



Professional Office Suite For Lease

CEDAR PROFESSIONAL OFFICE BUILDING | 8030 OLD CEDAR AVENUE SOUTH | BLOOMINGTON, MN 55425

Exclusively Listed by

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Each Office is Independently Owned and Operated
www.kwcommercial.com

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13100 Wayzata Blvd #400
Minnetonka, MN 55305

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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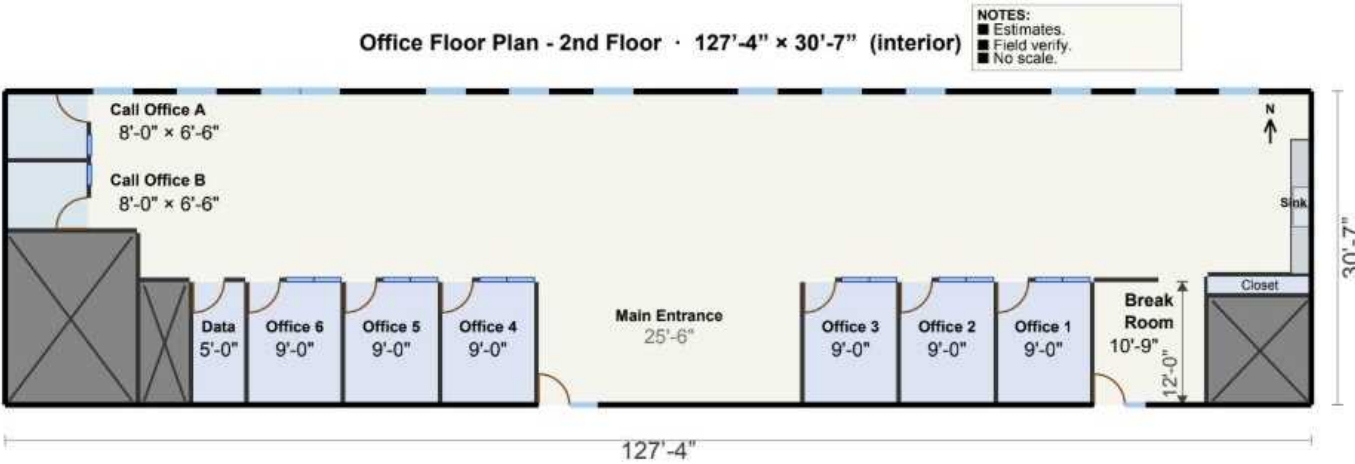


Available SF:	Suite 205 approx. 2,280-4,560 RSF
Lease Rate:	\$26/ RSF Gross
Building SF:	37,552
Floors:	2
Parking:	Onsite covered and surface
Parking Ratio:	3.00/1,000 SF

Property Highlights

- Suite 205 divisible into 2,280-4,560 RSF
- Suite 205 offers 6 offices, 2 call rooms, large co-working space, reception, kitchenette, breakroom
- Bright office space with expansive windows
- Monthly total gross rent includes base rent, CAM, taxes and utilities (excludes internet & telephone)
- Shared conference room in the building
- Two-story professional office building with renovations
- Monument and building signage available
- Covered and surface parking for tenants and visitors
- Excellent visibility from Cedar Avenue (Hwy 77)
- Minutes from MSP International Airport
- Minutes from the Mall of America, surrounded by restaurants, retail, banking, hotels, business services
- Convenient access to light rail, bus transit and major highways

