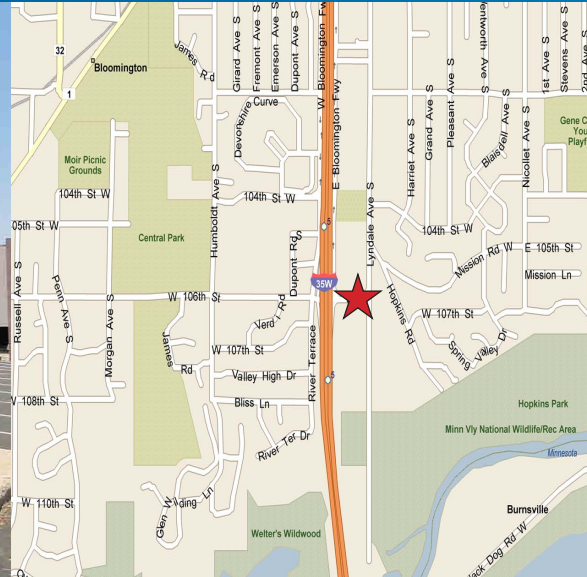


FOR LEASE > INDUSTRIAL SPACE



Lyndale Commons II

10640 LYNDAL AVE | BLOOMINGTON, MINNESOTA



Office/Warehouse Space for Lease

Office/warehouse building totaling 34,777 square feet available for lease in excellent Bloomington location. Great corporate image. Easy access to I-35W.

Building Amenities

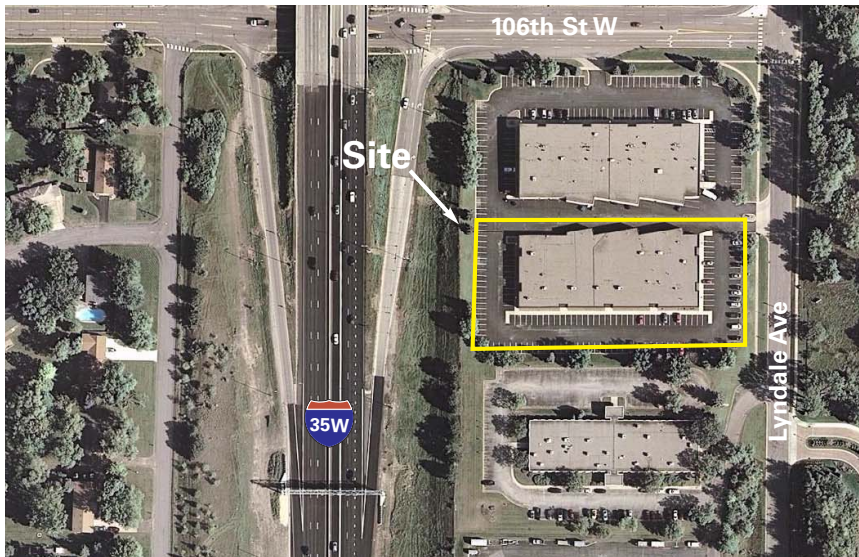
- > 34,777 square foot office/warehouse building
- > Great corporate image
- > Flexible loading
- > 12' clear height
- > Ample parking
- > Convenient location
- > Easy access to I-35W

Contact Us

BILL WARDWELL
952 897 7828
MINNEAPOLIS, MN
bill.wardwell@colliers.com

COLLIERS INTERNATIONAL
4350 Baker Road, Suite 400
Minnetonka, MN 55343
www.colliers.com

Lyndale Commons II > Aerial



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PROPERTY FACT SHEET

Lyndale Commons II

**BUILDING ADDRESS:**

10640 Lyndale Avenue
Bloomington, Minnesota

YEAR BUILT:

1985

BUILDING SQUARE FEET:

34,777 square feet

CLEAR HEIGHT:

12'

CURRENTLY AVAILABLE:**SUITE 1:**

26,847 square feet total
21,847 square feet of office
5,000 square feet of whse

- Three (3) dock doors
- One (1) drive-in door

PARKING:

125 surface spots

AMENITIES:

- Floor drains with flammable waste trap
- Visibility to I-35W
- Many retail amenities nearby

SUITE 5:

7,930 square feet total
5,266 square feet of office
2,664 square feet of whse

- One (1) drive-in door

NET LEASE RATES:

\$8.50 psf office
\$4.50 psf whse

2018 CAM & REAL ESTATE TAXES:

\$1.82 psf for CAM*

\$1.69 psf for Real Estate Taxes

\$3.51 psf total

(*CAM is full service and includes repair/replacement
of lighting, plumbing & HVAC equal to \$0.40 psf)



For Leasing Information, Contact:

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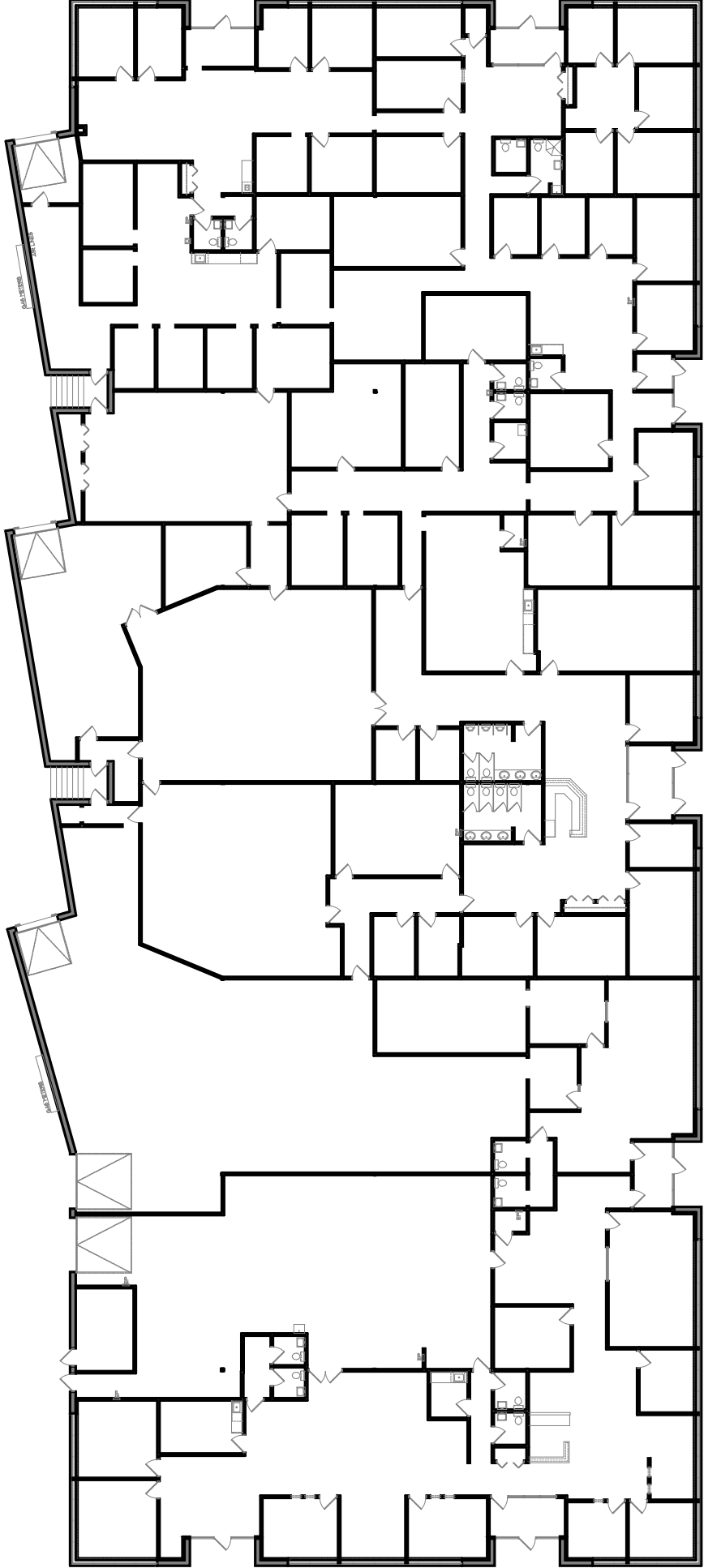
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Lyndale Commons II

