



# FOR LEASE

**2700-2772 82nd Street East  
Bloomington, MN 55425**



## Features

- Great access to major thoroughfares and Minneapolis/St. Paul International Airport
- Near numerous area amenities including restaurants, retail services, banks, hotels, and Mall of America
- Abundant parking (6.5 per 1,000 SF)
- Ribbon glass line
- Single-story flex office/warehouse space
- 82nd Ave lightrail station located directly across the street
- Walking distance to the Mall of America



## Space & Building Specifications

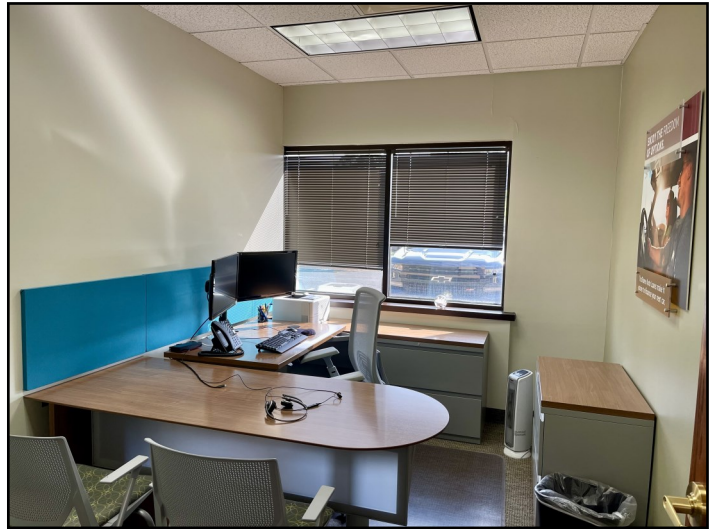
<b>Size:</b>	Suite 2700 - 6,129 SF (office & warehouse) Suite 2708 - 744 SF (warehouse only) Suite 2740 - 9,222 SF (office only)
<b>Clear Height:</b>	14'
<b>Building Size:</b>	31,085 SF
<b>Parking Ratio:</b>	6.5/1,000 SF
<b>Net Lease Rate:</b>	Office: \$11.00-\$13.00/SF Warehouse: \$5.50-\$6.00/SF
<b>2025 Estimated Tax/CAM:</b>	\$7.30/SF
<b>Year Built:</b>	1985
	*Sewer and water included.

