

OFFICE SPACE FOR LEASE >

Hampshire Technology Center

10900 Hampshire Avenue | Bloomington MN 55438



Accelerating success.



CONTACT US >

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HAMPSHIRE TECHNOLOGY CENTER > FOR LEASE

PRIME LOCATION OPPORTUNITY

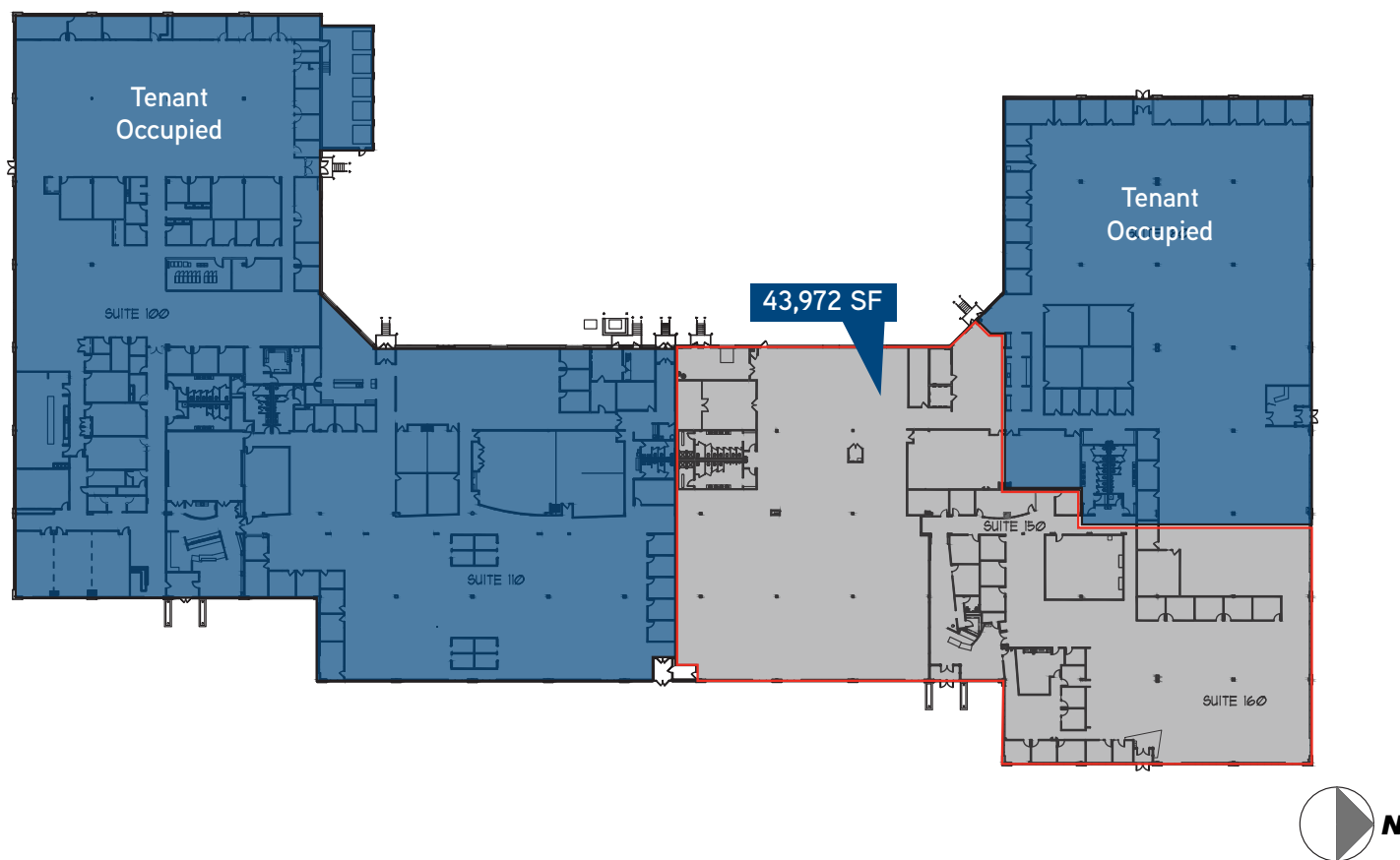
Hampshire Technology Center is a Class A single story office tech building consisting of over 144,000 square feet. The property features 10' to 12' finished ceilings, 682 surface parking stalls, and a high quality exterior image with extensive landscaping. Located in Bloomington, Hampshire Technology Center is situated near Old Shakopee Road, just one-half mile east of Highway 169. Available space ranges from 15,000 SF to 44,000 SF.