Suite 205: divisible into 2,280 RSF to 4,560 RSF



Divisible into 2,280 SF to 4,560 SF

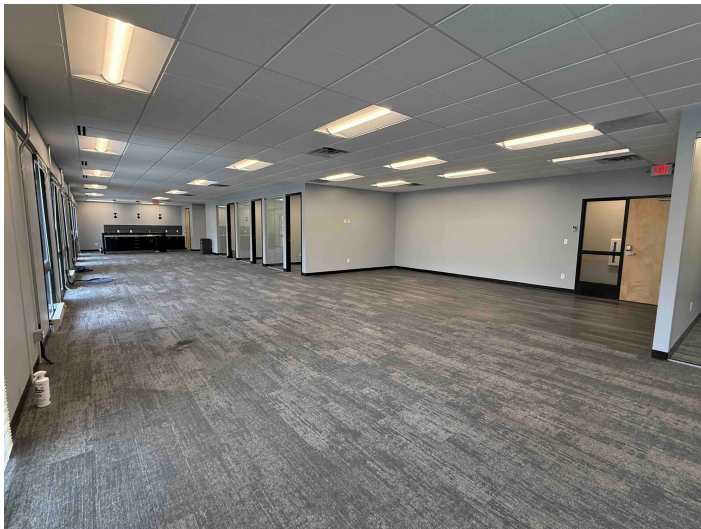
Suite 205 Property Photos



