



FOR SALE OR LEASE

Cedar Business Center

1801 American Blvd E, Bloomington, MN

- Owner/User opportunity with tenant income
- Potential for office/tech/manufacturing & medical
- Excellent glass-line with natural light
- Multiple Dock and Drive-in Doors
- Significant parking
- Minutes away from MSP Airport, with access to MN-77 & I-494
- Close to amenities, including the Mall of America

Building Features


Quick access to
I-494 & MN-77


Dock & drive-
in doors


12' clear
height


Flexible
layout


Ample
parking


Nearby
amenities

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Property Facts

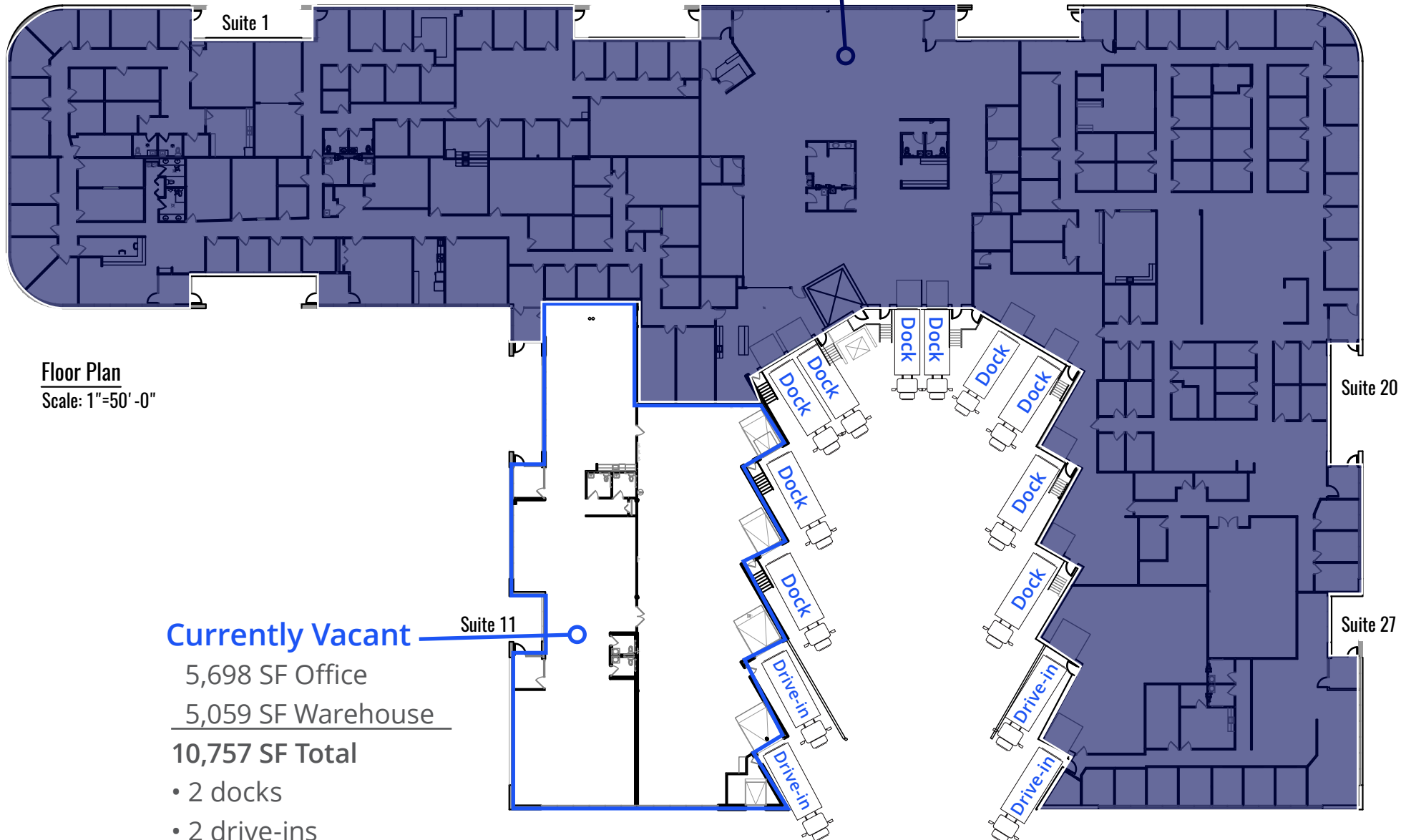
Address	1801 American Blvd E, Bloomington, MN
Building Size	65,484 SF
Site Area	4.99 acres
Property Type	Office/Tech/Manufacturing/Medical/Lab
Year Built	1982
Parking	3.69/1000
Clear Height	12'
Available: Suite 11	5,698 SF Office 5,059 SF Warehouse 10,757 SF Total (divisible to 5,296 SF) • 2 docks • 2 drive-ins
Available: current tenant	±55,000 SF • Lease expires July 2027. Potential for early tenant termination.
Available: Full Building	60,425 SF Office 5,059 SF Warehouse 65,484 SF Total • 10 docks • 4 drive-ins
Lease Rates	Negotiable
Sale Price	\$9,250,000 (\$141.25 PSF)
2026 Est. CAM/Tax	\$6.20 PSF



