

# Olympia Business Center For Sale or Lease



Owner-User Opportunity with In-Place Income



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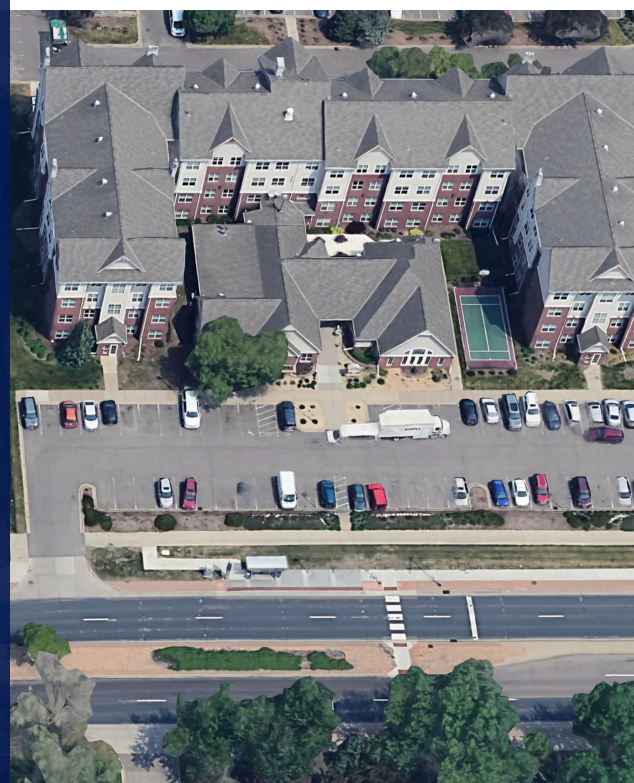
# Opportunity

Olympia Business Center offers a rare owner-user opportunity to acquire a ±54,355 SF office showroom/flex property in Bloomington, with approximately 15,000 SF available for immediate occupancy alongside in-place income.

Situated on ~4 acres, the property features a flexible mix of office and warehouse space, including drive-in and dock doors and 14' clear heights, accommodating a range of uses. Its adaptable layout allows an owner-user to customize space while benefiting from existing tenancy.

The location provides strong connectivity near I-494, Highway 77, MSP Airport, and the Mall of America, supporting long-term tenant demand.

Opportunities to acquire a building of this size with immediate occupancy and in-place income in the Bloomington submarket are limited. Olympia Business Center provides a rare ability for a user to control their real estate, benefit from existing tenancy, and create long-term value through occupancy, lease-up, and operational flexibility.





Olympia Business Center presents an opportunity to acquire a building of this size in the Bloomington submarket, with immediate occupancy and in-place income. The property allows an owner-user to control their real estate, offset occupancy costs through existing tenancy, and create additional value through lease-up and flexible use of the remaining space.

## Features & Amenities



±15,000 SF available of flexible suite configurations with adjustable office/warehouse mix



Immediate occupancy for ownership and income from existing leases



Functional office showroom / flex layout



HVAC maintenance, repair & replacement included in CAM



Multiple drive-in doors and dock doors



Ample surface parking



Easy access to Interstate 494 & Highway 77



Close proximity to restaurants and shopping amenities such as Mall of America



Immediate access to Minneapolis-St. Paul International Airport



## Building features

Address	1325-1401 American Blvd E., Bloomington, MN 55426
PID	02-027-24-12-0023
Building Size	54,355 SF 1325 Building: 27,730 SF 1401 Building: 26,625 SF
Lot Size	4.01 acres (174,608 SF)
Year Built	1983
Zoning	FD-2 Freeway Development
Parking	172 surface spaces (3.2/1000)
Loading	6 drive-in doors 2 dock doors
Clear Height	14'
Asking Lease Rates	\$13.00 PSF Office \$7.00 PSF Warehouse
2026 CAM/Tax	\$6.52 (Includes HVAC maintenance, repair & replacement)
Sale Price	Contact broker for pricing

Ideal owner-user opportunity with immediate occupancy, in-place income, and long-term flexibility

*\*Financials: Rent roll and additional financial details available upon execution of a Confidentiality Agreement*

## For Lease Availability

Flexible occupancy option ( $\pm$ 2,000 - 15,000 SF divisible)

