

**FOR LEASE**

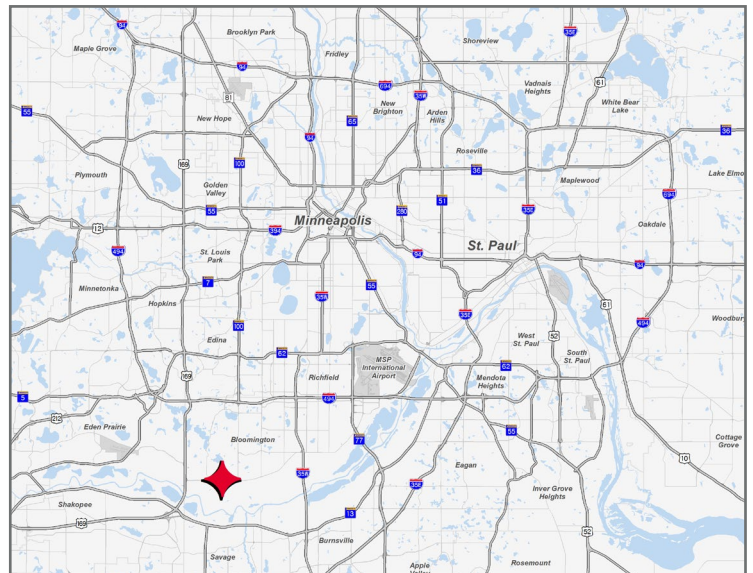
## **WEST BLOOMINGTON BUSINESS CENTER**

6300 W Old Shakopee Rd, Bloomington, MN

**4,853 - 22,278 SF AVAILABLE**

### **PROPERTY HIGHLIGHTS**

- Up to 22,278 SF Available
- Extensive glass line
- 5/1,000 SF parking ratio
- Landlord will consider both flex and all office deals
- Local ownership
- Excellent access to Hwy 169



