



# THE PREMIER DESTINATION

FOR AN EVOLVING WORKPLACE

[www.normandalelakeofficepark.com](http://www.normandalelakeofficepark.com)



LEASED BY



A photograph of a modern office interior. A woman with long dark hair, wearing a light-colored blazer, is sitting at a round wooden desk, working on a laptop. The desk is positioned in front of a large window that offers a panoramic view of a city with greenery and buildings. The office is furnished with a black ergonomic chair, a dark wood sideboard with a television mounted on the wall, and a small potted plant. The ceiling features a grid of wooden slats. The overall atmosphere is bright and professional.

# DESIGNED FOR BUSINESS

Featuring 1.7 million square feet of Class A office space with unparalleled services and amenities where people thrive and businesses flourish. This evolving workplace is truly a premier destination. Come see what's inside.



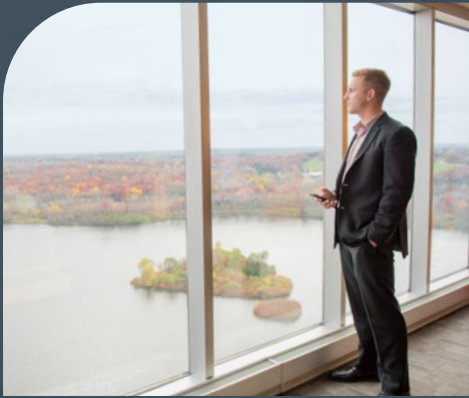
## LIFESTYLE BENEFITS

- Four restaurants offering everything from fast casual to fine dining
- Indoor and outdoor fitness amenities to promote health and wellness
- Salon, florist, car detailing and day care options for added convenience
- Covered parking available for all employees and guests
- Exceptional location near hotels, restaurants, and retail services
- Adjacent to scenic hiking, biking, and walking trails

# DESIGNED TO SUIT YOUR LIFESTYLE

Being part of the community empowers you to bring more convenience to your day. With its prime location and convenient retail, dining and service amenities, the park is strategically designed to cater the workday around your lifestyle, because your time is valuable, in and out of the office.





## WORKPLACE BENEFITS

- Premier, Class A corporate image and culture
- Expansive views with abundant natural light to motivate and energize
- Buildings feature sustainable elements that maximize daylight, promote energy efficiency and provide superior indoor air quality
- Conference/training centers equipped with the latest technology
- Creative third spaces that enhance collaboration
- Rebrand your workplace to express your company's culture and vision

# ENHANCING INNOVATION & CONNECTIVITY

The nature of work is evolving quickly. And more than ever, employees require a place to connect, collaborate and get inspired with their peers. Along with a host of modern collaboration spaces, the park offers an inclusive and supportive business community aimed at growing your organization.





## COMMUNITY BENEFITS

- Organized educational and charitable events for employees and guests
- Fitness and wellness activities offered throughout the year
- Restaurants and lounges available for happy hours, parties, and mingling
- An active community that facilitates networking

# REDISCOVER THE IMPORTANCE OF COMMUNITY

Helping you build a culture of solidarity and connection by offering countless opportunities for your employees to connect with one another and the greater community through charitable events, friendly competitions, and community gatherings. Emphasizing purpose and belonging can lead to greater loyalty and involvement from your employees and will ultimately lead to a happier and more productive workforce.





## SUPPORT BENEFITS

- Enjoy the friendly and familiar faces of over 300 staff members to support your life/work style
- Dedicated and responsive management team
- A maintenance team who prides itself on fast and efficient service
- Highly visible security staff available 24/7
- Tenant services available to assist with event planning and coordination

# TOP TIER SERVICE AND SUPPORT

Employing relationship-driven teams eager to enhance your experience. With over 300 people devoted to your safety, comfort and happiness each and every day, your employees will receive the highest level of care unparalleled by any other office complex.



