

FOR LEASE - SUITE 100

# BLOOM TECH WORKPLACE

9201 E Bloomington Fwy  
Bloomington, MN 55420



Leased By:

**STACK**  
INDUSTRIAL PARTNERS

Professionally Owned & Managed By:

**CH** **CLEAR HEIGHT**  
PROPERTIES

# PROPERTY OVERVIEW

## General Building Information

**Total Building Size**  
121,684 SF

**Year Built**  
1985

**Parcel Size**  
8.55 acres

**Parking**  
354 Spaces

**Electric Capacity**  
3 Phase; 1,200 amps, 120/208v

**Owned & Managed By**  
Clear Height Properties

## Suite 100 Specs

**Space Available**  
6,114 - 22,200 SF

**Available**  
Now

**Warehouse Size**  
2,522 SF

**Loading**  
2 Docks | 1 Drive-In

**Office Size**  
19,678 SF (would demo)

**Clear Height**  
14'

**Sprinklers**  
Yes

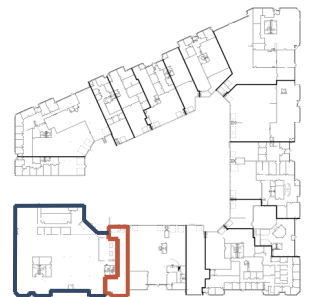
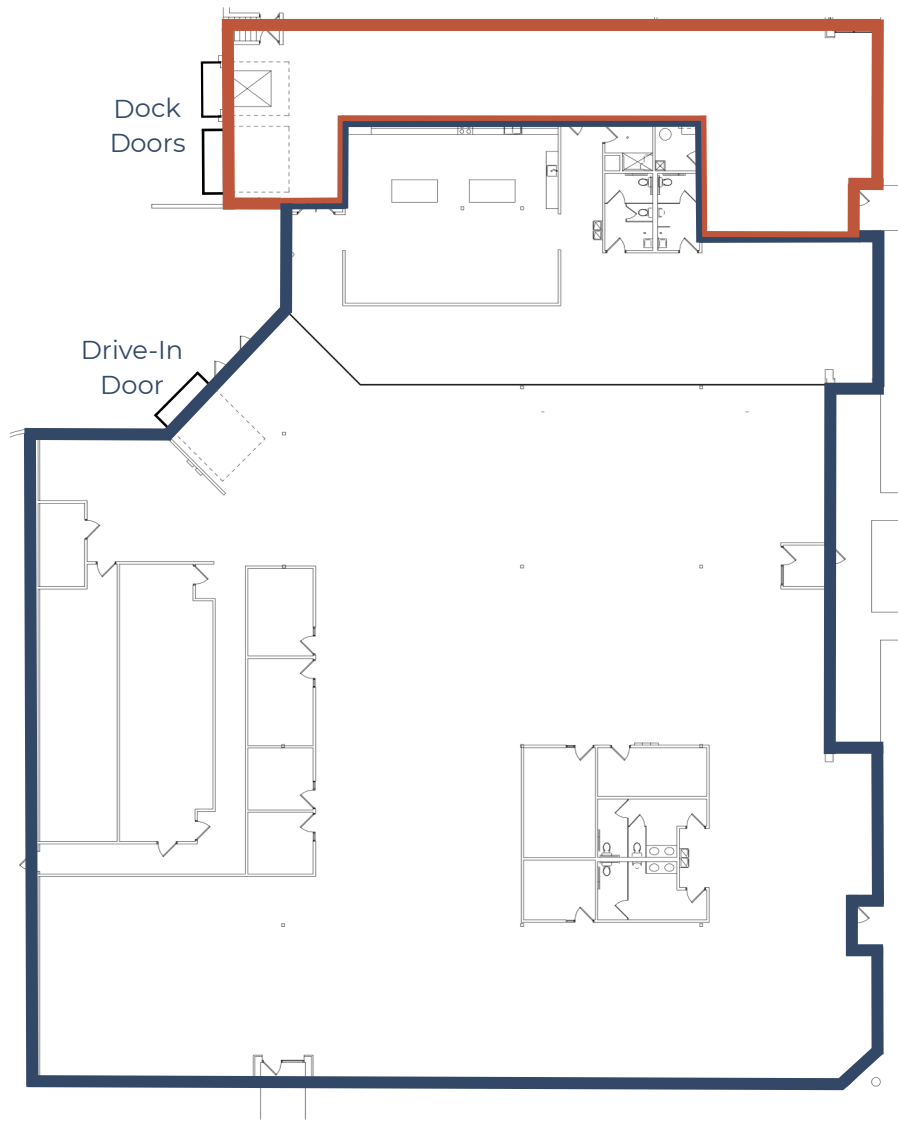
**Lighting**  
T8