#### **KRIS SMELTZER**

Executive Managing Director  
+1 952 837 8575  
kris.smeltzer@cushwake.com

#### **HUDSON BROTHEN**

Executive Director  
+1 952 893 8261  
hudson.brothen@cushwake.com



**CUSHMAN &  
WAKEFIELD**

cushmanwakefield.com

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## PROPERTY HIGHLIGHTS

Clear Height	18'
Fire Protection	Sprinklered
HVAC	100% A/C
Parking	5/1,000 SF

**2026 Estimated  
Tax & CAM**

\$3.59 PSF Tax  
\$3.25 PSF CAM  
\$6.84 PSF Total

**Lease Rates**

\$13.00 PSF Office  
\$7.00 PSF Warehouse



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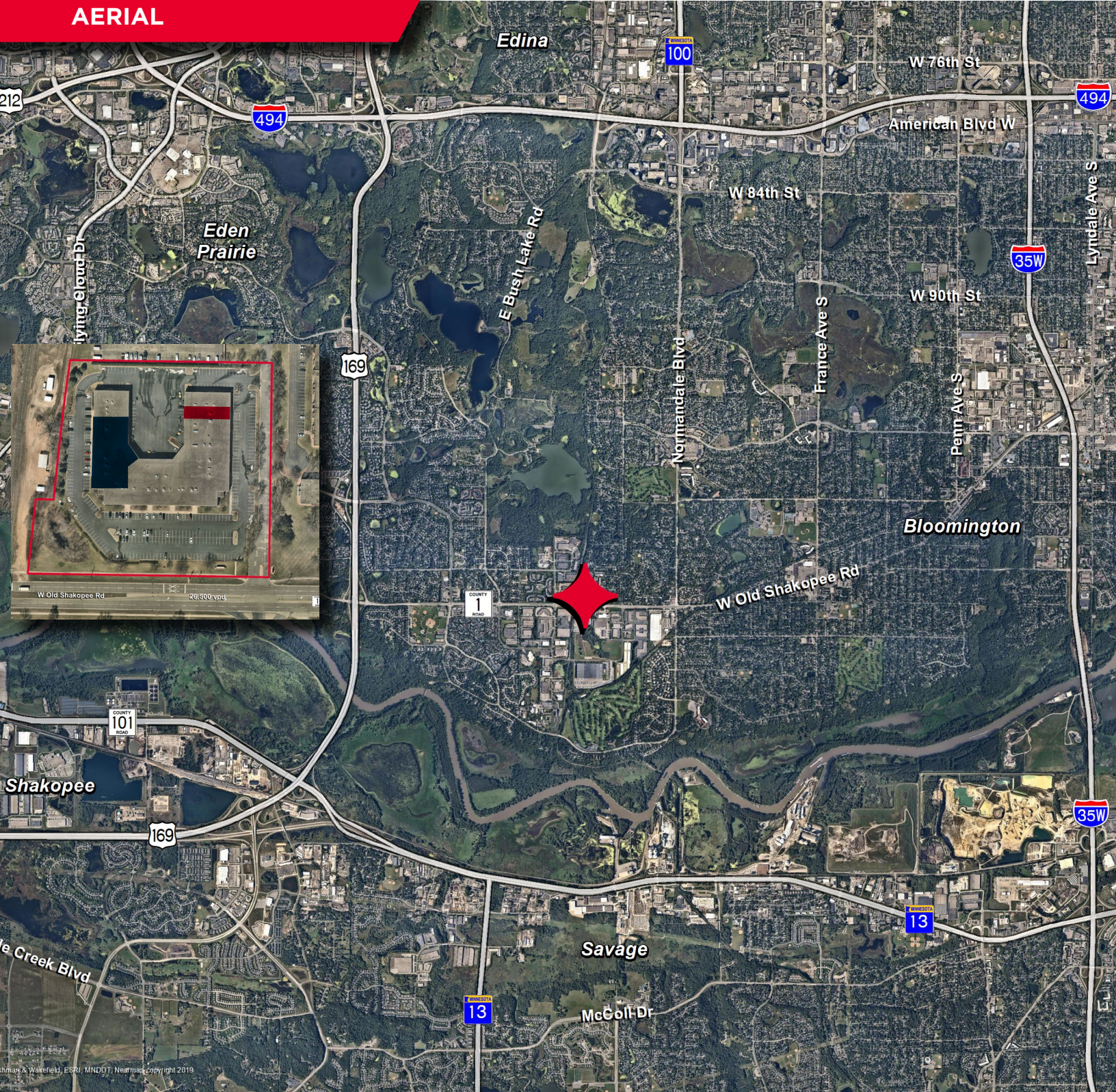


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## AERIAL



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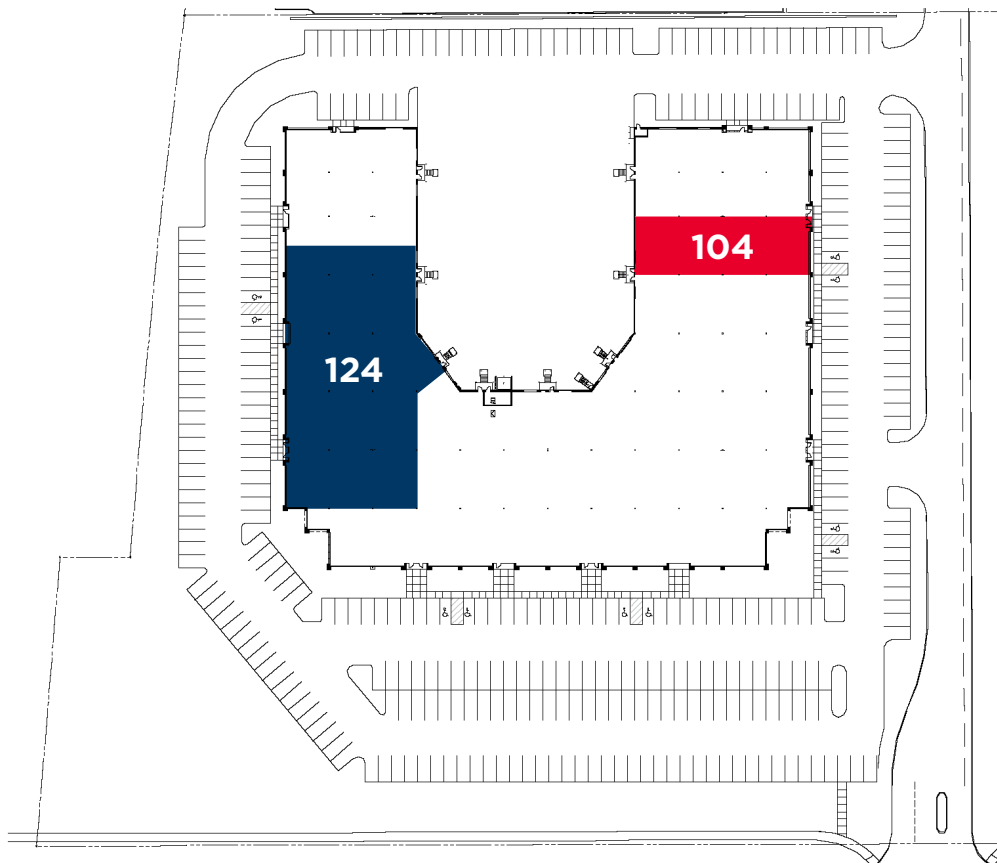
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## AVAILABLE SUITES

