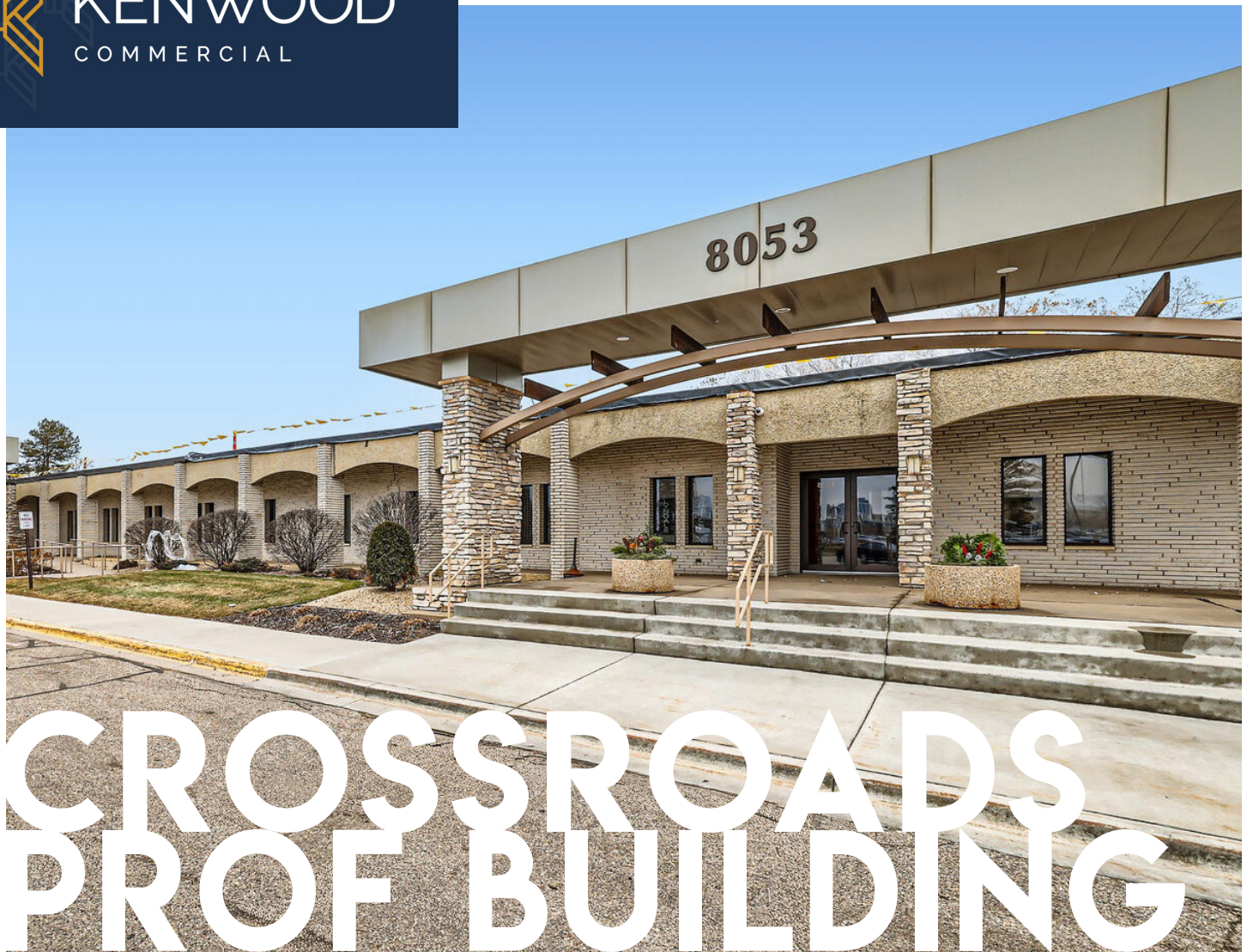




CROSSROADS PROF BUILDING

CONDO AVAILABLE FOR SALE OR LEASE

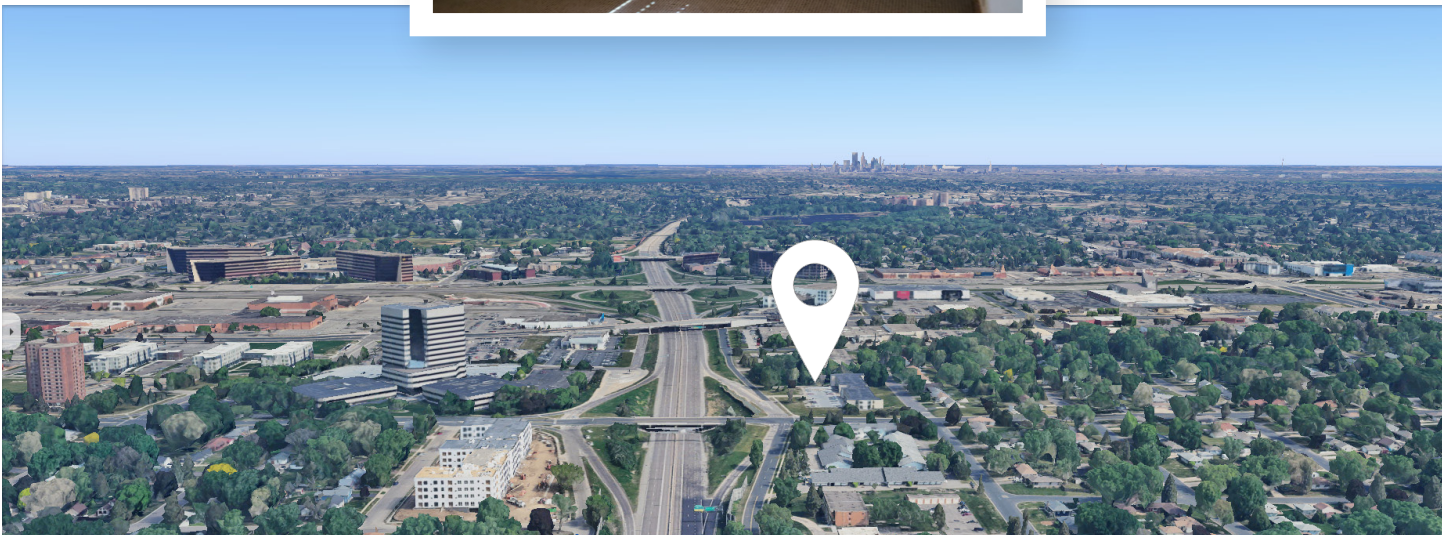
8053 E Bloomington Freeway | Bloomington, MN 55420

DETAILS

CONDO #8 / SUITE 400	1,580 RSF
SALE PRICE	\$275,000
LEASE RATE	\$30.00/SF gross
PARKING	Ample parking for staff and visitors 86 Spaces on Surface Lot 4.0/1,000 SF parking ratio
WELL- MAINTAINED PROPERTY	Professional association management

AMENITIES

Prime Bloomington Location near I-494 and Penn Ave S
Perfectly sized for small professional practices
Exceptional and affordable ownership opportunity for solo practitioners, startups, and boutique firms
Build long-term value while eliminating rising lease costs—build equity while controlling occupancy expenses
Turnkey professional space with strong natural light and functional design to enhance productivity
Strong surrounding demographics - with proximity to retail, hospitality, and MSP International Airport
Efficient office layout with private offices, reception, and flexible work area



Local Knowledge

Allows us to uncover unique opportunities for our clients in Minneapolis | St. Paul.



Independent Advantage

We provide personalized service and take the time to fully invest in our clients.



Full-Service

From start to finish: we're directly involved every step of the way.