Building Plan

Remaining Building (Available)

±55,000 SF



Floor Plan

Scale: 1"=50'-0"

Currently Vacant

5,698 SF Office

5,059 SF Warehouse

10,757 SF Total

- 2 docks
- 2 drive-ins

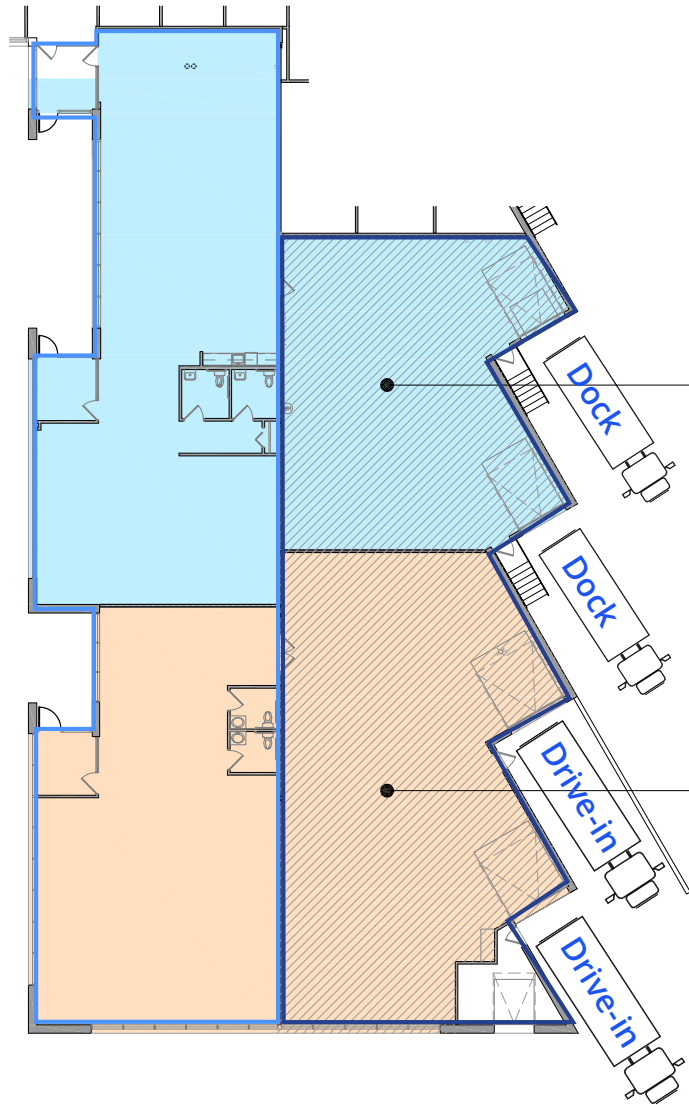
Floor Plan

Suite 11

- 5,698 SF Office
- 5,059 SF Warehouse

10,757 SF Total

- 2 docks
- 2 drive-ins



Option A

3,199 SF Office
2,097 SF Warehouse

5,296 SF Total

- 2 dock doors

Option B

2,499 SF Office
2,962 SF Warehouse

5,461 SF Total

- 2 drive-ins



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