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# Olympia Business Center Office/Warehouse for Lease

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1325-1401 American Blvd E  
Bloomington, MN

## High-image flex building off American Boulevard with highway access

- Great flex space option with abundant natural light
- Excellent corporate image with brick and ribbon glass exterior
- Great visibility on American Blvd.
- Easy freeway access to Interstate 35W, Interstate 494 and Highway 77
- Close proximity to MSP International Airport and Mall of America

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## Olympia Business Center | For Lease

### Property Facts

Property Address	1325-1401 American Blvd E Bloomington, MN
Building Size	54,355 SF Total (2 buildings) 1325 Bldg: 27,730 SF 1401 Bldg: 26,625 SF
Year Built	1984
Loading	Three (3) drive-in loading doors *Suite 10 - 1401 building only
Clear Height	14'
Net Rental Rate	\$13.00 PSF office \$7.00 PSF warehouse
Est. CAM & Tax (2026)	\$2.75 PSF CAM \$3.00 PSF Tax <b>\$5.75 PSF Total</b> <i>*includes HVAC maintenance, repair and replacement</i>
Parking	3.69/1,000 ratio
Zoning	FD-1: Freeway Development Dis- trict

### Currently Available

#### Building 1401

Suite 10: 9,869 SF office  
4,228 SF warehouse  
14,097 SF total

- Divisible to 5,000 SF
- Includes 3 drive-in loading door
- Landlord willing to remove office and create warehouse as needed

