



Office / Warehouse Space for Lease

LARIAT BUSINESS CENTER I

7900-7940 12TH AVE S

BLOOMINGTON, MN 55425

Available Space:

Suite 7910

1,101 SF- Office
2,724 SF- Warehouse
3,825 SF - Total
One (1) Dock Door

Suite 7920

949 SF- Office
2,895 SF- Warehouse
3,844 SF - Total
One (1) Dock Door

Suite 1145

840 SF- Office
480 SF- Warehouse
1,320 SF - Total
One (1) Dock Door

Suite 1151

2,169 SF- Office
670 SF- Mezzanine
2,839 SF - Total
One (1) Dock Door

Suites 1145 & 1151

3,009 SF- Office
670 SF- Mezzanine
480 SF- Warehouse
4,159 SF - Total
Two (2) Dock Doors

Lease Rates:

Negotiable

2026 Est. CAM/Tax:

\$6.01 PSF

Property Highlights:

- Great access to Interstate 494, 35W, and Hwy 77
- In close proximity to Mall of America and MSP Airport
- 15' Clear Height
- New parking lot
- Local owner and Property Manager

For information, please contact:

Brian Netz

Executive Managing Director
t 612-430-9947
brian.netz@nmrk.com

Lucas Long

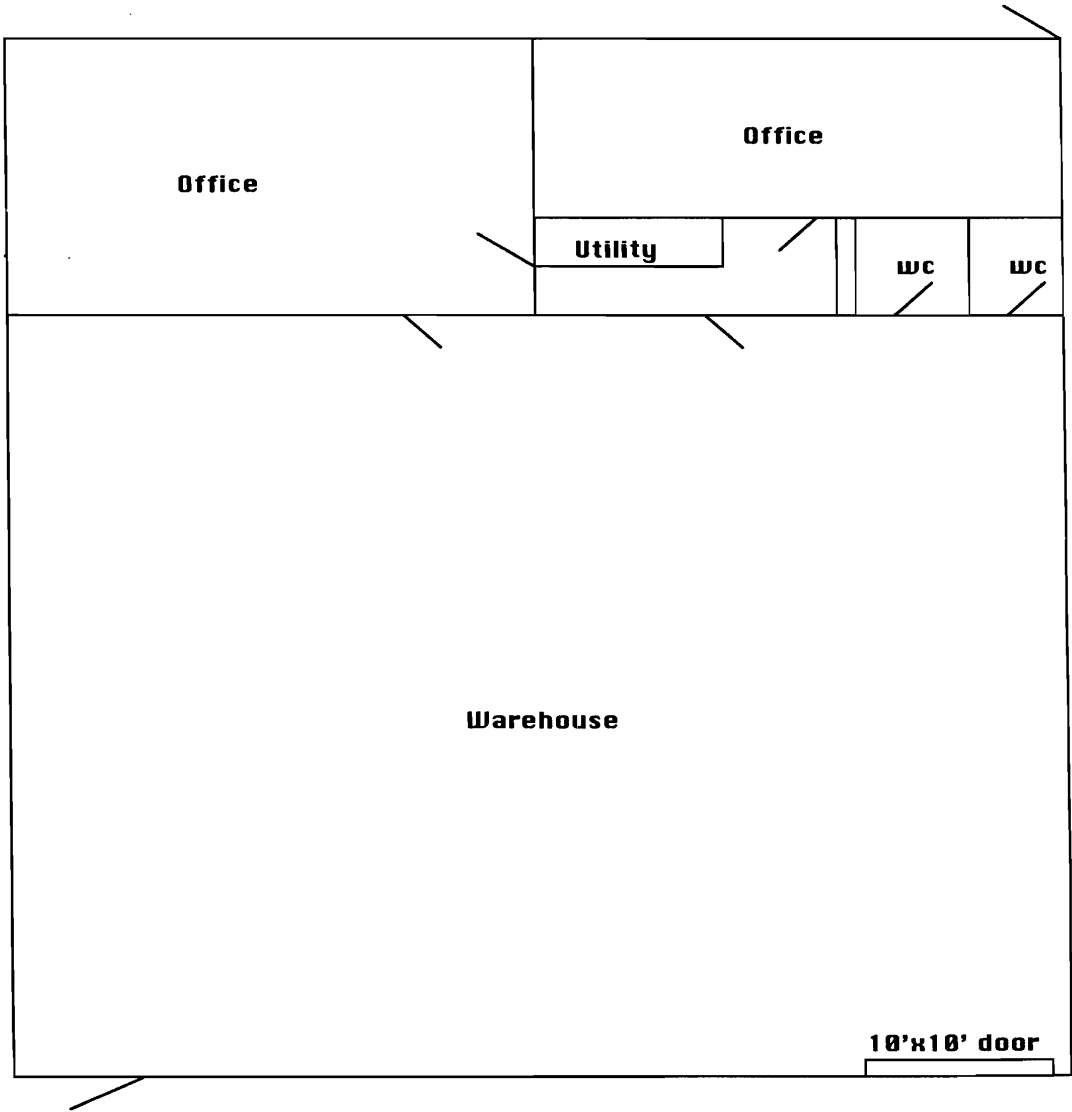
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NEWMARK