## Financials

**Lease Rate**  
Office: \$12.50 PSF  
Warehouse: \$6.50 PSF

**CAM/Tax (2026)**  
\$2.39 (CAM)  
\$3.46 (Tax)  
\$5.85 Total

# FLOOR PLAN



22,200 SF  
Total

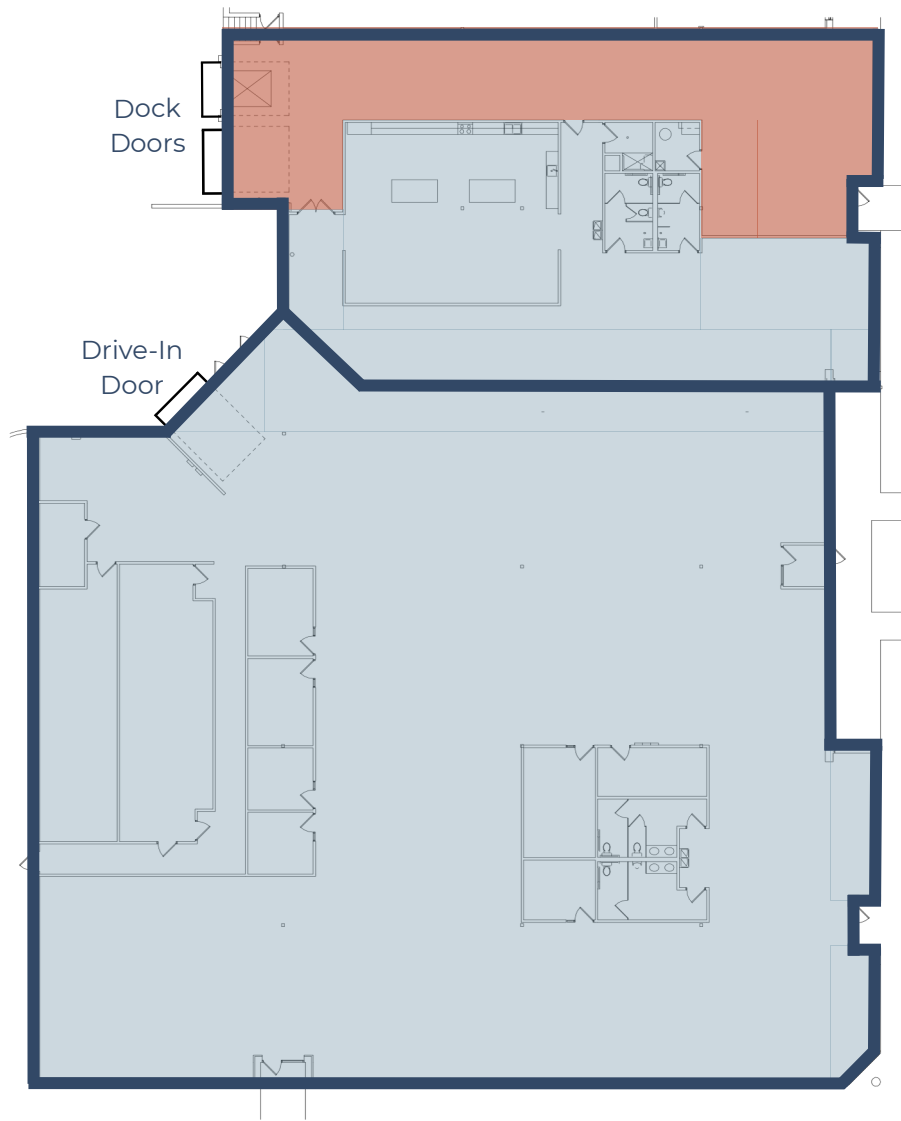


19,678 SF  
Office



2,522 SF  
Warehouse

# ALTERNATIVE FLOOR PLAN



## Option B

Total SF: 6,114 SF  
Office SF: 3,592 SF  
Whse SF: 2,522 SF  
2 Dock Doors

## Option A

Total SF: 16,086 SF  
100% Office (would peel back)  
1 Drive-In Door  
(can add additional drive-in)



