



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

Size: Suite 2700 - 6,169 SF (office & warehouse)
Suite 2748 - 4,166 SF (mainly office)
Suite 2708 - 815 SF (warehouse only)

Clear Height: 14'

Building Size: 31,085 SF

Parking Ratio: 6.5/1,000 SF

Net Lease Rate: Office: \$11.00-\$13.00/SF
Warehouse: \$5.50-\$6.00/SF

2023 Estimated

Tax/CAM: Tax: \$2.62/SF
CAM: \$4.98/SF*
Total: \$7.62/SF

Year Built: 1985

*Sewer and water included.



TaTonka Real Estate Advisors

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Minneapolis, MN 55402
www.TaTonkaRE.com

Tim Stewart

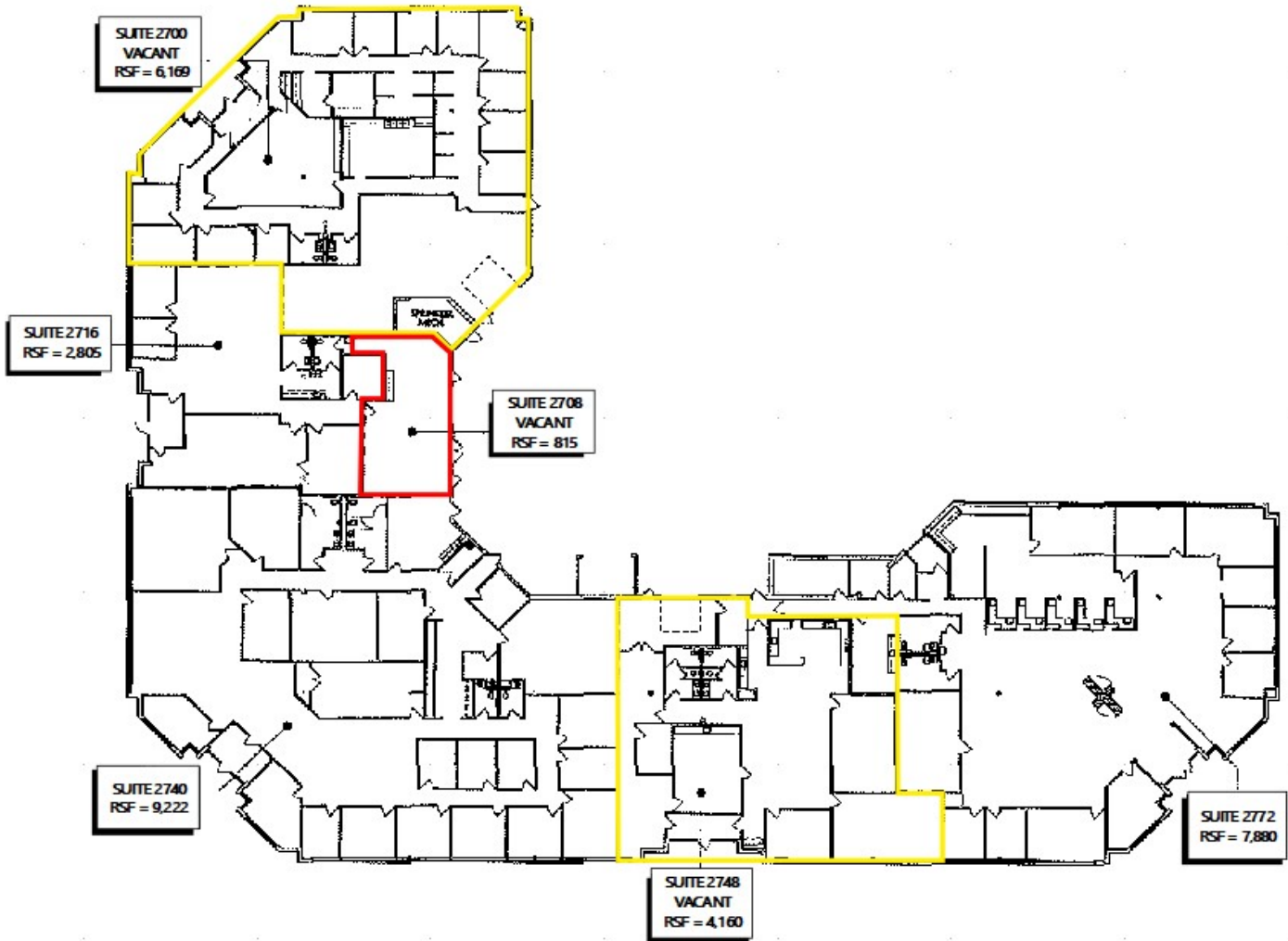
612.466.7304

tcs@tatonkare.com

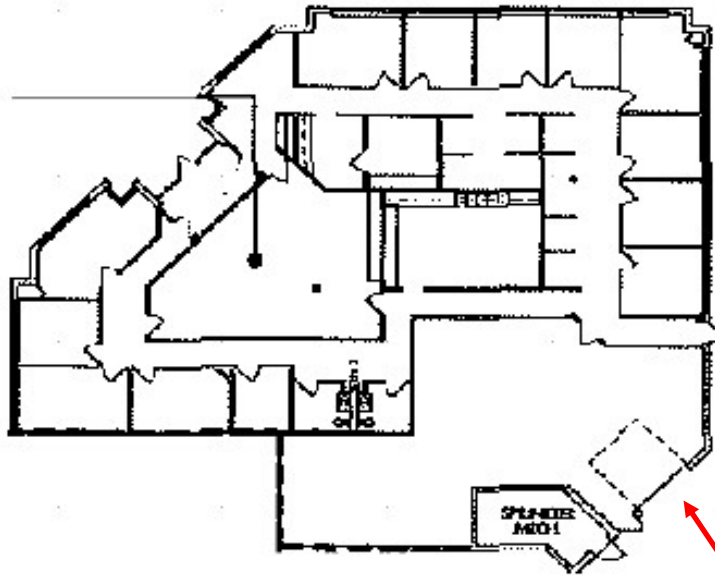
Brad Mateer

612.466.7313