BUILDING INFORMATION

Building Type	Class A single story
Total SF	144,441 net RSF
Available SF	43,972 SF
Minimum Divisible SF	15,000 SF
Site Size	14.19 total acres
Year Built/Renovated	1998
Exterior	Brick, stone and ribbon glass
New Roof	4th quarter 2013
Parking	4.72/1,000 (682 surface parking spots)
Office Ceiling Heights	10' to 12' finished
Clear Height	17'
Lighting	Generally recessed parabolic fixtures
HVAC	Roof-top HVAC units
Power	3000 amp, 480 volt
Backup Generator	Multiple locations exist on-site
Telecommunications	3,000 SF of raised floor data center in place; redundant fiber optics
Building Safety	100% wet-type sprinkler system
Tax Parcel ID	32-116-21-34-0008



FLOOR PLAN >

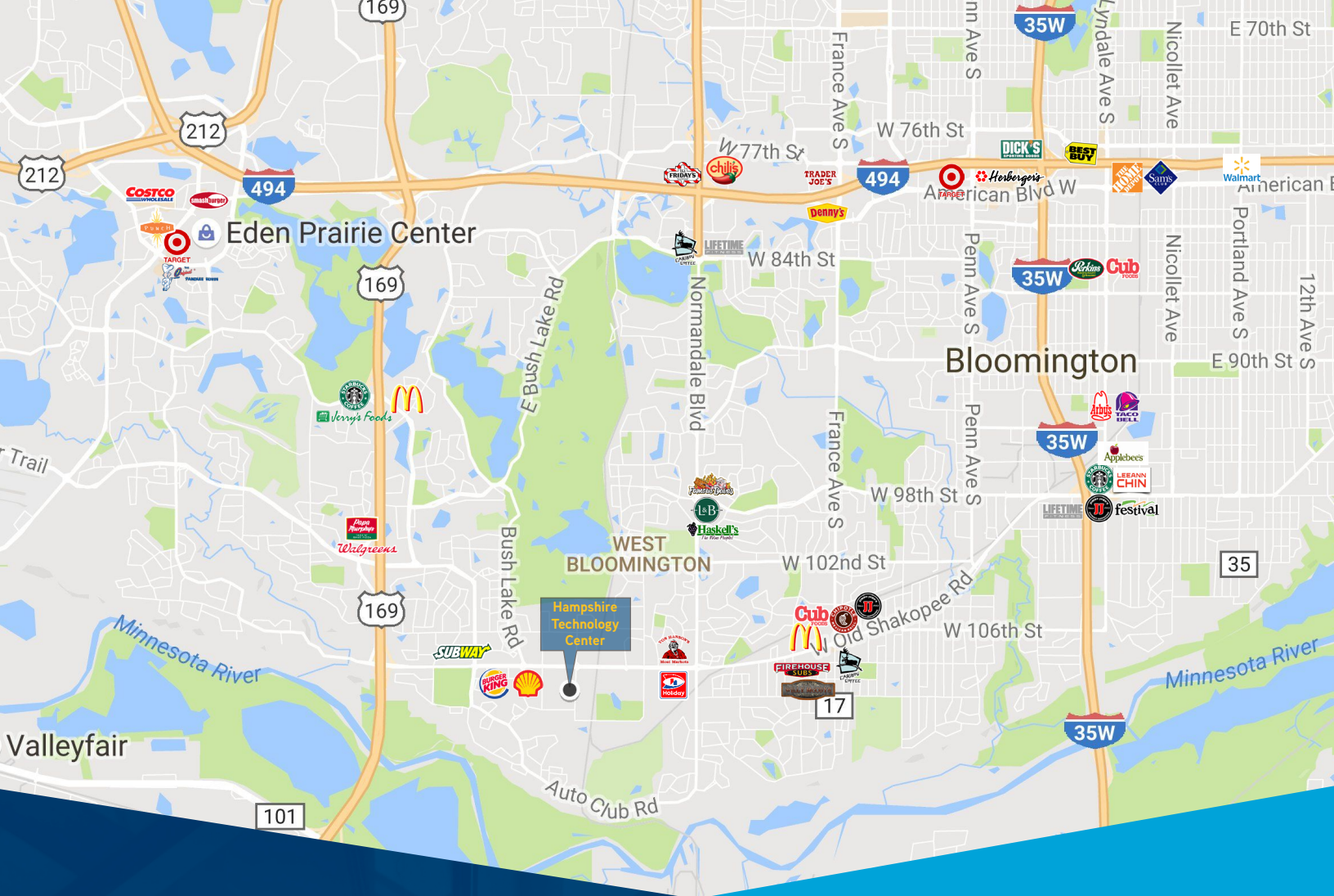


BUILDING AMENITIES >

- > Convenient access to Hwy 169 & I-35W via Old Shakopee Road
- > Abundant parking for employees and guests
- > Extensive landscaping
- > Prominent tenant entrances
- > Availabilities from 15,000 to 44,000 square feet
- > Ribbon glass and skylights
- > High quality exterior image
- > Class A interior finishes
- > Excellent ownership

FOR LEASE PRICE >

Lease Rates	\$9.00 per square foot – Office
	TBD per square foot – Warehouse
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2018 Est. Tax/Ops	\$4.24 PSF
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Available Vacancy	43,972 SF
	Divisible to 15,000 SF



HAMPSHIRE TECHNOLOGY CENTER >

AMENITIES AERIAL



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