### Building 1325

Suite 2

2,158 SF office

### Building 1401

Suite 10


14,097 SF: 9,869 SF office | 4,228 SF warehouse

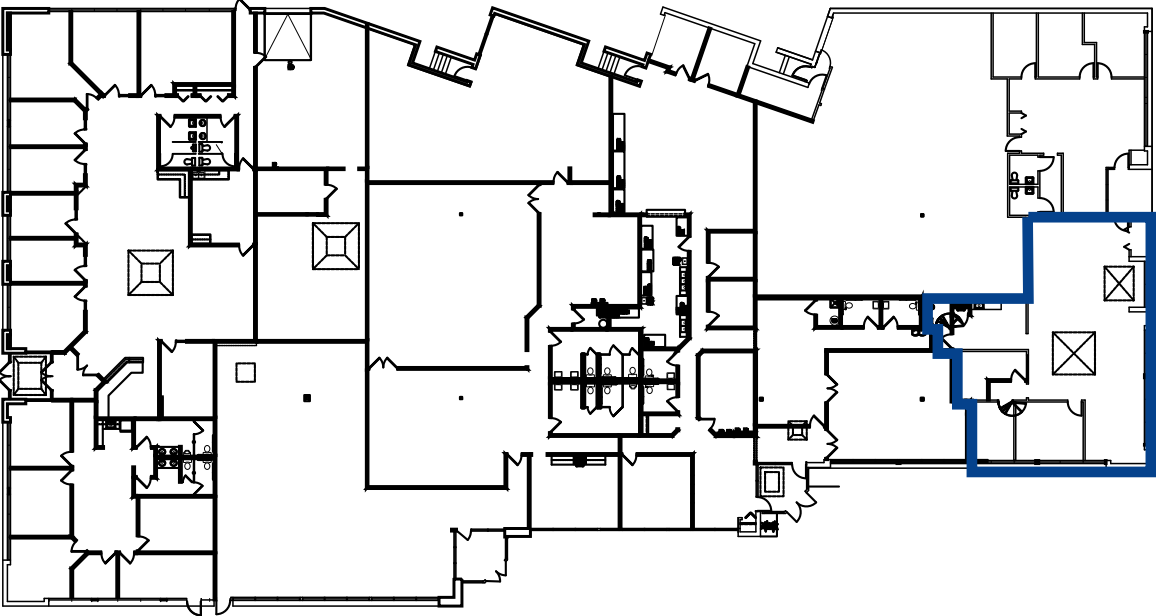
Divisible to 5,000 SF

Includes three (3) drive-in loading doors

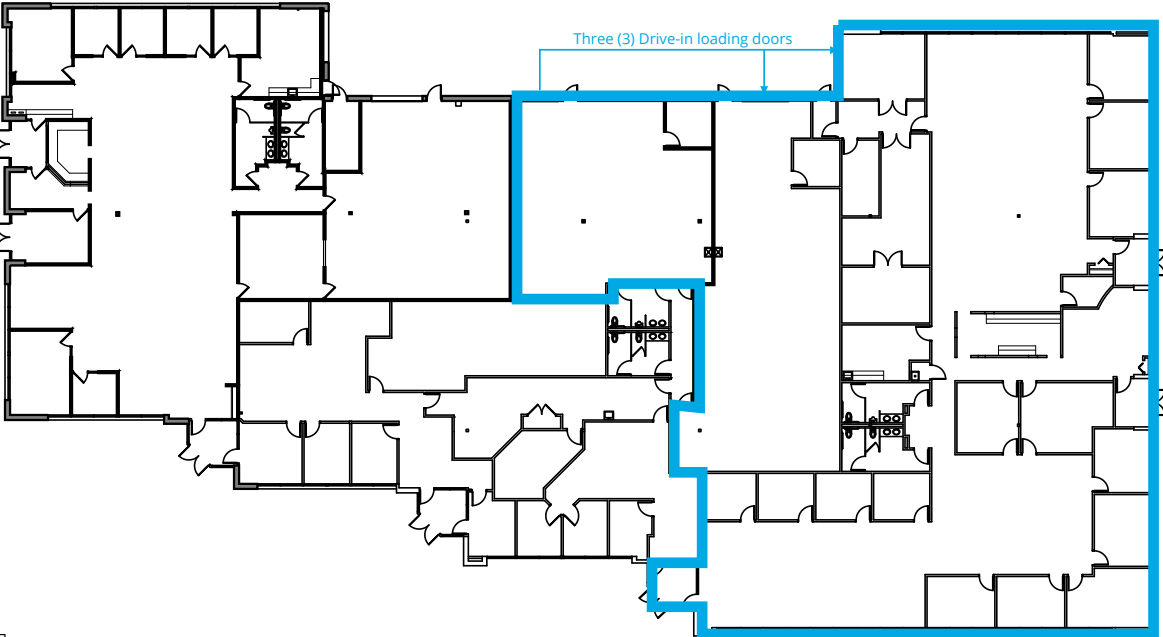
Landlord willing to remove office and create warehouse as needed

# Vacancy Plan

 Building 1325  
Suite 2: 2,158 SF Office



 Building 1401  
Suite 10: 14,097 SF - 9,869 SF Office | 4,228 SF Warehouse  
\*Divisible to 5,000 SF