22,200 SF  
Total



19,678 SF  
Office

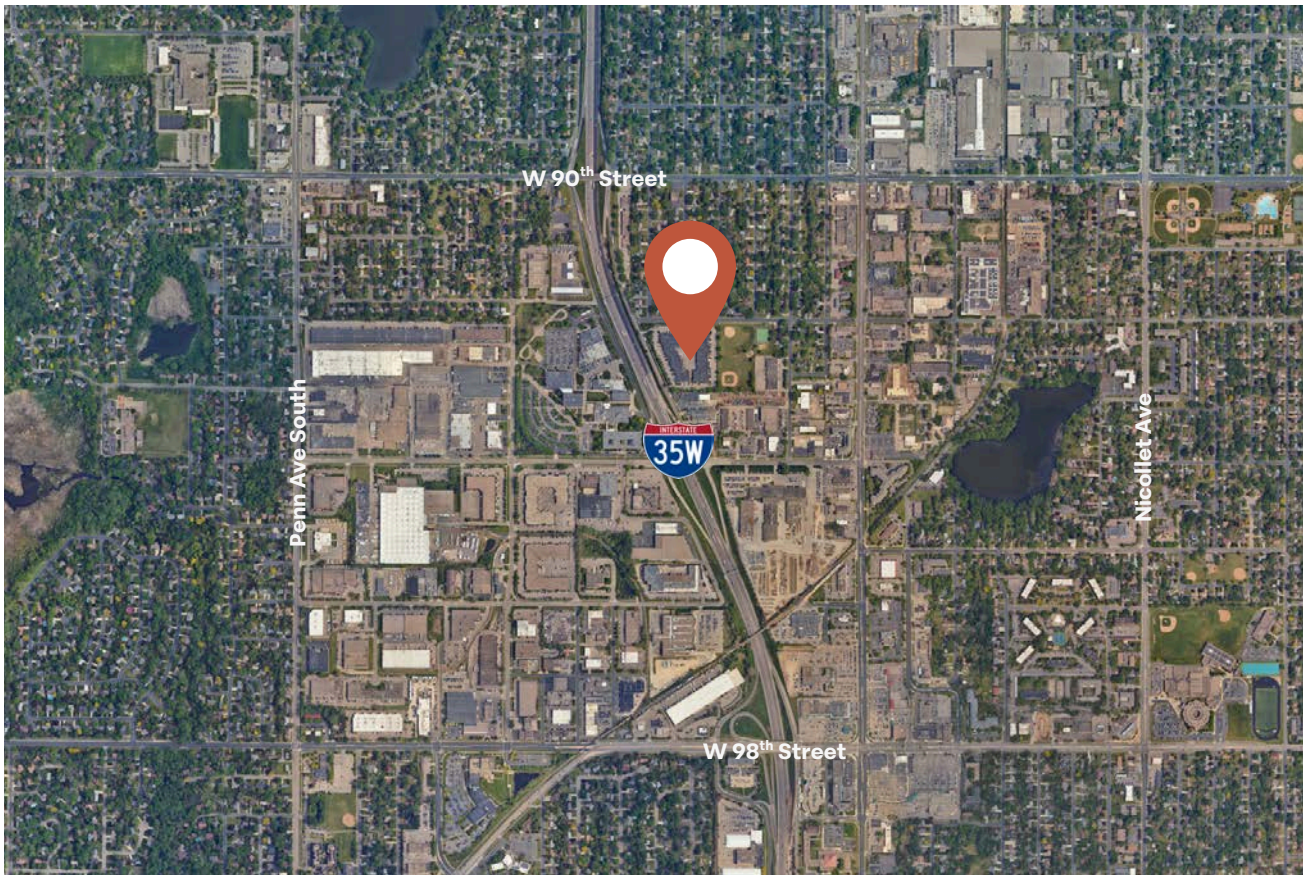


2,522 SF  
Warehouse

# PROPERTY IMAGES



# LOCATION



## Nearby Restaurants

Applebee's  
Popeyes  
Sports Page  
Perkins Restaurant & Bakery  
Nine Mile Brewing  
Green Mill Restaurant & Bar  
Dairy Queen  
Snuffy's Malt Shop  
White Castle  
McDonalds  
Taco Bell



## Nearby Retail

Valvoline  
Cub Foods  
Duluth Trading Co  
Vertical Endeavors  
Discount Tire  
Anytime Fitness  
Dollar Tree  
Carquest Auto Parts  
FedEx  
CrossFit 952  
Extra Space Storage

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