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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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 (2025)	$2.75 PSF CAM $3.00 PSF Tax **$5.75 PSF Total**
Parking	3.69/1,000 ratio
Zoning	FD-1: Freeway Development District

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

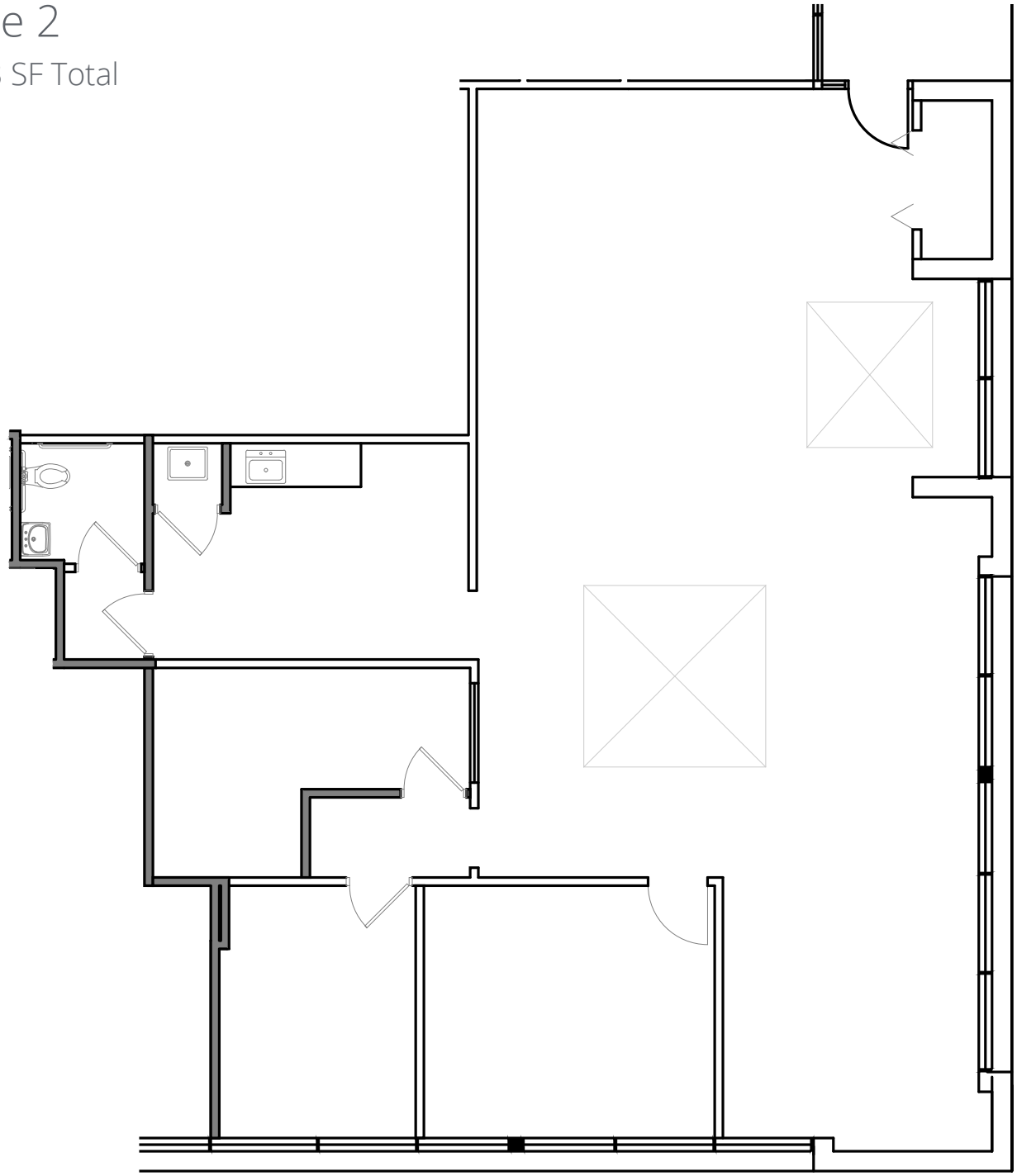
Suite 2: 2,158 SF office

Floor Plan

1325 Building

Suite 2

2,158 SF Total



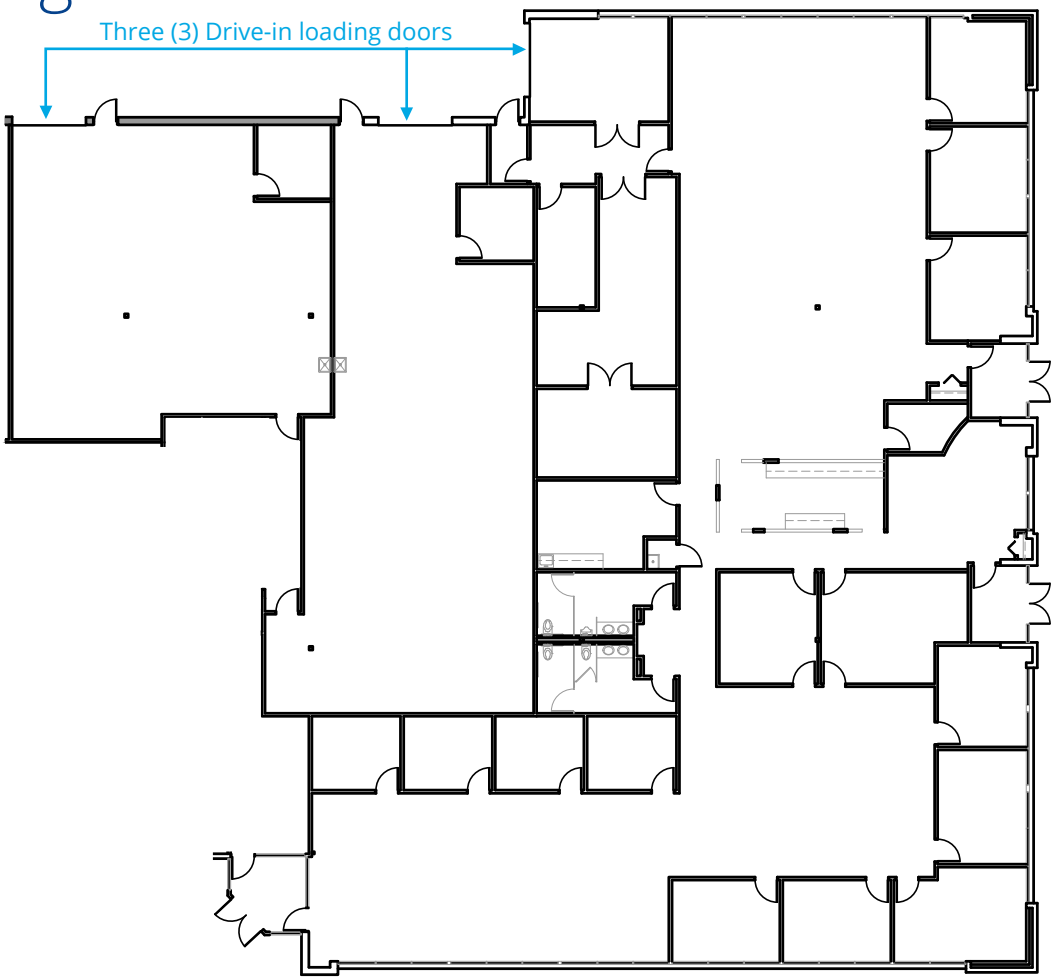
Floor Plan

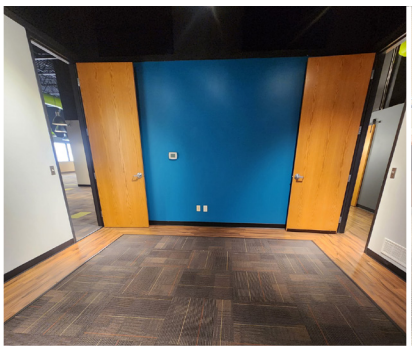
1401 Building

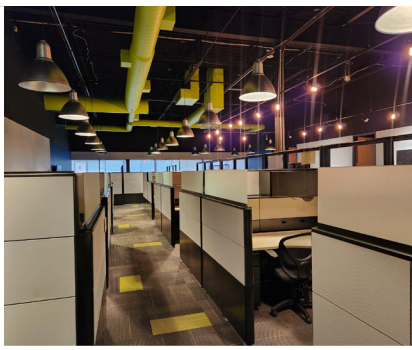
Suite 10

14,097 SF Total