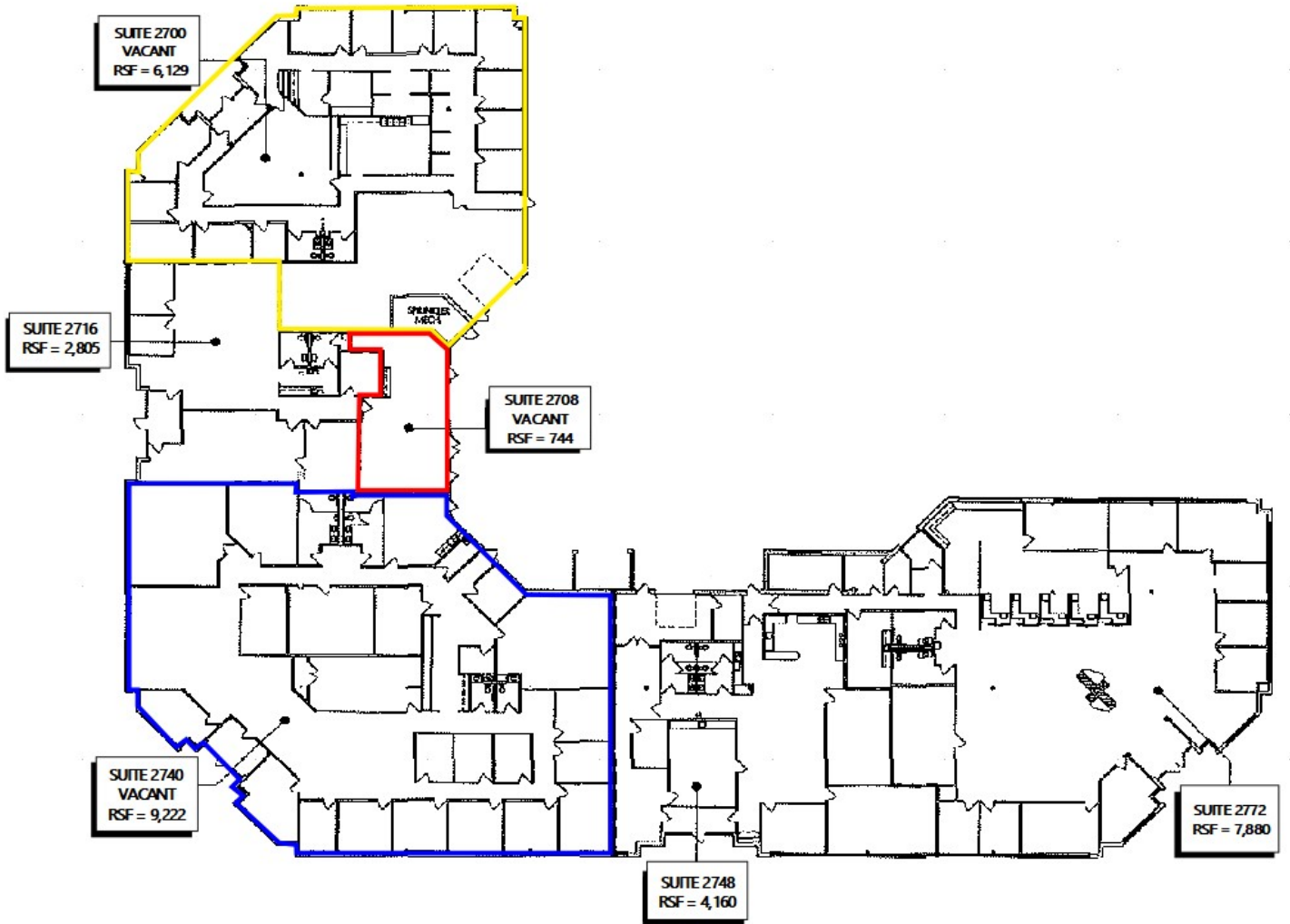


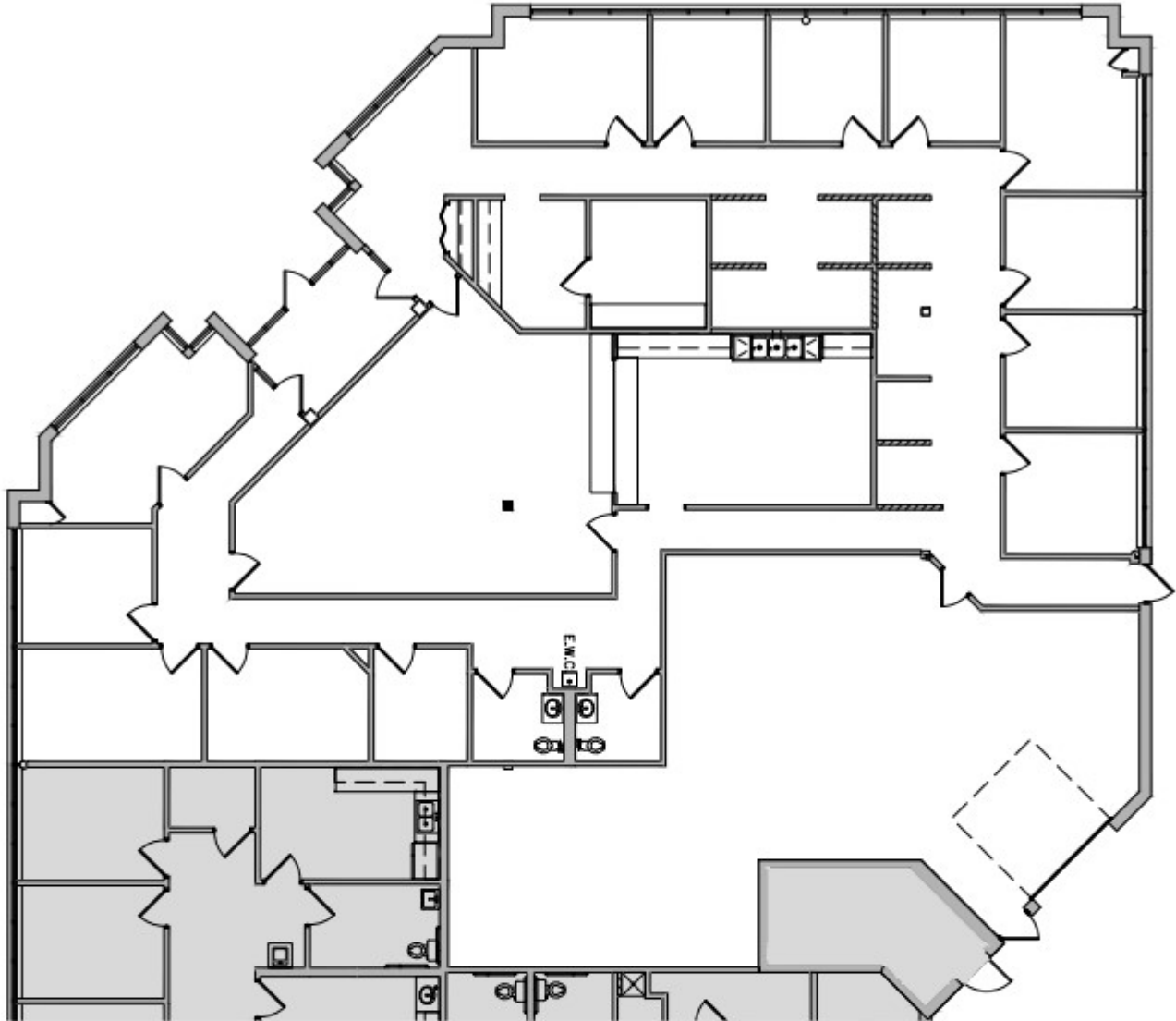
**TaTonka Real Estate Advisors**  
150 South 5th St., #1400  
Minneapolis, MN 55402  
www.TaTonkaRE.com