[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

# 8000

**ADDRESS:**

8000 Norman Center Drive, Bloomington, MN 55437

**BUILDING SIZE:**

241,201 rentable square feet, twelve (12) stories

**TYPICAL FLOOR:**

21,000 rentable square feet

**QUOTED NET RATE:**

\$23.00 per rentable square foot

**OPERATING COSTS & TAXES:**

\$15.68 per rentable square foot

**PARKING:**

Parking ramp offering ratio of 5 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

# 8200

**ADDRESS:**

5600 West 83rd Street, Bloomington, MN 55437

**BUILDING SIZE:**

274,335 rentable square feet, eleven (11) stories

**TYPICAL FLOOR:**

27,400 rentable square feet

**QUOTED NET RATE:**

\$23.00 per rentable square foot

**OPERATING COSTS & TAXES:**

\$14.90 per rentable square foot

**PARKING:**

Parking ramp offering ratio of 4 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

# 8300

**ADDRESS:**

8300 Norman Center Drive, Bloomington, MN 55437

**BUILDING SIZE:**

285,753 rentable square feet, thirteen (13) stories

**TYPICAL FLOOR:**

24,000 rentable square feet

**QUOTED NET RATE:**

\$23.00 per rentable square foot

**OPERATING COSTS & TAXES:**

\$15.78 per rentable square foot

**PARKING:**

Parking ramp offering ratio of 4 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

8000

8200

8300

8400

8500



# 8400

**ADDRESS:**

8400 Normandale Lake Boulevard, Bloomington, MN 55437

**BUILDING SIZE:**

413,184 rentable square feet, eighteen (18) stories

**TYPICAL FLOOR:**

24,000 rentable square feet

**QUOTED NET RATE:**

\$23.00 per rentable square foot

**OPERATING COSTS & TAXES:**

\$15.54 per rentable square foot

**PARKING:**

Parking ramp offering ratio of 5 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.

[8000](#)[8200](#)[8300](#)[8400](#)[8500](#)

# 8500

**ADDRESS:**

8500 Normandale Lake Blvd, Bloomington, MN 55437

**BUILDING SIZE:**

467,016 rentable square feet, twenty-four (24) stories

**TYPICAL FLOOR:**

21,000 rentable square feet

**QUOTED NET RATE:**

\$23.00 per rentable square foot

**OPERATING COSTS & TAXES:**

\$15.43 per rentable square foot

**PARKING:**

Parking ramp offering ratio of 3.5 stalls per 1,000 rentable square feet is attached to the building. Climate-controlled executive parking is available at a monthly rate.



## THE BEST OF THE SUBURBS

# AT YOUR FINGERTIPS

Offering tremendous access to an exciting list of popular destinations, accommodations, and airports just minutes away. And with unbeatable accessibility to several major roadways, your commute will never be a problem.

### LIVE

Lunds & Byerlys  
 Trader Joe's  
 Whole Foods  
 Total Wine  
 Mister Car Wash  
 Bobby & Steve's Auto  
 Anytime Fitness  
 CorePower Yoga  
 CrossFit Edina  
 LA Fitness  
 Lifetime Fitness  
 Pure Barre  
 Title Boxing Club  
 HomeGoods  
 Macy's Furniture  
 Room & Board  
 The Container Store

West Elm  
 Restoration Hardware  
 Office Depot  
 FedEx Print & Ship  
 USPS

### EAT

Lela  
 Wooden Hill Brewery  
 Starbucks  
 Jimmy John's  
 Taco Libre  
 Dairy Queen Grill & Chill  
 Ciao Bella  
 Brueggers  
 Hangry Joe's Hot Chicken  
 Domino's  
 Five Guys  
 Jamba Juice

Pancheros  
 Potbelly  
 Cahill Bistro  
 Full Tilt Tavern  
 Bloomington ChopHouse  
 Pinstripes  
 Red's Savoy Pizza  
 Tavern 23  
 Olive Garden  
 My Burger  
 Jersey Mike's  
 Atomic Wings  
 Red River Kitchen at Braemar

### STAY

Best Western  
 Courtyard by Marriott  
 Doubletree Hotel

Embassy Suites  
 Hampton Inn  
 Hilton  
 Hilton Garden Inn  
 Holiday Inn  
 Holiday Inn Express  
 La Quinta Inn & Suites  
 Renaissance Hotel  
 Residence Inn  
 Sheraton  
 Staybridge Suites

### PLAY

Normandale Lake Park  
 Hyland Hills Ski Area  
 Richardson Nature Center  
 Bush Lake Park  
 Hyland Lake Park Reserve  
 Braemar Golf Course





# YOUR CHANCE TO ATTRACT THE BEST AND BRIGHTEST

The traditional office experience is a thing of the past. Our unique, customizable office solutions offer broad appeal and empower companies to attract, retain, and stimulate the best and brightest talent.

TO VIEW AVAILABLE SUITES, PLEASE VISIT

[www.normandalelakeofficepark.com](http://www.normandalelakeofficepark.com)

# THE PREMIER DESTINATION

## FOR AN EVOLVING WORKPLACE

### LEASING INFORMATION:

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