*Divisible to 5,000 SF







View Online
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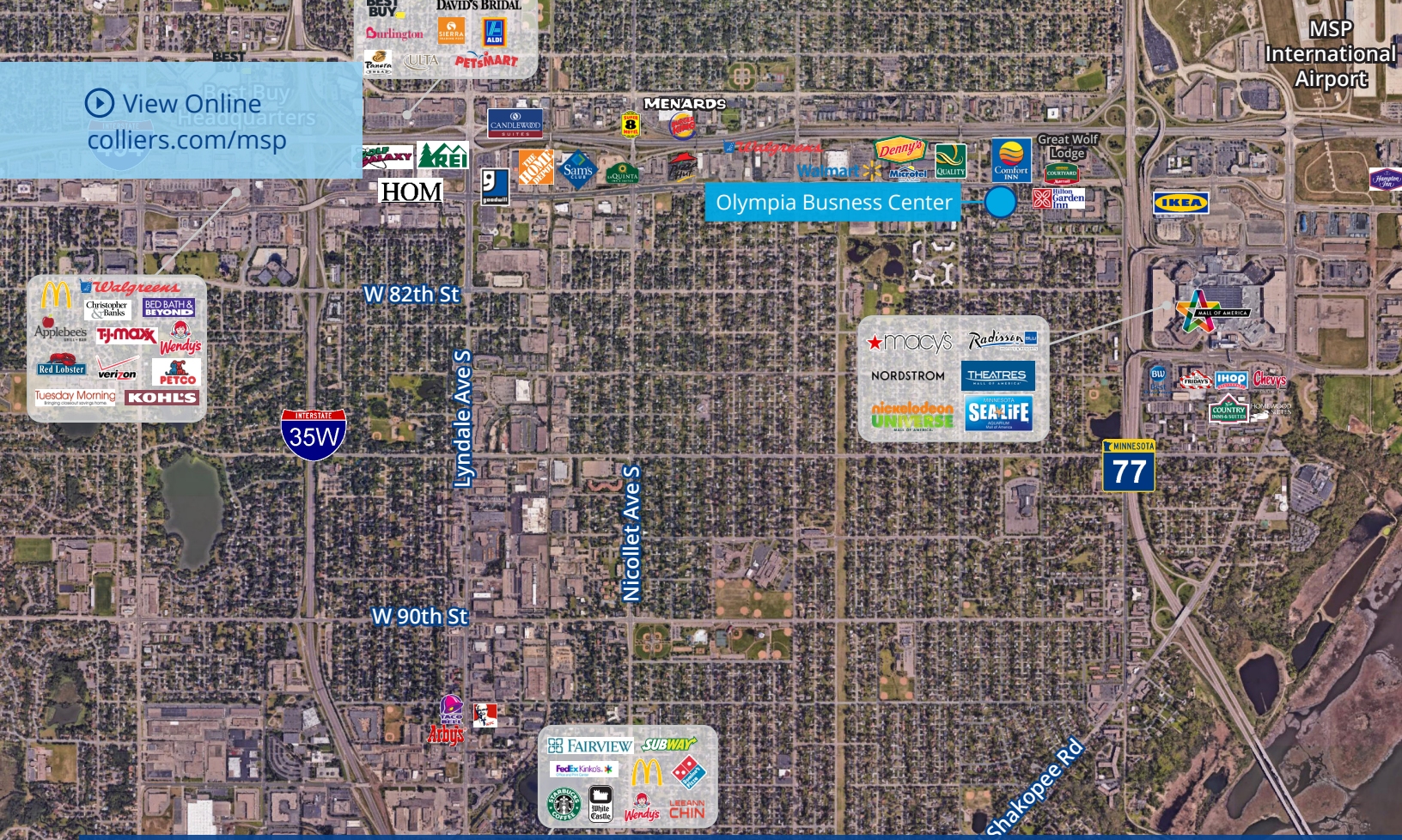

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Our mission

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

Colliers

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