**Tim Stewart**  
612.466.7304  
tcs@tatonkare.com

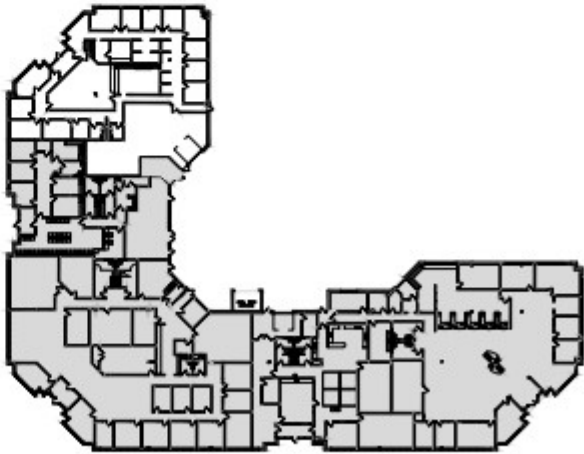
**Brad Mateer**  
612.466.7313  
bmateer@tatonkare.com







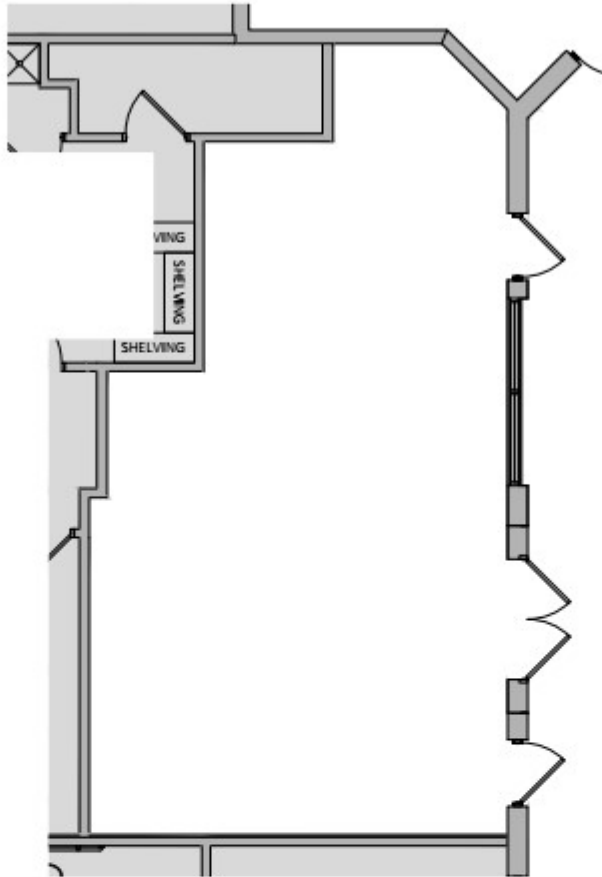
SUITE 2700	
OFFICE:	4,689 SF
WAREHOUSE:	1,440 SF
TOTAL:	6,129 SF