Kitchenette



Breakroom adjacent to kitchenette



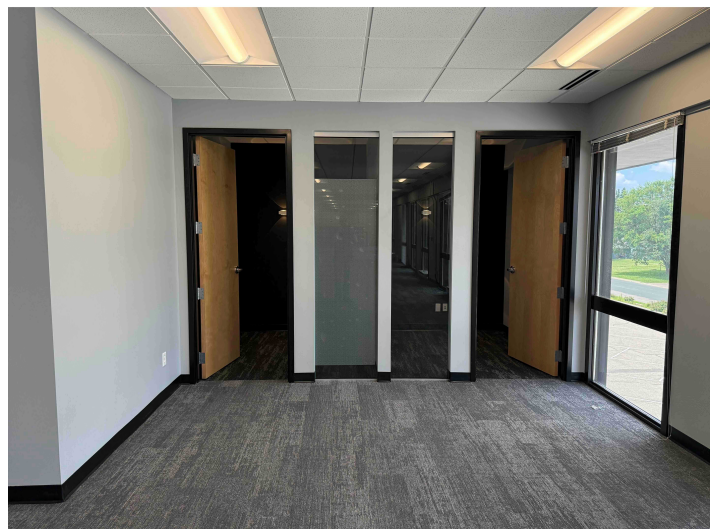
Full view of office suite 205



Private offices off open workspace full window line