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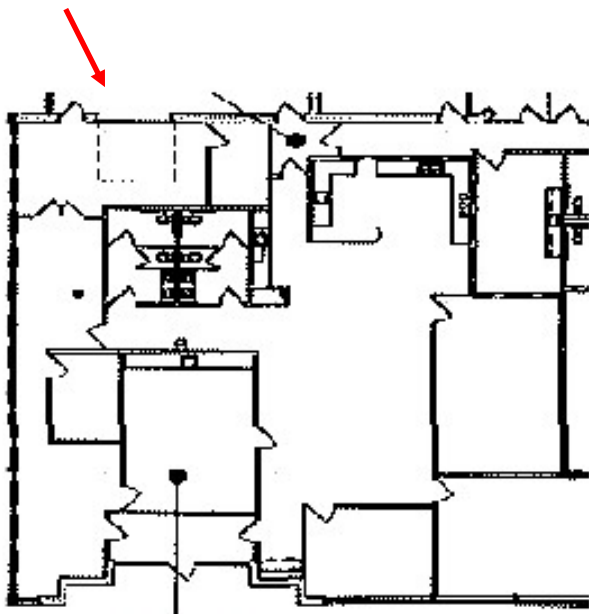


SUITE 2700
VACANT
RSF = 6,169

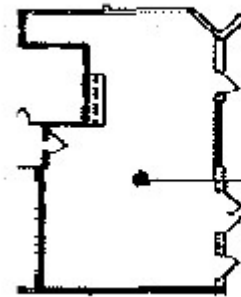


Drive-in

Drive-in door



SUITE 2748
VACANT
RSF = 4,160



SUITE 2708
VACANT
RSF = 815



Location Facts & Demographics

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



CITY, STATE
Bloomington, MN

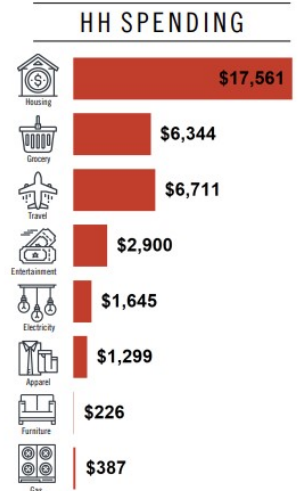
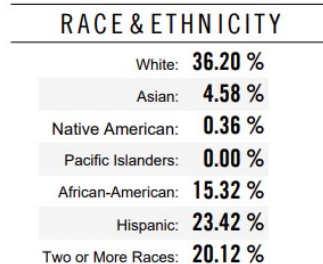
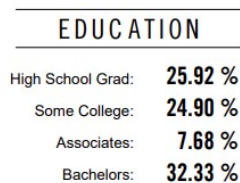
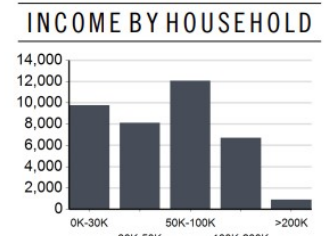
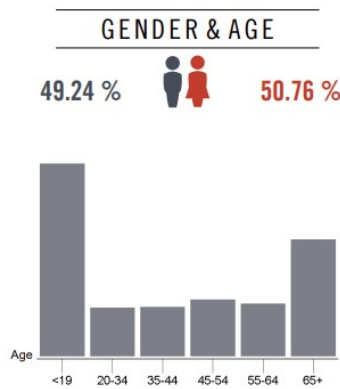
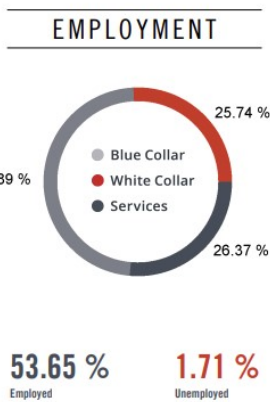
POPULATION
86,150

AVG. HH SIZE
2.38

MEDIAN HH INCOME
\$59,692

HOME OWNERSHIP

Renters:	13,936
Owners:	21,865



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