COMMERCIAL  
SPACE FOR  
LEASE



THE  
rosalyn

7850 LYNDAL AVE S, BLOOMINGTON, MN 55420



THE  
rosalyn



## THE HIGHLIGHTS



### BUILDING FEATURES

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- New construction, 55+ affordable residential development with 128 rental units and one commercial space situated at the corner of American Boulevard West and Lyndale Avenue South in Bloomington, MN
- 1,626 square foot commercial space available for lease
- Private entrances and signage opportunities
- Eight (8) dedicated commercial parking spaces
- Convenient access to Lyndale Avenue, I-494 and I-35W
- Close to the Minneapolis - St. Paul International Airport (MSP), Mall of America, and easy access to both Downtown Minneapolis and Downtown St. Paul

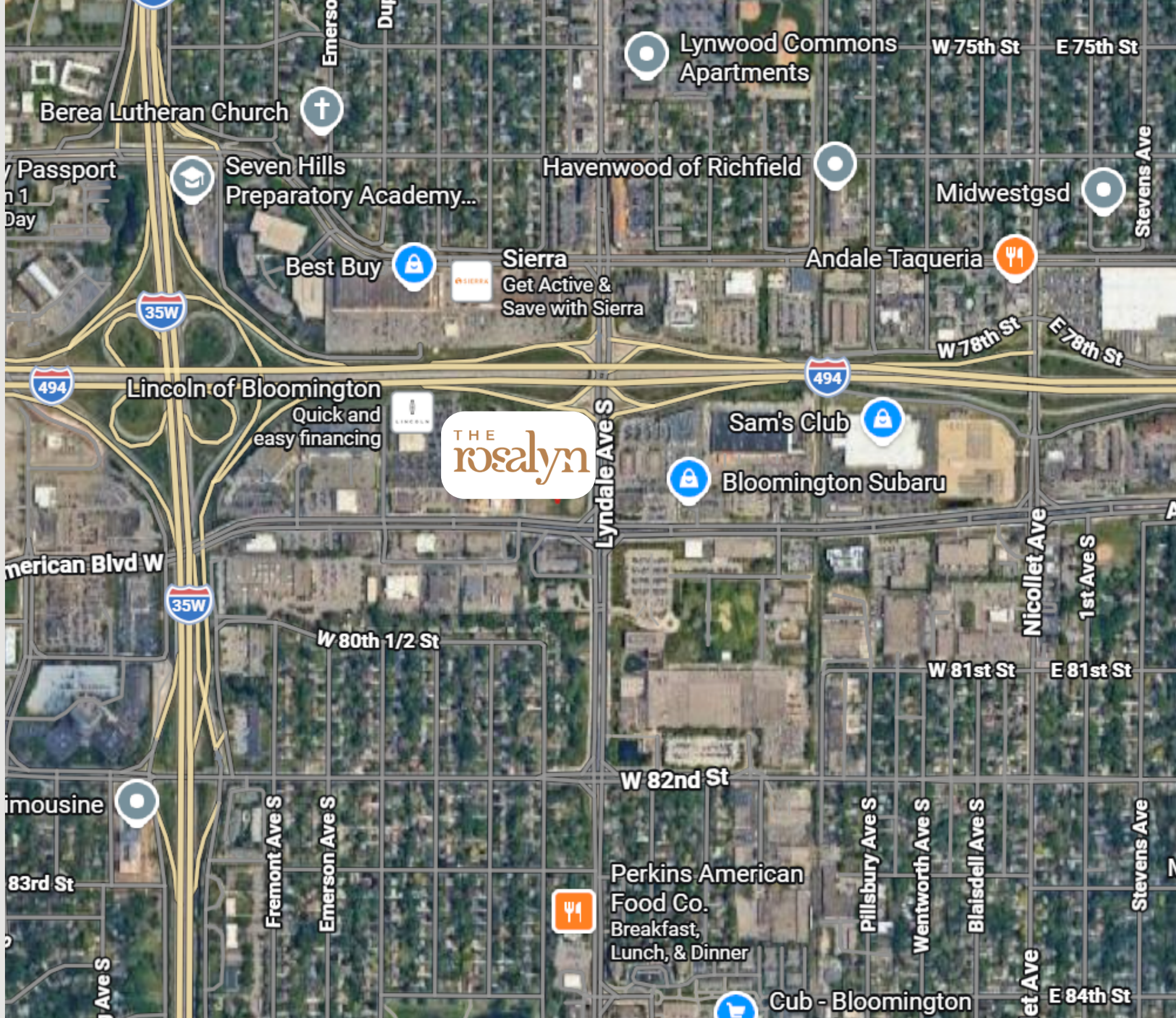
### LOCATION FEATURES

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- Located in one of the largest suburbs of Minneapolis/St. Paul, the Rosalyn just opened its doors and is welcoming its first residents to its beautiful, 55+ community in this vibrant location
- Surrounded by a strong residential base, airports, and other nearby housing and thriving businesses
- Prime corner visibility paired with standout signage and branding opportunities
- Immediate access to major highways and thoroughfares, making it easy for customers and employees commuting from across the Twin Cities



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This 1,626 sf unfinished space features tall ceilings, prominent corner visibility, and excellent natural light throughout. Perfect for a design-build opportunity for a new commercial tenant!

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## OUTDOOR SPACE

SMALL OUTDOOR PATIO  
AREA AND DEDICATED  
TRASH ROOM



**\$18 – \$20**

LEASE RATE PSF



**\$8.18**

TAX/OPS PSF



**1,626 RSF**

ENDCAP LOCATION



**DEDICATED  
PARKING SPACES**

## FLOOR PLAN