**SUITE 2700**  
BLOOMINGTON, MN  
APRIL 19, 2023

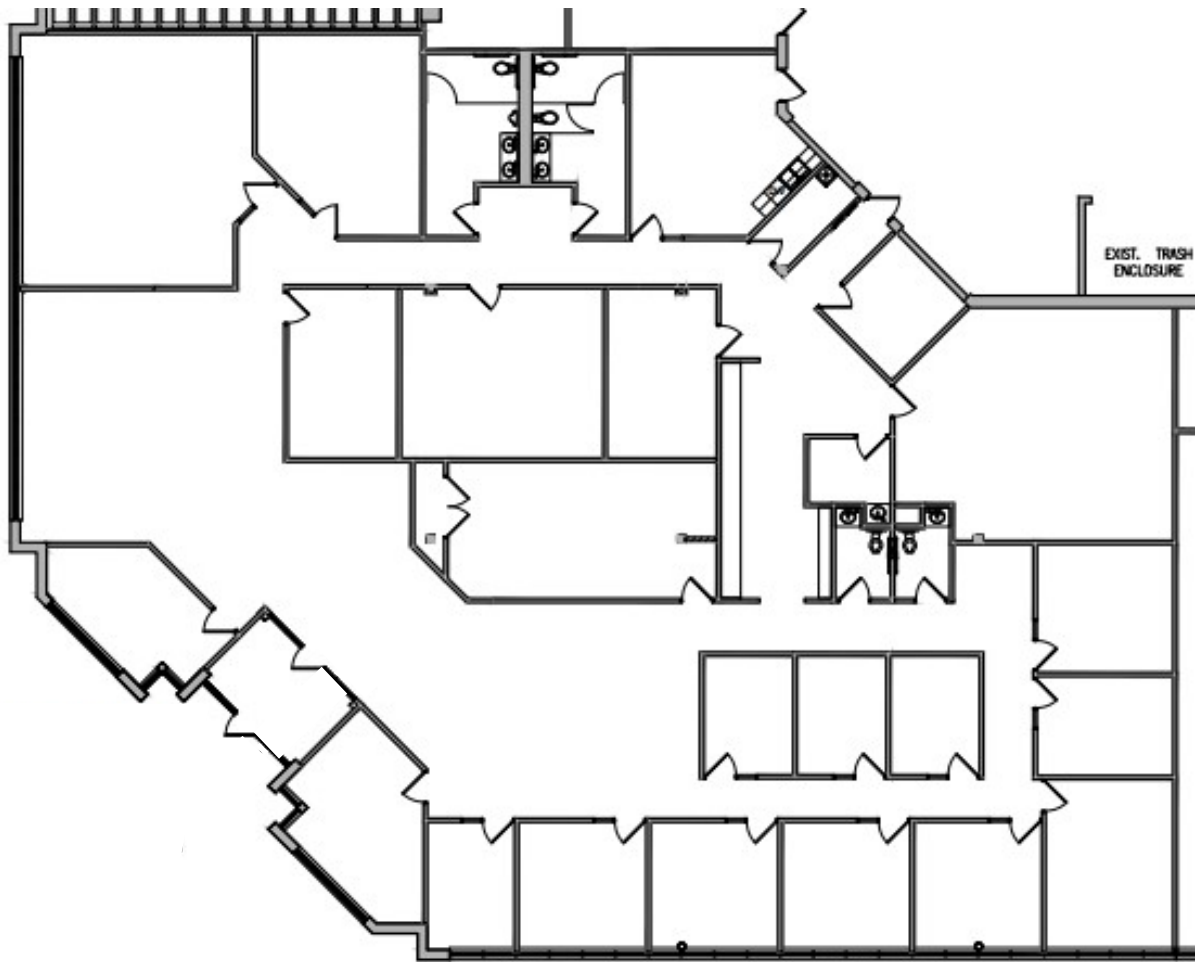
**ALPHA OFFICE TECH BUILDING**



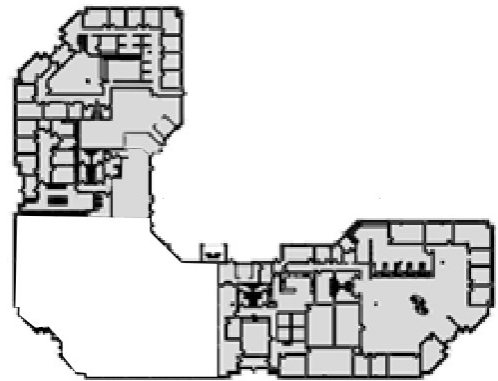


<u>SUITE 2708</u>	
WAREHOUSE:	744 SF
TOTAL:	744 SF





<u>SUITE 2740</u>	
<u>OFFICE:</u>	<u>9,222 SF</u>
<u>TOTAL:</u>	<u>9,222 SF</u>

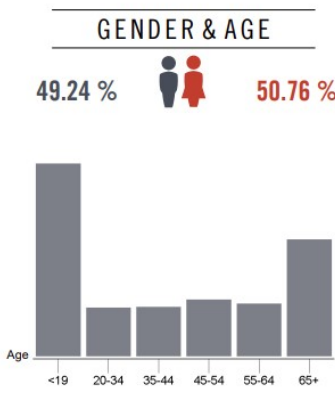
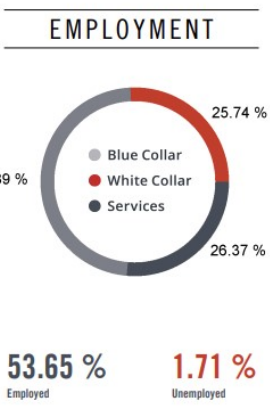




## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 2700-2780 E 82nd St, Bloomington, MN 55425

CITY, STATE	<b>Bloomington, MN</b>
POPULATION	<b>86,150</b>
AVG. HH SIZE	<b>2.38</b>
MEDIAN HH INCOME	<b>\$59,692</b>
HOME OWNERSHIP	
Renters:	<b>13,936</b>
Owners:	<b>21,865</b>



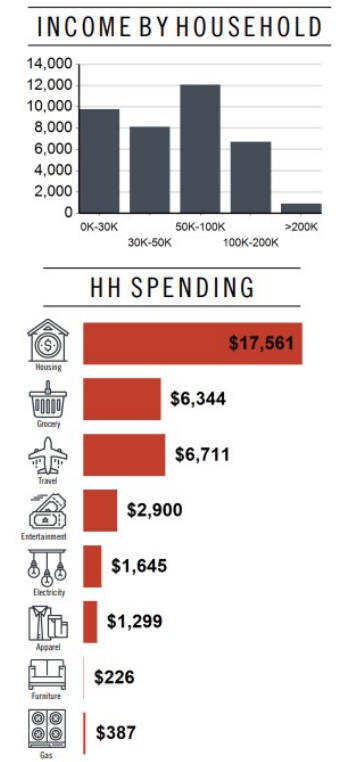
### RACE & ETHNICITY

White:	<b>36.20 %</b>
Asian:	<b>4.58 %</b>
Native American:	<b>0.36 %</b>
Pacific Islanders:	<b>0.00 %</b>
African-American:	<b>15.32 %</b>
Hispanic:	<b>23.42 %</b>
Two or More Races:	<b>20.12 %</b>

### EDUCATION

High School Grad:	<b>25.92 %</b>
Some College:	<b>24.90 %</b>
Associates:	<b>7.68 %</b>
Bachelors:	<b>32.33 %</b>

## Catylist Research



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