10640 LYNDAL AVENUE, BLOOMINGTON, MINNESOTA

Building Floor Plan



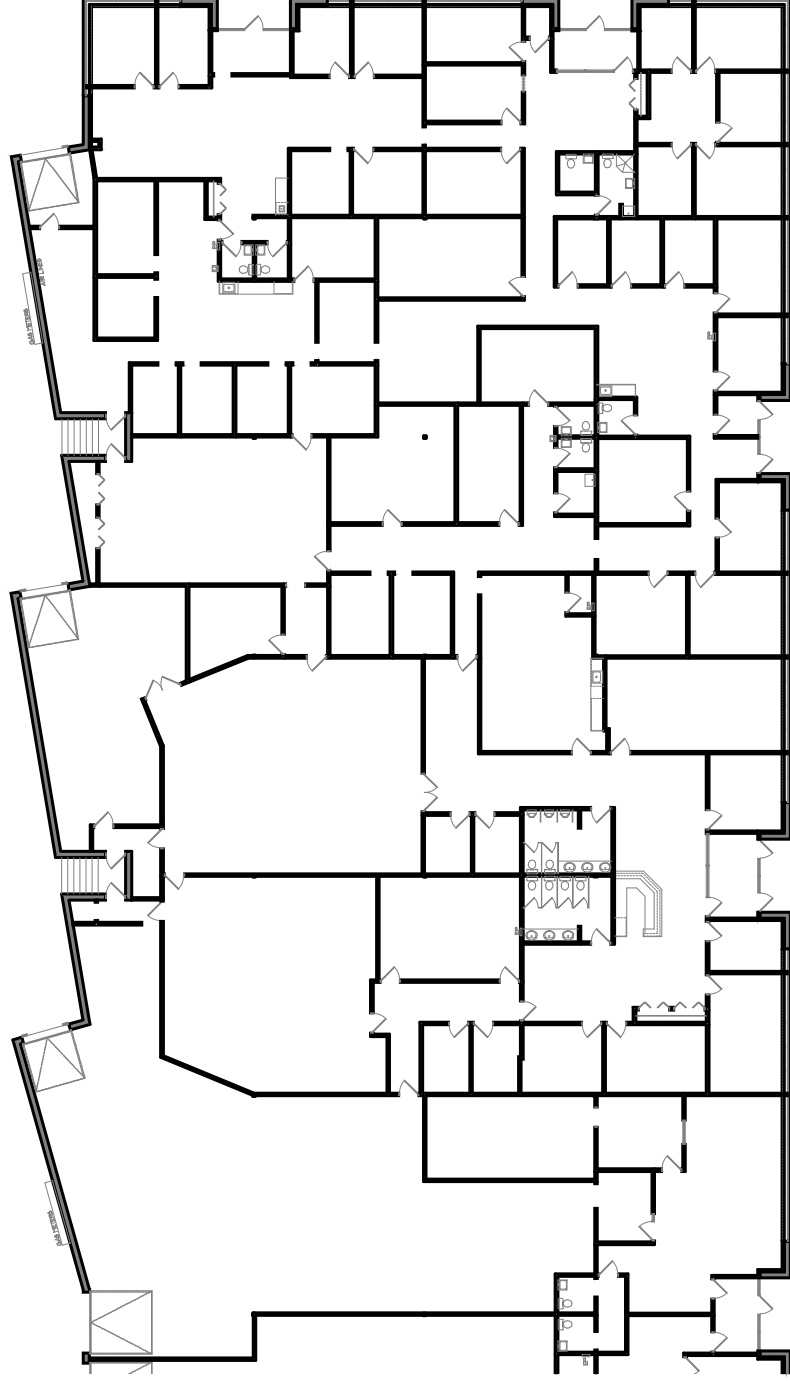
Suite 10	
Square Footage:	
Office	- 5,386 Sq. Ft.
Warehouse	- 2,436 Sq. Ft.
Total	- 7,922 Sq. Ft.

Suite 7	
Square Footage:	
Office	- 21,613 Sq. Ft.
Warehouse	- 4,983 Sq. Ft.
Total	- 26,596 Sq. Ft.

Lyndale Commons II

10640 LYNDAL AVE, BLOOMINGTON, MINNESOTA

Suite 7

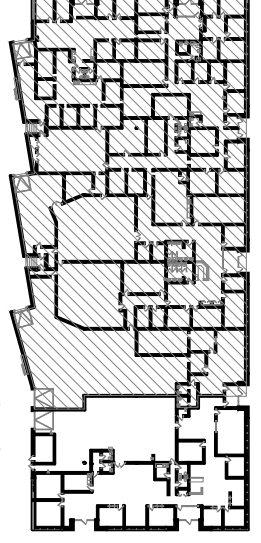


Second Floor Plan

Scale: 1" = 30'-0"

Square Footage:	
Office	- 21,613 Sq. Ft.
Warehouse	- 4,983 Sq. Ft.
Total	- 26,596 Sq. Ft.