SUITE 7910



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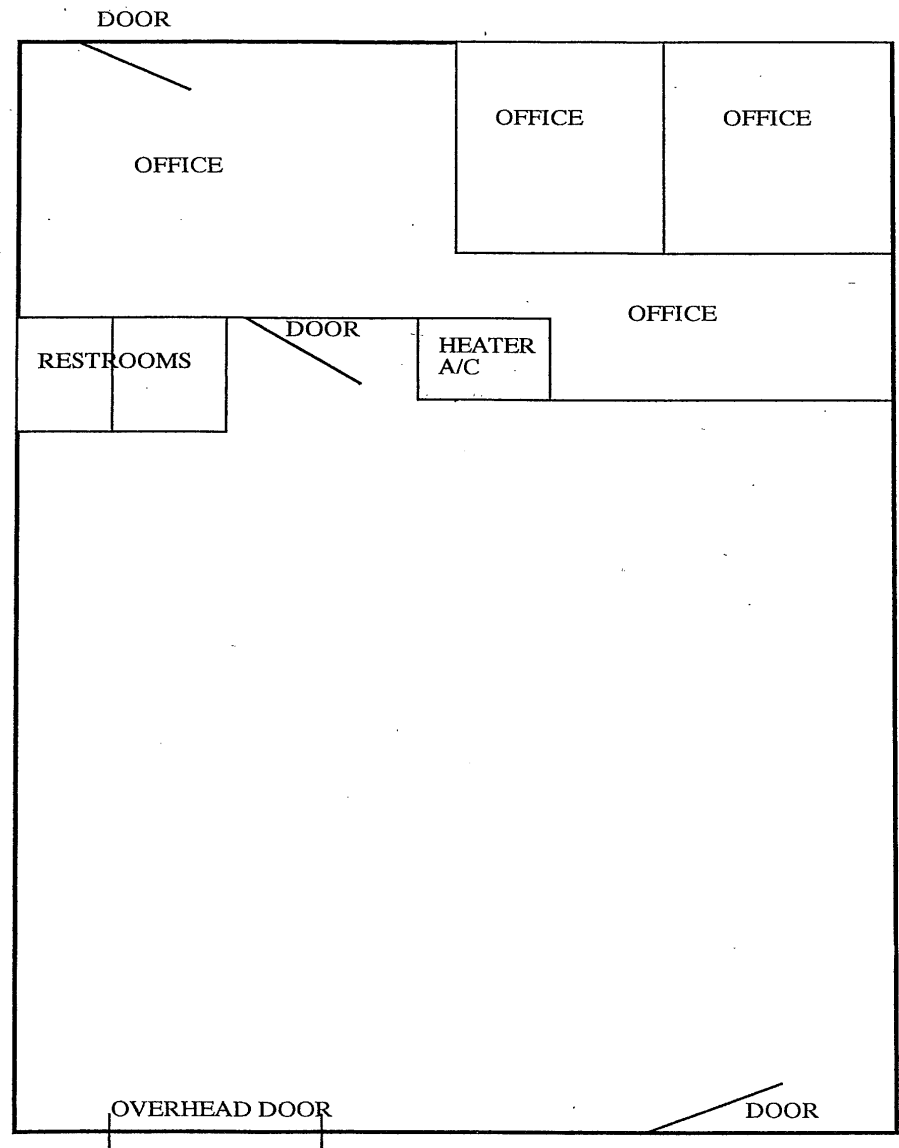
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NEWMARK