CONTACT US

Nils Snyder

612.240.7967

nsnyder@kenwoodcommercial.com

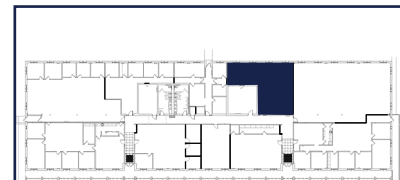
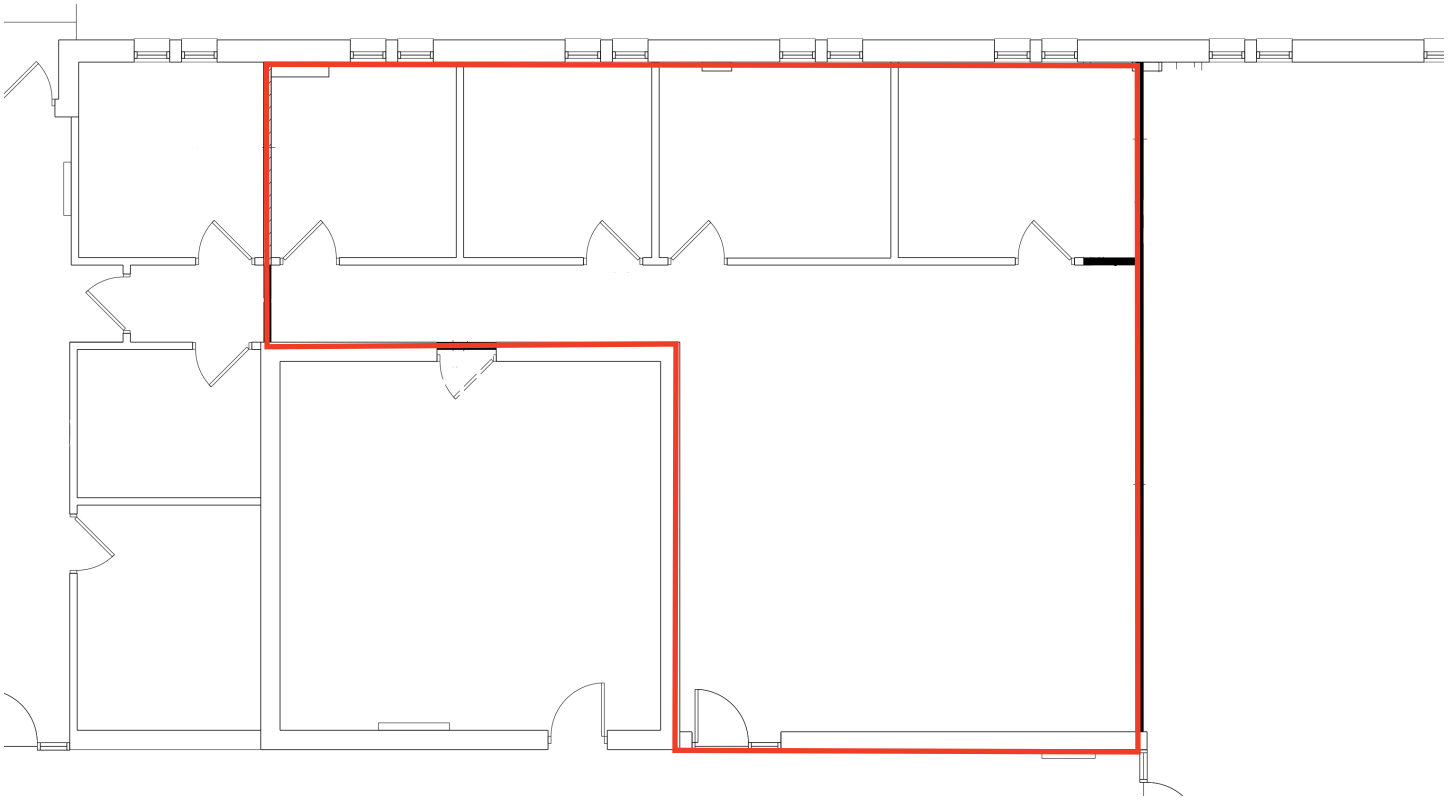
Mike Doyle

612.242.8820

mdoyle@kenwoodcommercial.com

CONDO #8 / SUITE 400

1,580 SF



ASSOCIATION FEES, REAL ESTATE TAXES, AND UTILITIES INFORMATION

CONDO #8 / Suite 400

PID	04-027-24-13-0062
Association Fees / month	\$1,317.19
2026 Real Estate Taxes, Hennepin County / year	\$5,210.76

- All Utilities are included in Association Fee
- IT and Janitorial expenses are individual Condo Owner's responsibility
- No Upcoming Special Assessments at this time
- Click for [Bylaws of Crossroads Professional Building](#)