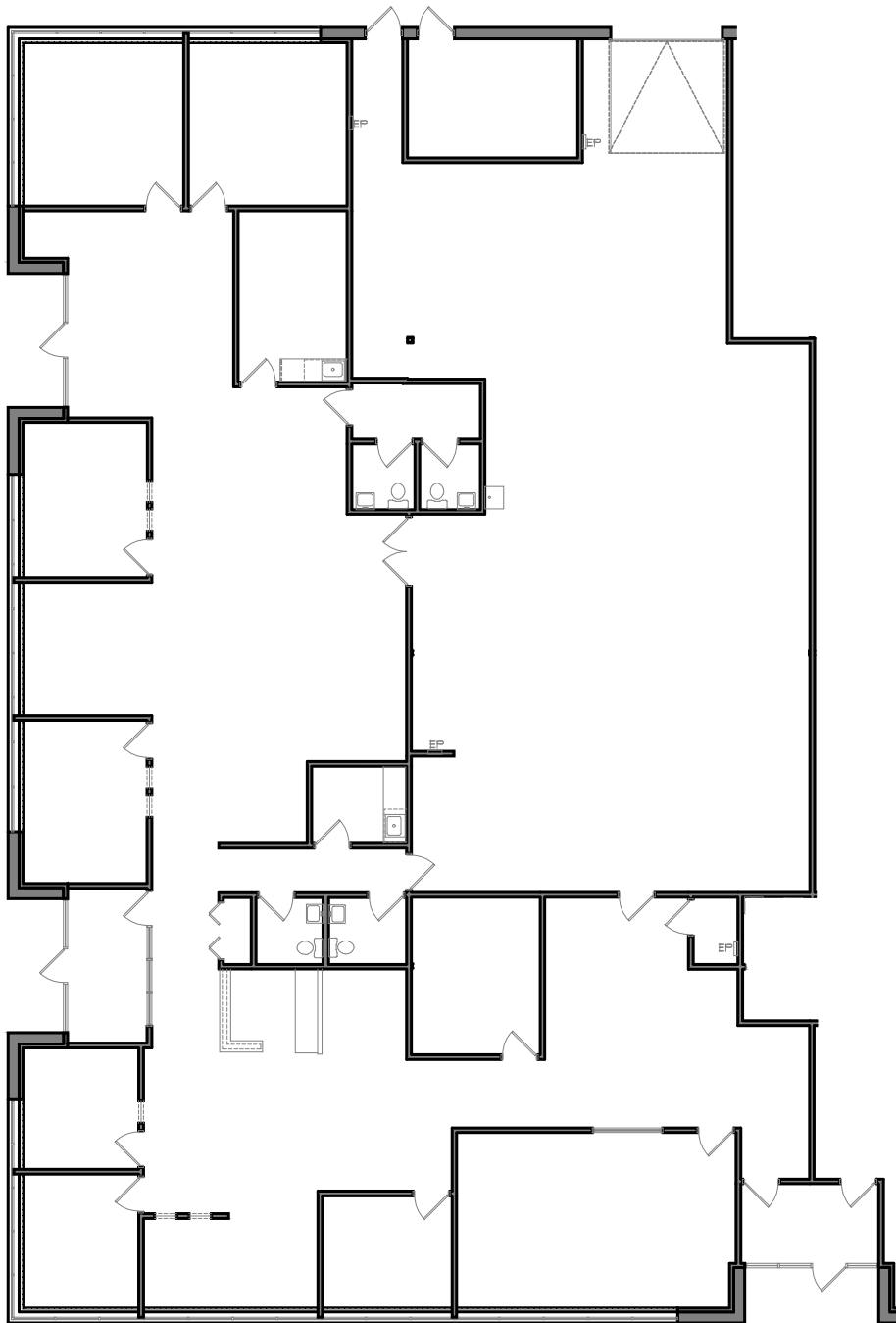
Building Key Plan - Not to Scale



Lyndale Commons II

10640 LYNDALE AVENUE, BLOOMINGTON, MINNESOTA

Suite 10



Second Floor Plan

Scale: 1/16" = 1'-0"

Square Footage:

Office	- 5,386 Sq. Ft.
Warehouse	- 2,436 Sq. Ft.
Total	- 7,922 Sq. Ft.

Building Key Plan - Not to Scale