Main entrance into Suite 205



Private call rooms

Suite 205 Property Photos



Interior private office



Private office with glass window



Private office

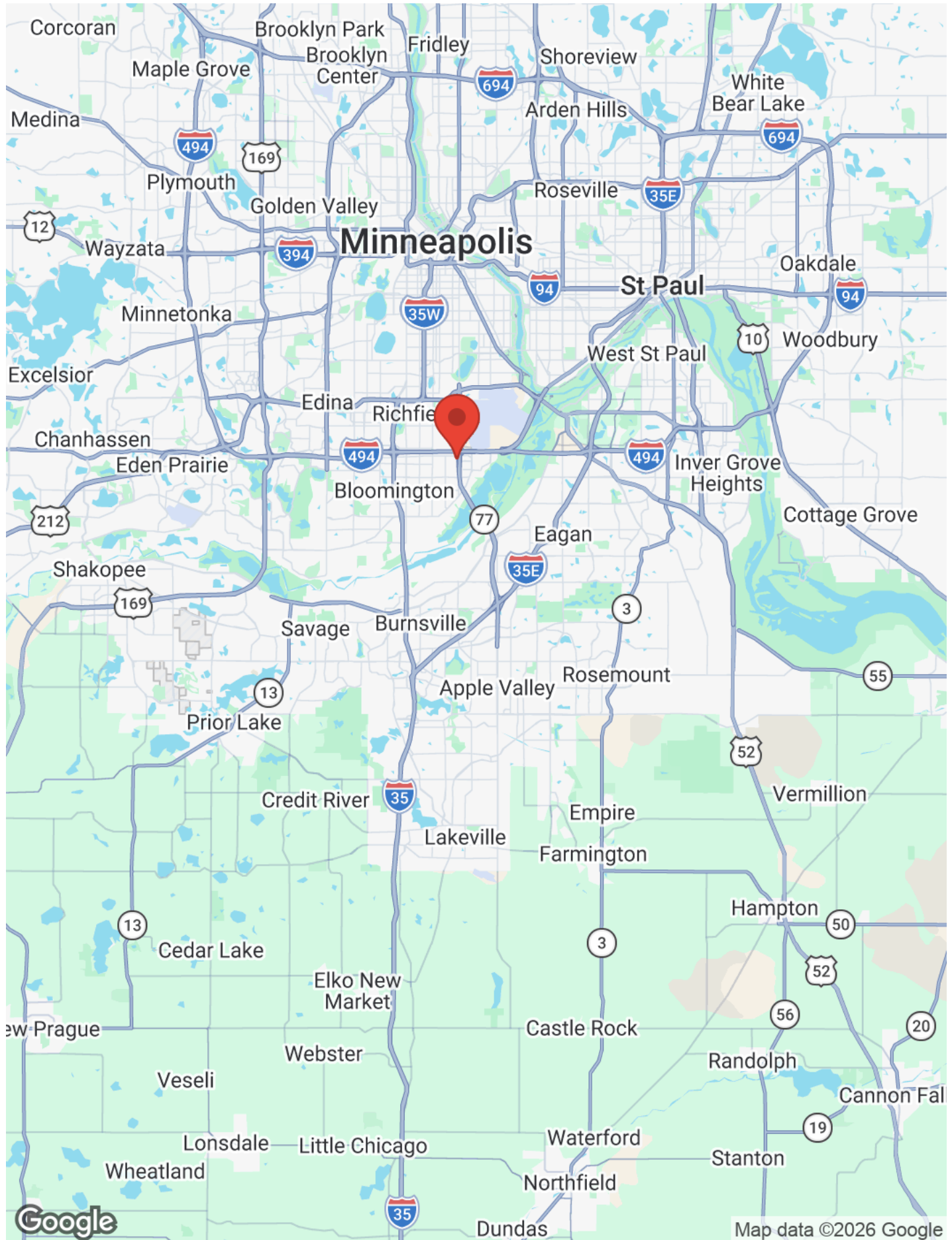


Data room

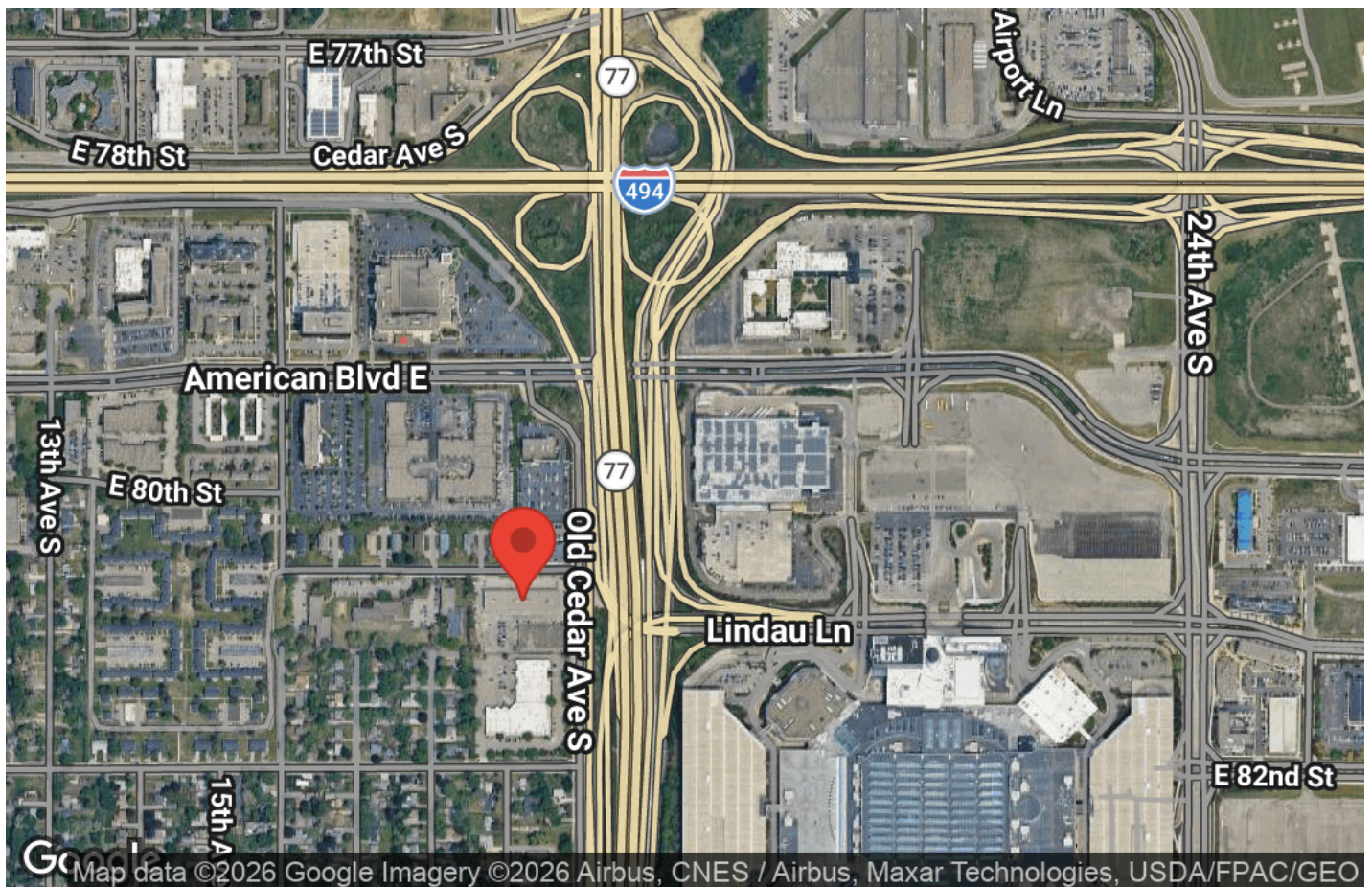
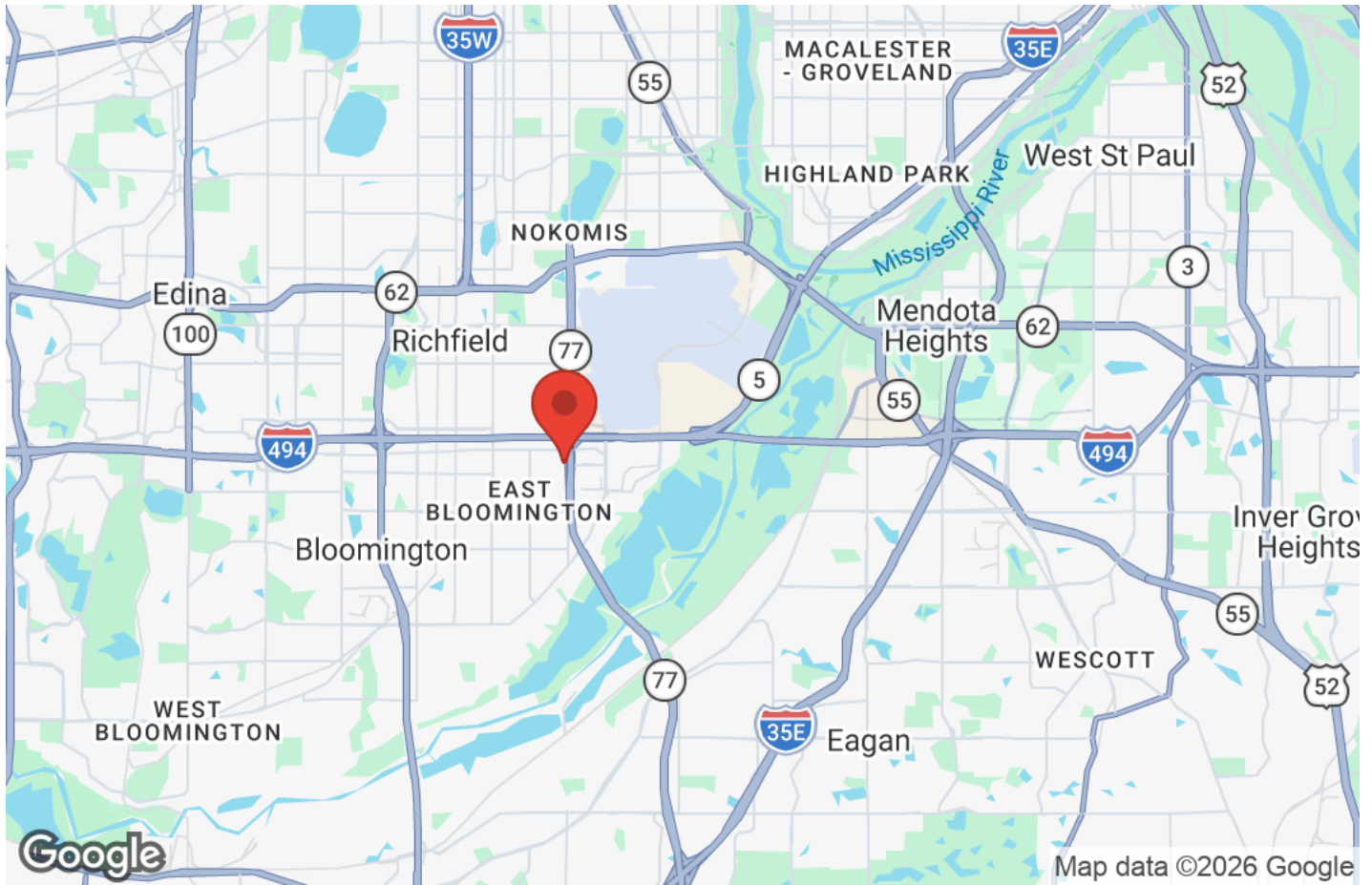
Business Map