SUITE	TOTAL	OFFICE	WAREHOUSE/ PRODUCTION	LOADING
104	4,853 SF	4,853 SF <i>(office can be peeled back to 50%)</i>	<i>(office can be peeled back to 50%)</i>	1 Dock
124	17,425 SF	0 SF	17,425 SF	3 Docks 1 Drive-In



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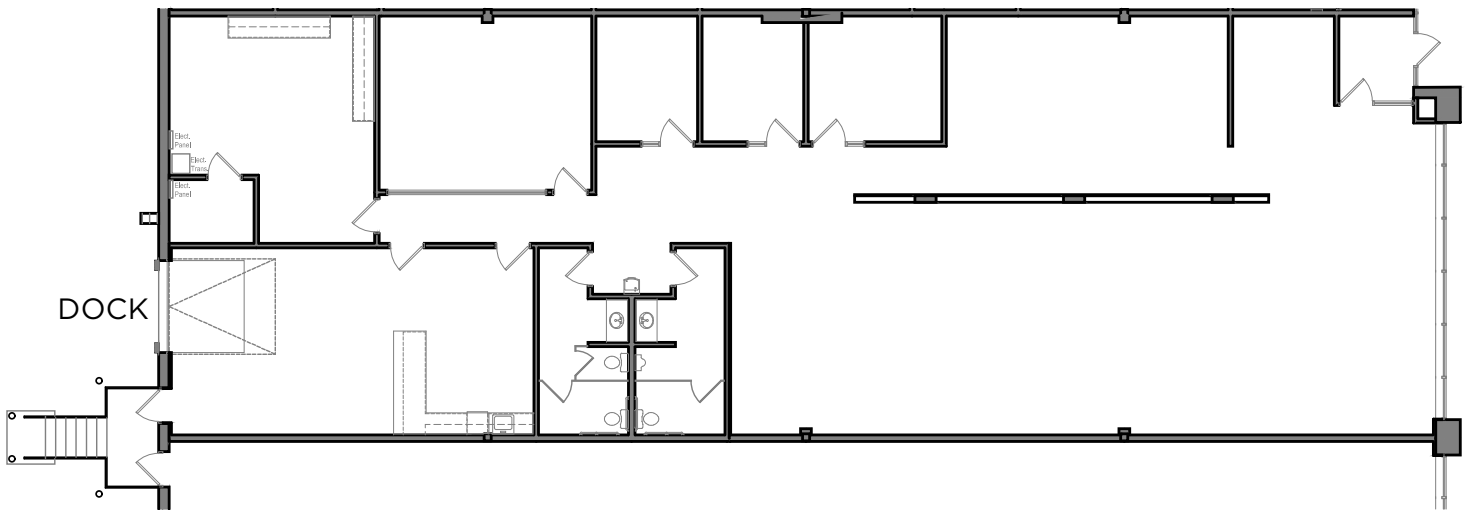
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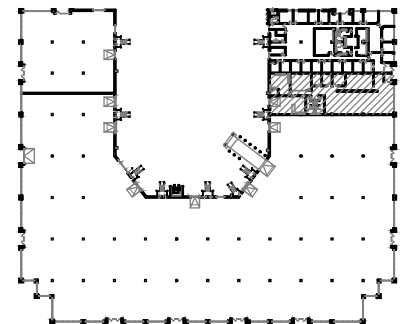
## SUITE 104 EXISTING