#### Building 1325

Suite 2: 2,158 SF office

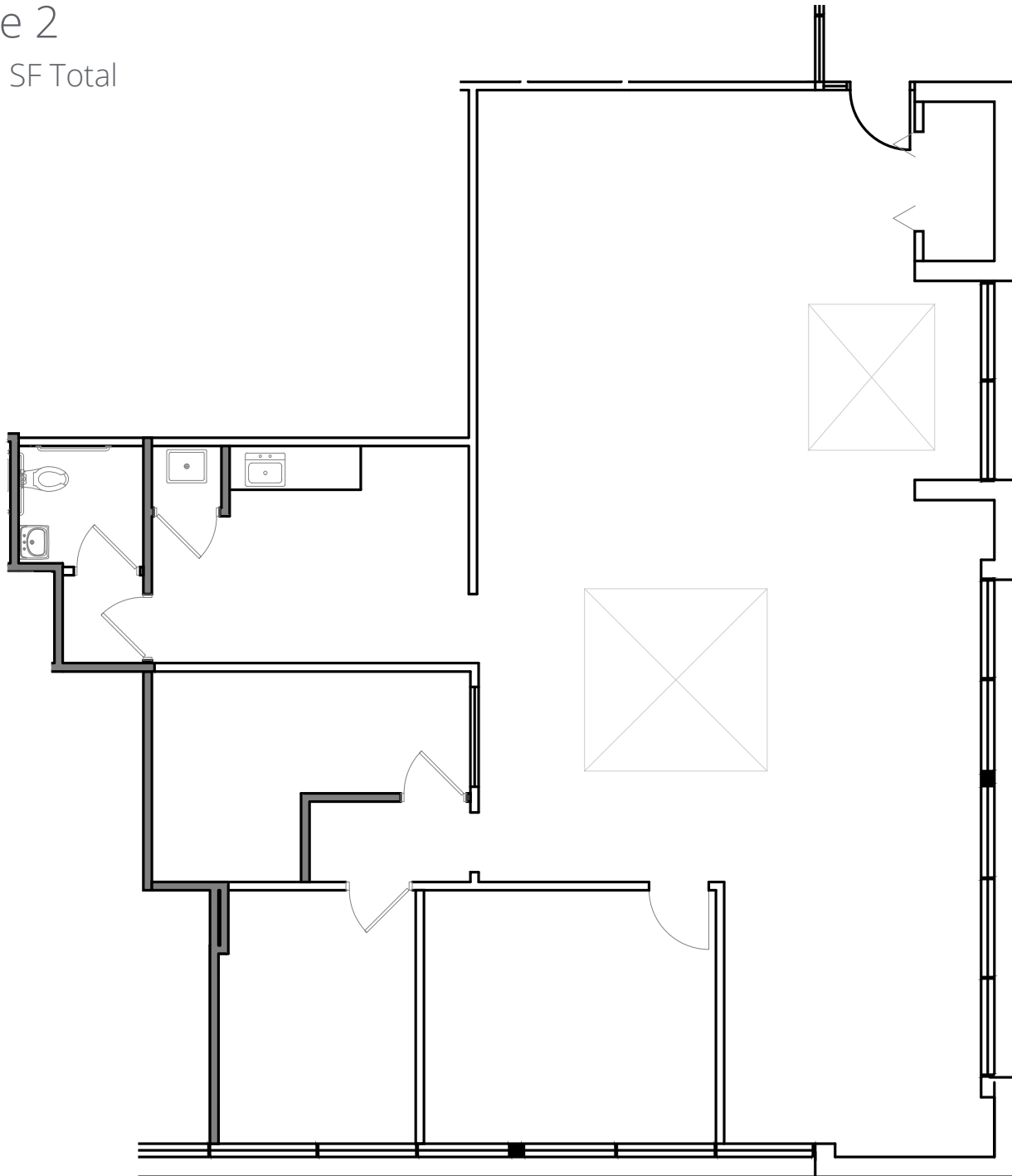


# Floor Plan

## 1325 Building

Suite 2

2,158 SF Total



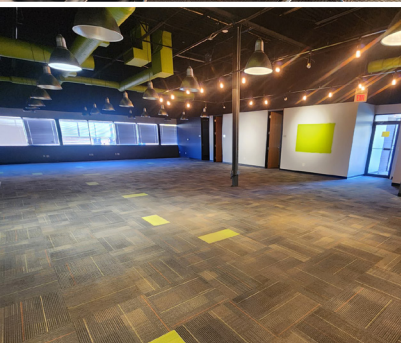
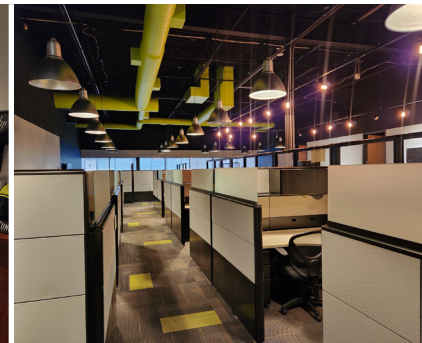
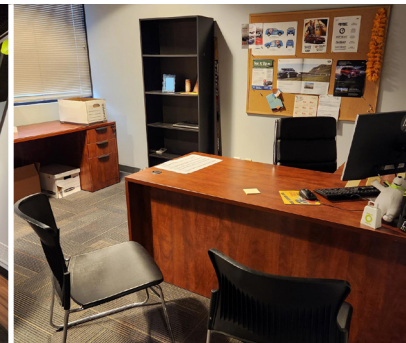
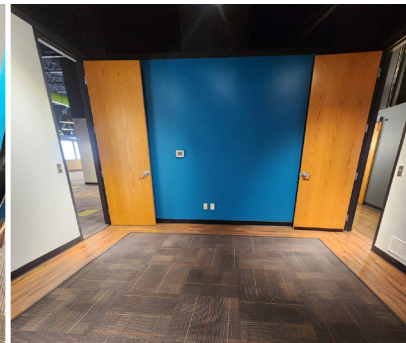
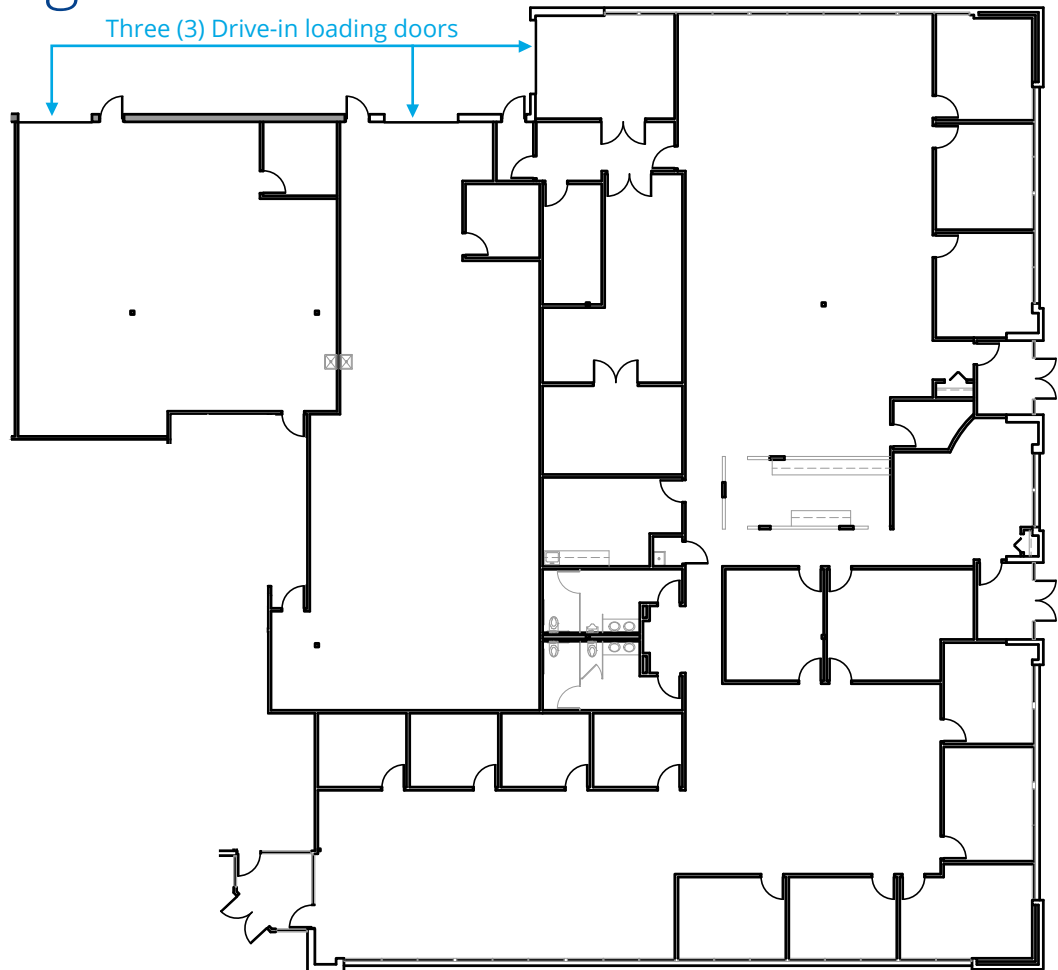
# Floor Plan