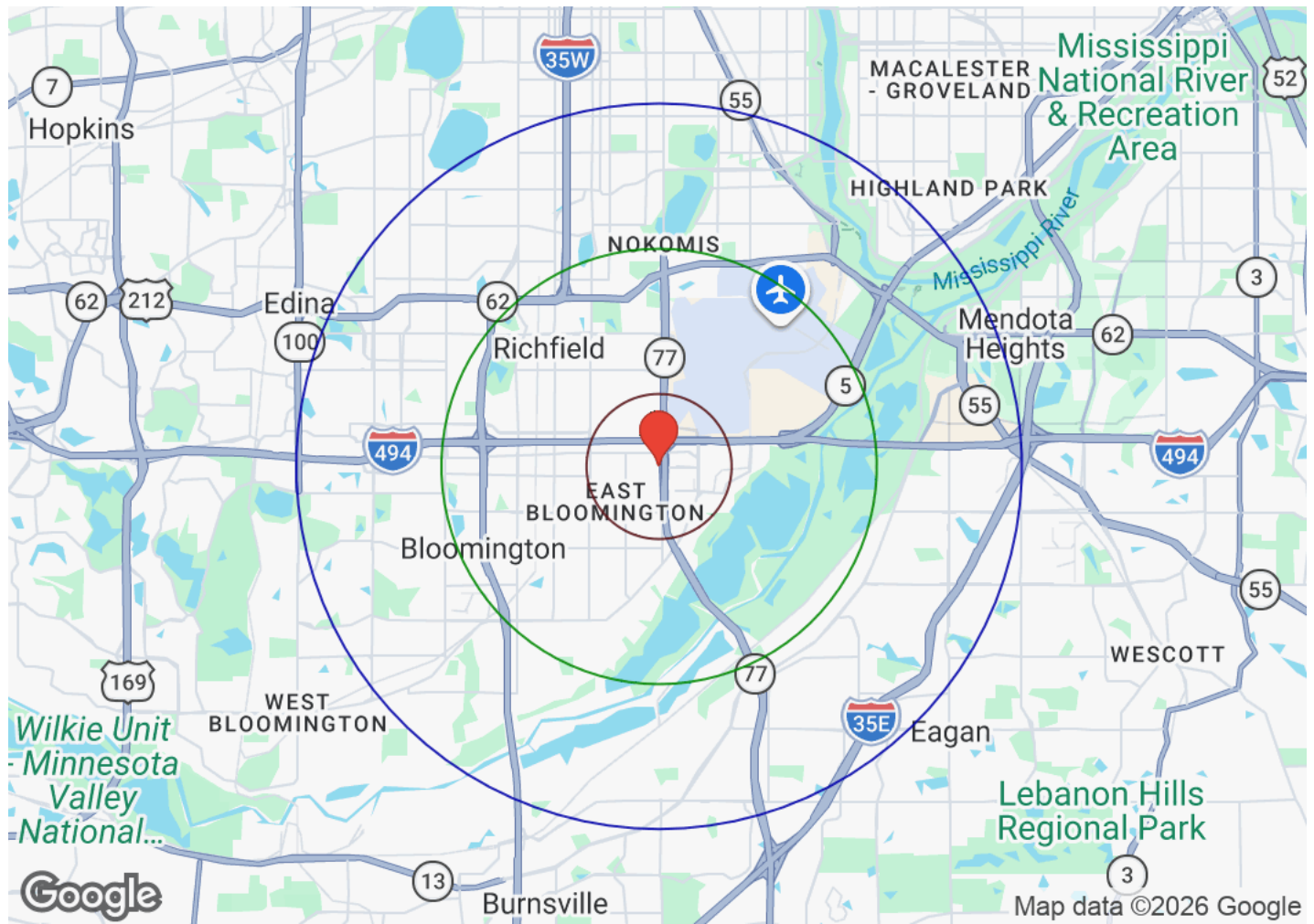
Regional Map



Location Maps



Demographics



Category	Sub-category	1 Mile	3 Miles	5 Miles
Population	Male	6,021	34,103	115,450
	Female	5,780	33,852	119,104
	Total Population	11,801	67,955	234,553
Housing	Total Units	5,023	31,949	112,855
	Occupied	4,621	29,414	104,222
	Owner Occupied	1,871	16,933	63,764
	Renter Occupied	2,750	12,481	40,458
	Vacant	402	2,535	8,633
Age	Ages 0 - 14	2,497	12,094	40,812
	Ages 15 - 24	1,575	7,554	23,158
	Ages 25 - 54	5,364	29,380	100,068
	Ages 55 - 64	1,123	7,543	26,928
	Ages 65+	1,243	11,385	43,587
Income	Median	\$75,797	\$89,718	\$96,817
	Under \$15k	453	1,898	6,736
	\$15k - \$25k	235	1,551	3,935
	\$25k - \$35k	186	1,480	4,838
	\$35k - \$50k	344	2,369	8,211
	\$50k - \$75k	1,074	5,052	16,314
	\$75k - \$100k	595	4,004	13,837
	\$100k - \$150k	697	5,661	19,981
	\$150k - \$200k	456	3,199	11,929
	Over \$200k	581	4,201	18,439

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