SUITE 7920



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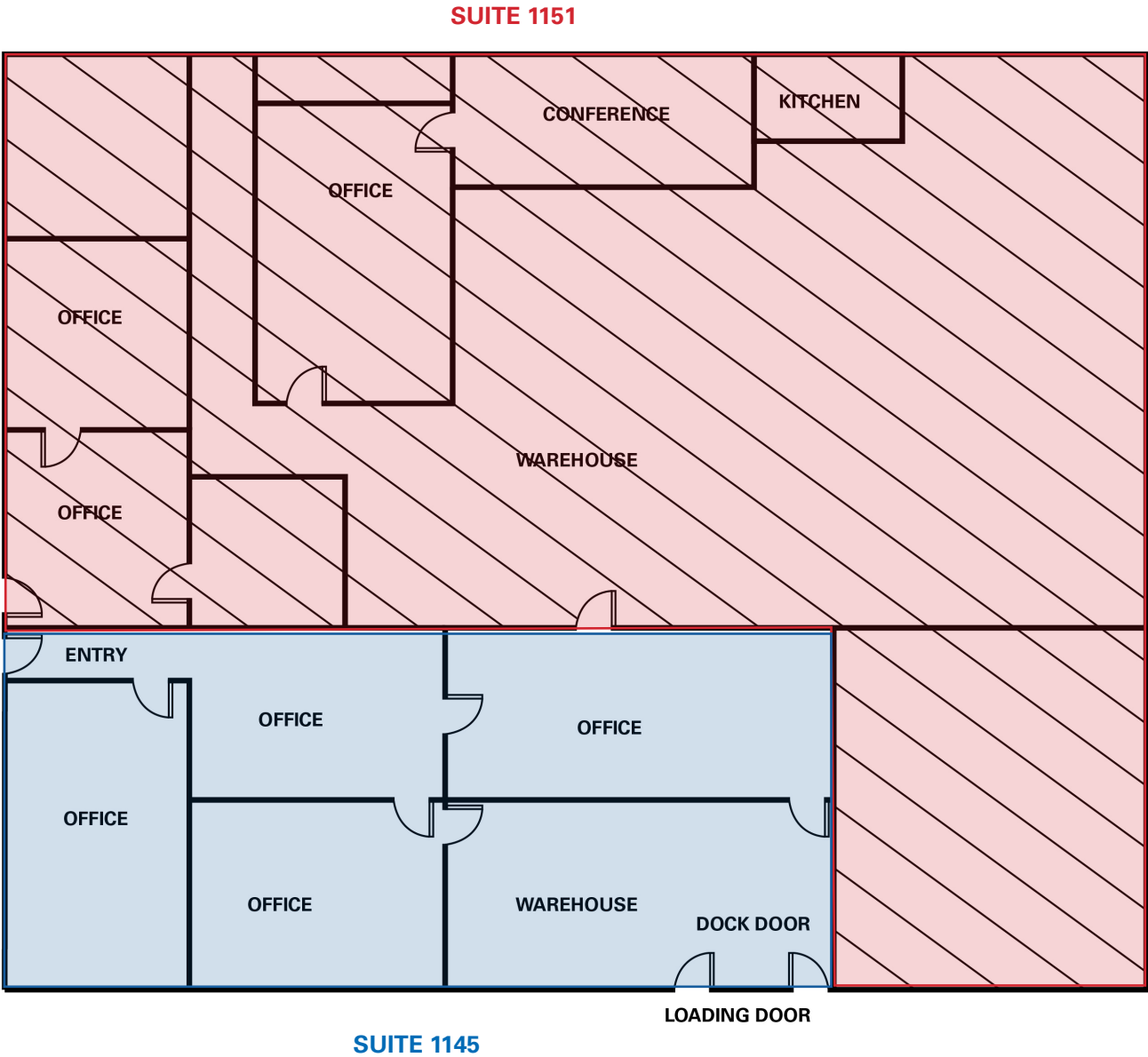
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