## 1401 Building

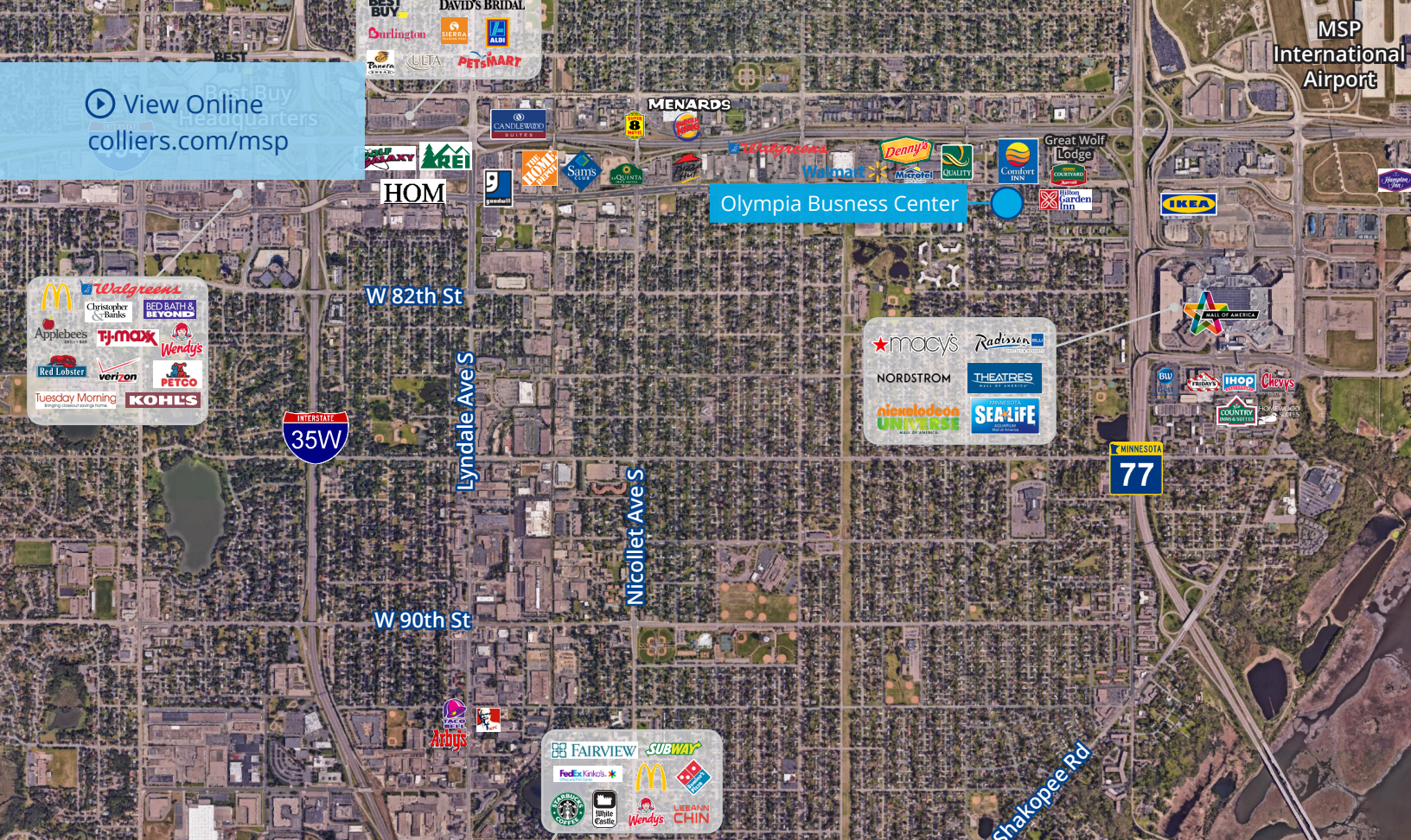
Suite 10

14,097 SF Total

\*Divisible to 5,000 SF



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# Contact



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## Our mission

Maximize the potential of property to accelerate the success of our clients and our people.



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