4,853 SF Office (*office can be peeled back to 50%*)

1 Dock



Building Key:



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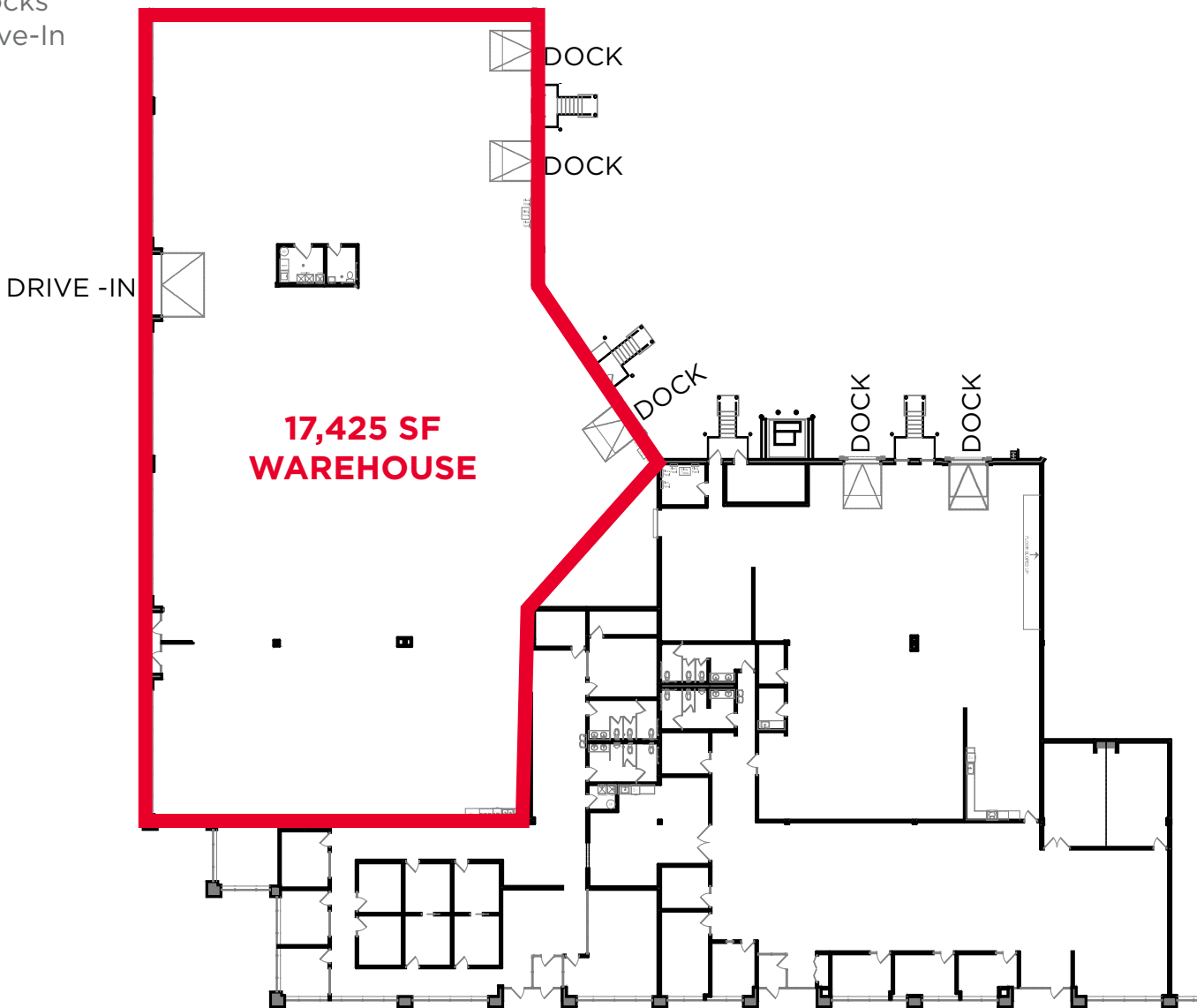
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## SUITE 124

0 SF Office  
17,425 SF Warehouse/Production  
17,425 SF Total\*

3 Docks  
1 Drive-In



\*Can be demised