128,449 vpd



Olympia Business Center

American Blvd E - 10,964 vpd

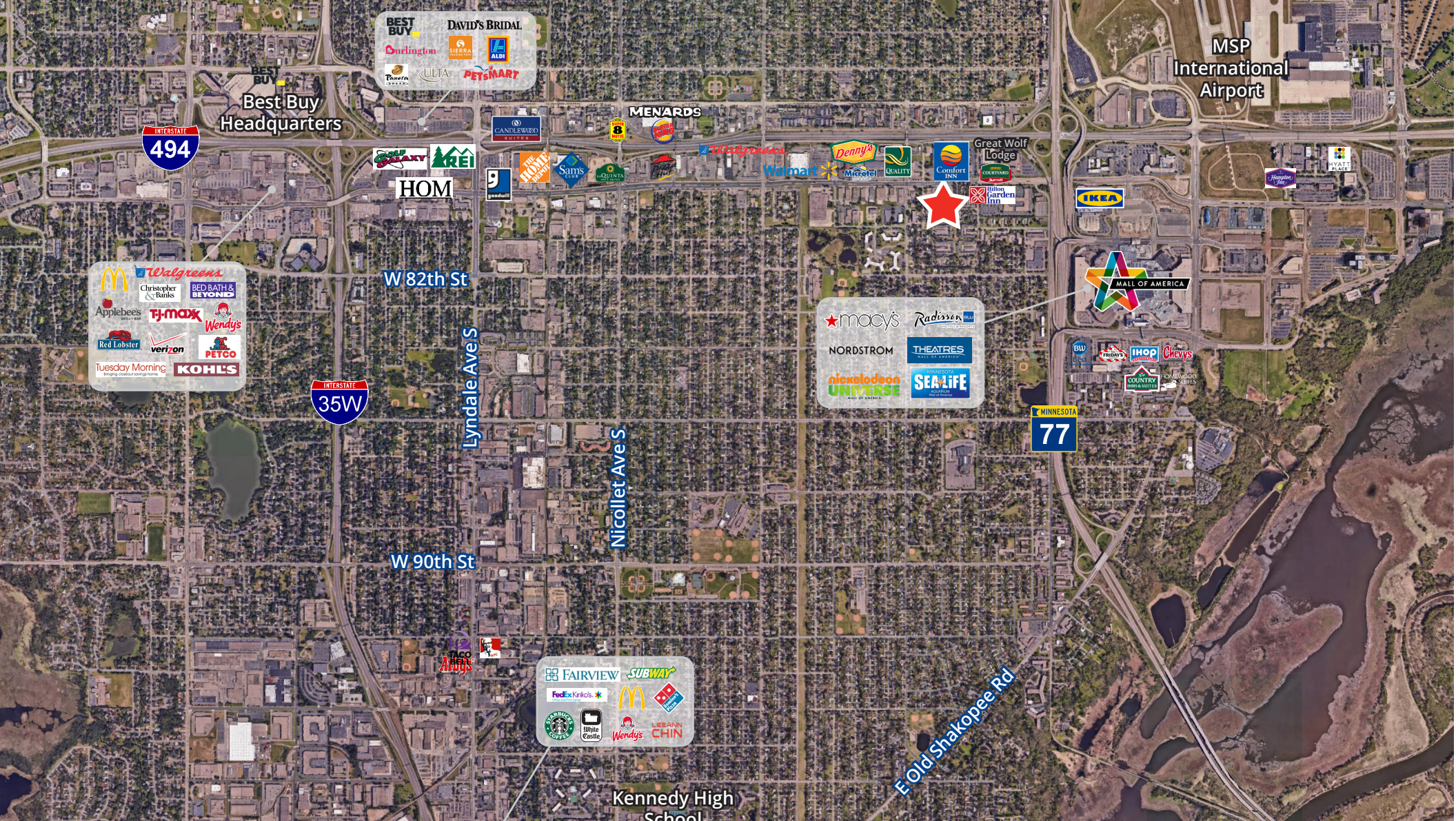
12th Ave S - 8,240 vpd

13th Ave S




Bloomington Ave S





## City of Bloomington

A prominent suburb just south of Minneapolis, offering easy access to the airport and home of the Mall of America—one of the largest shopping and entertainment destinations in the country—along with extensive parks and natural areas along the Minnesota River. The city combines major business presence and retail with comfortable neighborhoods and plenty of outdoor recreation options.

  
**\$97,233**  
 Median household income

  
**292,122**  
 Daytime population

  
**10,543**  
 Total businesses

  
**172,709**  
 Total employees

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the text are three horizontal stripes in yellow, red, and blue from top to bottom.

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